BOARD OF COUNTY COMMISSIONERS

FINAL MINUTES
3/11/2025 9:00 AM

MINUTES
COMMISSION CHAMBERS
2401 SE MONTEREY ROAD, STUART, FLORIDA 34996

COUNTY COMMISSIONERS
Sarah Heard, Chair
Edward V. Ciampi, Vice Chairman
Eileen Vargas, District 1
Stacey Hetherington, District 2
J. Blake Capps, District 3

Don G. Donaldson, P.E., County Administrator
Sarah W. Woods, County Attorney
Carolyn Timmann, Clerk of the Circuit Court and Comptroller

CALL TO ORDER

Present: 5 - Commissioner Stacey Hetherington
Commissioner Eileen Vargas
Commissioner J. Blake Capps
Chair Sarah Heard
Vice Chair Edward V. Ciampi

Invocation ~ Pastor Jim Harp, Stuart Alliance Church
Pledge of Allegiance ~ Michael Saunders, U.S. Marine

APPROVAL OF AGENDA

MOTION: A motion was made by Commissioner Hetherington, seconded by Vice Chair Ciampi, to approve the agenda. The motion carried by the following vote:

Aye: 5 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

PROCLAMATIONS AND SPECIAL PRESENTATIONS

PROC-1 EMPLOYEE RECOGNITION - SPOT ON PEER-TO-PEER RECOGNITION AND SAFETY ON THE SPOT

Agenda Item: 25-0633

County Administrator Don Donaldson presented the SpotOn Employee of the Year and Safety on the Spot Employee of the Year.

Utilities and Solid Waste Chief Plant Operator Keith Estrada was recognized as the SpotOn Employee of the Year.

Public Works Construction Project Inspector Jose Machado was recognized as the Safety on the Spot Employee of the Year.

PROC-2 ACKNOWLEDGE THOSE CITIZENS WHO HAVE PARTICIPATED IN CLASS 66 OF THE MARTIN CARES PROGRAM

Agenda Item: 25-0763

Deputy County Administrator George Stokus presented Class 66 of the Martin CARES Program.

PROC-3 PRESENT PROCLAMATIONS PREVIOUSLY APPROVED VIA THE CONSENT AGENDA

Agenda Item: 25-0553

Senior Communications Coordinator Martha Ann Kneiss presented the proclamations to the Board.

Friends of the Martin County Library System President Sheila Leach accepted the proclamation recognizing 70 Years Serving Martin County Libraries.

Public Works Surveyor Tom Walker accepted the proclamation declaring Surveyors and Mappers Week.

AOH Florida State Treasurer Philip Morgan accepted the proclamation declaring March 2025 as Irish American Heritage Month.

Public Works Department Engineering Permit Manager Christine Madsen accepted the proclamation designating March 3rd - 9th as Flood Awareness Week.

COMMENTS

Public (9:05 AM) - Please limit comments to three minutes.

Doug McFarley addressed the Board in support of quiet zones [DEPT-3]. He spoke about the importance of having a physical barrier and visual representation to reduce accidents.

Tom Pine spoke regarding County spending, Sailfish Point, and Bathtub Beach. He also spoke about the lack of help for low income residents.

Commissioners

AM

Commissioner Vargas spoke regarding incidents at rail crossings. She is working with staff to implement safety measures.

Vice Chair Ciampi announced this Saturday, March 15th, Carla Holbrook will perform at the Patio at Palm City Place. He invited the public to attend.

PM

Vice Chair Ciampi reminded everyone to attend the Patio at Palm City Place this Saturday night.

County Administrator

AM

None at this time.

PM

County Administrator Don Donaldson provided an update on the Conflict Resolution Meeting between the City of Stuart and Martin County.

County Attorney Sarah Woods provided clarification regarding the meeting's purpose; she confirmed an agreement was not made.

The Board discussed how to proceed going forward.

CONSENT AGENDA

MOTION: A motion was made by Commissioner Hetherington, seconded by Vice Chair Ciampi, to approve the consent agenda. The motion carried by the following vote:

Aye: 5 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

ADMINISTRATION

CNST-1 CONTRACTS THAT MEET THE THRESHOLD FOR BOARD APPROVAL

Agenda Item: 25-0348

There were no items.

CNST-2 BOARD OF COUNTY COMMISSIONERS' APPROVAL OF WARRANT LIST FOR DISBURSEMENT VIA CHECKS AND ELECTRONIC PAYMENTS TO COMPLY WITH STATUTORY REQUIREMENTS

Agenda Item: 25-0359

This item was approved.

CNST-3 **BOARD OF COUNTY COMMISSION MINUTES TO BE APPROVED**

Agenda Item: 25-0757

This item was approved.

CNST-4 **ANIMAL CARE AND CONTROL OVERSIGHT BOARD APPOINTMENT**

Agenda Item: 25-0559

RESOLUTION NO. 25-3.1

This item was approved.

CNST-5 **ADOPT A PROCLAMATION DECLARING VIETNAM WAR VETERANS DAY IN MARTIN COUNTY, FLORIDA**

Agenda Item: 25-0431

This item was approved.

CNST-6 **APPROVAL OF REVISED LOCAL HOUSING ASSISTANCE PLAN (LHAP) FY 2023-2026**

Agenda Item: 25-0635

RESOLUTION NO. 25-3.5

This item was approved.

CNST-7 **REQUEST FOR APPROVAL OF A JOINT UTILITY SERVICE TERRITORY INTERLOCAL AGREEMENT BETWEEN MARTIN COUNTY AND THE TOWN OF JUPITER ISLAND**

Agenda Item: 25-0737

This item was approved.

GENERAL SERVICES

CNST-8 **REQUEST FOR APPROVAL OF AMENDED INTERLOCAL AGREEMENT BETWEEN MARTIN COUNTY AND THE MARTIN COUNTY SHERIFF REGARDING SECURITY VIDEO CAMERAS**

Agenda Item: 25-0563

This item was approved.

PUBLIC WORKS

CNST-9 **REQUEST THAT MARTIN COUNTY GRANT A UTILITY EASEMENT TO FLORIDA POWER & LIGHT COMPANY (FPL) FOR RELOCATION OF UTILITY SERVICES, AND THAT THE BOARD ADOPT A RESOLUTION DEDICATING RIGHT OF WAY ALONG SW NEWFIELD PARKWAY**

Agenda Item: 25-0654

RESOLUTION NO. 25-3.6
This item was approved.

CNST-10 REQUEST THAT MARTIN COUNTY GRANT A UTILITY EASEMENT TO FLORIDA POWER & LIGHT COMPANY (FPL) FOR UTILITY SERVICES REQUIRED FOR A NEW CHILLER PLANT ON COUNTY OWNED PROPERTY AT THE LARRY MASSING BUILDING
Agenda Item: 25-0727

This item was approved.

BOARD AND COMMITTEE APPOINTMENTS

B&C-1 ENVIRONMENTAL LANDS OVERSIGHT COMMITTEE APPOINTMENTS
Agenda Item: 25-0624

Environmental Resources Senior Project Manager Michael Yustin provided the Environmental Lands Oversight Committee appointments. [James Snedeker (Martin County Forever), John Keller (The Everglades Foundation), Merritt Matheson (Rivers Coalition), Beth Kacvinsky (Audubon of Martin County), Tom Campenni (Martin County Taxpayers Association), Dan Brady (Martin County Realtors Association), W. Scott Turnbull (Economic Development Council), Vicki Davis (Martin County Farm Bureau Inc.), David Hafner (University Florida Institute of Food & Agriculture Science Extension Martin County's 4H Youth Development Program)].

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to accept the nominees for the Environmental Lands Oversight Committee. The motion carried by the following vote:

Aye: 5 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

PUBLIC HEARINGS

PH-1 LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-02, OVERALL GOALS AND DEFINITIONS, A TEXT AMENDMENT
Agenda Item: 25-0509

Growth Management Comprehensive Planning Administrator Clyde Dulin introduced the EAR Amendments to the Board. Senior Planner Jenna Knobbe presented the Chapter 2 Amendment. Growth Management Director Paul Schilling and Deputy County Attorney Elysse Elder assisted with Board questions.

Chair Heard solicited public comment; none was heard.

MOTION: A motion was made by Commissioner Hetherington, seconded by

Commissioner Capps, to continue this item until March 25, 2025 to be heard at 9 a.m. or a time soon thereafter. The motion carried by the following vote:

Aye: 5 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

PH-2 **LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-08, COASTAL MANAGEMENT ELEMENT, A TEXT AMENDMENT**

Agenda Item: 25-0516

Growth Management Comprehensive Planning Administrator Clyde Dulin introduced the EAR Amendment to the Board. Environmental Resource Engineer Amy Eason presented the Coastal Management Element. Growth Management Director Paul Schilling, Environmental Manager Darryl Deleeuw, County Administrator Don Donaldson, and Deputy County Attorney Elysse Elder assisted with Board questions.

The following member of the public addressed the Board regarding this item: Carol Ann Leonard.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to continue this item until March 25, 2025 to be heard at 9 a.m. or a time soon thereafter. The motion carried by the following vote:

Aye: 4 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, and Vice Chair Ciampi

Nay: 1 - Chair Heard

PH-3 **LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-09, CONSERVATION AND OPEN SPACE ELEMENT, A TEXT AMENDMENT**

Agenda Item: 25-0517

Growth Management Comprehensive Planning Administrator Clyde Dulin introduced the EAR Amendment to the Board. Environmental Manager Darryl Deleeuw presented the Conservation and Open Space Element. Growth Management Director Paul Schilling, County Administrator Don Donaldson, and Deputy County Attorney Elysse Elder assisted with Board questions.

The following member of the public addressed the Board regarding this item: Carol Ann Leonard.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to continue this item until March 25, 2025 to be heard at 9 a.m. or a time soon thereafter. The motion carried by the

following vote:

Aye: 4 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, and Vice Chair Ciampi

Nay: 1 - Chair Heard

PH-4 **LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-10, CHAPTER 10, SANITARY SEWER SERVICES ELEMENT, A TEXT AMENDMENT**

Agenda Item: 25-0518

Growth Management Principal Planner Samantha Lovelady introduced the amendment to the Board. Utilities and Solid Waste Technical Services Administrator Leo Repetti presented the Sanitary Sewer Services Element. Growth Management Director Paul Schilling, Comprehensive Planning Administrator Clyde Dulin, County Attorney Sarah Woods, and Deputy County Attorney Elysse Elder assisted with Board questions.

Chair Heard solicited public comment; none was heard.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to continue this item until March 25, 2025 to be heard at 9 a.m. or a time soon thereafter. The motion carried by the following vote:

Aye: 3 - Commissioner Hetherington, Commissioner Capps, and Vice Chair Ciampi

Nay: 2 - Commissioner Vargas, and Chair Heard

PH-5 **LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-11, CHAPTER 11, POTABLE WATER SERVICES ELEMENT/10 YEAR WATER SUPPLY FACILITIES WORK PLAN, A TEXT AMENDMENT**

Agenda Item: 25-0519

Growth Management Principal Planner Samantha Lovelady introduced the amendment to the Board. County Hydrogeologist Ann Murry presented the Potable Water Services Element/10 Year Water Supply Facilities Work Plan. Growth Management Director Paul Schilling, Technical Services Administrator Leo Repetti, and Deputy County Attorney Elysse Elder assisted with Board questions.

Chair Heard solicited public comment; none was heard.

MOTION: A motion was made by Commissioner Hetherington, seconded by Commissioner Capps, to continue this item until March 25, 2025 to be heard at 9 a.m. or a time soon thereafter; and direct staff to review the prior sewer item. The motion carried by the following vote:

Aye: 4 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, and Vice Chair Ciampi

Nay: 1 - Chair Heard

PH-6 **LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-12, CHAPTER 12, SOLID AND HAZARDOUS WASTE, A TEXT AMENDMENT**

Agenda Item: 25-0520

Growth Management Principal Planner Samantha Lovelady introduced the amendment to the Board. Utilities and Solid Waste Director Sam Amerson presented the Solid and Hazardous Waste Element. Growth Management Director Paul Schilling and Deputy County Attorney Elysse Elder assisted with Board questions.

Chair Heard solicited public comment; none was heard.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to continue this item until March 25, 2025 to be heard at 9 a.m. or a time soon thereafter. The motion carried by the following vote:

Aye: 5 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

PH-7 **LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-13, CHAPTER 13, DRAINAGE AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT, A TEXT AMENDMENT**

Agenda Item: 25-0521

Growth Management Principal Planner Samantha Lovelady introduced the amendment to the Board. Environmental Resource Engineer Amy Eason presented the Drainage and Natural Groundwater Aquifer Recharge Element. Growth Management Director Paul Schilling and Deputy County Attorney Elysse Elder assisted with Board questions.

Chair Heard solicited public comment; none was heard.

MOTION: A motion was made by Commissioner Capps, seconded by Vice Chair Ciampi, to continue this item until March 25, 2025 to be heard at 9 a.m. or a time soon thereafter. The motion carried by the following vote:

Aye: 5 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

PUBLIC HEARING QUASI-JUDICIAL

PHQJ-1 **PUBLIC HEARING TO CONSIDER ADOPTION OF AN AMENDMENT TO THE MARTIN COUNTY ZONING ATLAS TO CHANGE THE ZONING CLASSIFICATION FOR GASTON FAMILY HOLDINGS, LLC (S280-002)**

Agenda Item: 25-0715

RESOLUTION NO. 25-3.7

Ex parte communication disclosures were provided by the Commissioners. There were no interveners. The participants were sworn in by the deputy clerk.

COUNTY: Growth Management Senior Planner John Sinnott provided staff's presentation to the Board. Growth Management Deputy Director Peter Walden and Deputy County Attorney Elysse Elder assisted with Board questions.

The following County exhibits were filed for the record: (1) agenda item/staff report and (2) John Sinnott's resume.

APPLICANT: Gunster Law Firm Attorney Bob Raynes addressed the Board in support of this item. Notices were filed at the LPA.

Chair Heard solicited public comment; none was heard.

MOTION: A motion was made by Commissioner Hetherington, seconded by Vice Chair Ciampi, to approve staff's recommendation. The motion carried by the following vote:

Aye: 5 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

DEPARTMENTAL QUASI-JUDICIAL

GROWTH MANAGEMENT

DPQJ-1 **REQUEST APPROVAL OF THE THIRD AMENDMENT TO THE DISCOVERY PLANNED UNIT DEVELOPMENT (PUD) ZONING AGREEMENT (H123-030) INCLUDING A REVISED MASTER AND PHASING PLAN**

Agenda Item: 25-0701

Ex parte communication disclosures were provided by the Commissioners. There were no interveners. The participants were sworn in by the deputy clerk.

COUNTY: Growth Management Principal Planner Brian Elam provided staff's presentation to the Board. Growth Management Deputy Director Peter Walden and Deputy County Attorney Elysse Elder assisted with Board questions.

The following County exhibits were filed for the record: (1) agenda item/staff report, (2) Brian Elam's resume, and (3) change of ownership disclosures.

APPLICANT: Gunster Law Firm Attorney Bob Raynes addressed the Board on behalf

of the applicant in support of staff's recommendation. Lucido & Associates Senior Partner Morris Crady presented the applicant's presentation. Becker Holding General Manager Rick Melchiori discussed the project's public benefits.

The following applicant's exhibits were filed for the record: (1) Morris Crady's resume and (2) Rick Melchiori's resume.

Chair Heard solicited public comment; none was heard.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to approve staff's recommendation. The motion carried by the following vote:

Aye: 5 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

DPQJ-2 **REQUEST FOR APPROVAL OF THE SOUTH FLORIDA GATEWAY PLANNED UNIT DEVELOPMENT (PUD) REVISED INFRASTRUCTURE FINAL SITE PLAN (S265-016)**

Agenda Item: 25-0707

RESOLUTION NO. 25-3.8

Ex parte communication disclosures were provided by the Commissioners. There were no interveners. The participants were sworn in by the deputy clerk.

COUNTY: Growth Management Principal Planner Brian Elam provided staff's presentation to the Board. Growth Management Deputy Director Peter Walden and Deputy County Attorney Elysse Elder assisted with Board questions.

The following County exhibits were filed for the record: (1) agenda item/staff report and (2) Brian Elam's resume.

APPLICANT: Lucido & Associates Senior Partner Morris Crady provided the applicant's presentation to the Board.

Chair Heard solicited public comment; none was heard.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to approve staff's recommendation. The motion carried by the following vote:

Aye: 5 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

DPQJ-3 **REQUEST PLAT APPROVAL FOR THE SOUTH FLORIDA GATEWAY PLANNED UNIT DEVELOPMENT (PUD) PLAT NO. 2 PROJECT (S265-018)**

Agenda Item: 25-0724

Ex parte communication disclosures were provided by the Commissioners. There

were no interveners. The participants were sworn in by the deputy clerk.

COUNTY: Growth Management Principal Planner Luis Aguilar provided staff's presentation to the Board. Growth Management Deputy Director Peter Walden and Deputy County Attorney Elysse Elder assisted with Board questions.

The following County exhibits were filed for the record: (1) agenda item/staff report and (2) Luis Aguilar's resume.

APPLICANT: Lucido & Associates Senior Partner Morris Crady addressed the Board in support of staff's recommendation; no presentation was given.

Chair Heard solicited public comment; none was heard.

MOTION: A motion was made by Commissioner Hetherington, seconded by Commissioner Capps, to approve staff's recommendation. The motion carried by the following vote:

Aye: 5 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

DPQJ-4 **REQUEST PLAT APPROVAL FOR THE SOUTH KANNER CAR WASH PROJECT (T125-012)**

Agenda Item: 25-0725

Ex parte communication disclosures were provided by the Commissioners. There were no interveners. Notices were not required. The participants were sworn in by the deputy clerk.

COUNTY: Growth Management Senior Planner John Sinnott provided staff's presentation to the Board. Growth Management Deputy Director Peter Walden and Deputy County Attorney Elysse Elder assisted with Board questions.

The following County exhibits were filed for the record: (1) agenda item/staff report and (2) John Sinnott's resume.

APPLICANT: USA Autowash Agent Thomas Nalis addressed the Board on behalf of the applicant; no presentation was given.

Chair Heard solicited public comment; none was heard.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to approve staff's recommendation. The motion carried by the following vote:

Aye: 5 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

DEPARTMENTAL

ADMINISTRATION

DEPT-1 **OFFICE OF MANAGEMENT AND BUDGET ITEMS WHICH REQUIRE BOARD APPROVAL**

Agenda Item: 25-0378

RESOLUTION NOs. 25-3.2 and 25-3.3

OMB Director Stephanie Merle presented the items to the Board.

The following items were approved: (1) FY 2025 FDOT Local Road Safety Program Grant for FY 2029 Funding for SE Dixie Highway Signal Improvements Project and (2) Amendment #1 to FY 2023 Mosquito Control Agreement.

MOTION: A motion was made by Commissioner Hetherington, seconded by Commissioner Capps, to approve staff's recommendation. The motion carried by the following vote:

Aye: 5 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

DEPT-2 **CONTRACTS THAT MEET THE THRESHOLD FOR BOARD APPROVAL $1 MILLION OR GREATER**

Agenda Item: 25-0389

There were no items.

PUBLIC WORKS

DEPT-3 **FLORIDA EAST COAST RAILROAD QUIET ZONE UPDATE**

Agenda Item: 25-0620

Assistant County Engineer Matthew Hammond presented the item to the Board. Triad Railroad Consulting President George Gavall provided historical context on quiet zones. Deputy County Attorney Elysse Elder provided the legal context. County Administrator Don Donaldson assisted with Board questions.

The Board discussed the implementing of quiet zones in the County.

The following members of the public addressed the Board regarding this item: Sharon McGinnis and Leonard Sucsy.

MOTION: A motion was made by Commissioner Capps, seconded by Commissioner Vargas, to not have any quiet zones in Martin County. The motion carried by the following vote:

Aye: 5 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

There were none.

ADJOURN

The Board of County Commissioners March 11, 2025 meeting adjourned at 4:04 p.m.

Carolyn Timmann, Clerk of the Circuit Court and Comptroller /lp	Sarah Heard, Chair Board of County Commissioners

Minutes approved:

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