



BOARD OF COUNTY COMMISSIONERS

FINAL MINUTES

11/21/2023 9:00 AM

MINUTES

COMMISSION CHAMBERS

2401 SE MONTEREY ROAD, STUART, FLORIDA 34996

COUNTY COMMISSIONERS

Harold E. Jenkins II, Chairman
Stacey Hetherington, Vice Chair
Doug Smith
Sarah Heard
Edward V. Ciampi

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: 4 - Commissioner Doug Smith
Vice Chair Harold E. Jenkins II
Commissioner Sarah Heard
Chairman Edward V. Ciampi

Absent: 1 - Commissioner Stacey Hetherington
1. INVOCATION ~ Pastor Blaine Albright, Christ Fellowship Church
2. PLEDGE OF ALLEGIANCE
3. ADDITIONAL ITEMS
4. APPROVAL OF AGENDA

MOTION: A motion was made by Commissioner Smith, seconded by Vice Chair Jenkins II, to approve the agenda and consent agenda, with the addition of CNST-8. The motion carried by the following vote:

Aye: 4 - Commissioner Smith, Vice Chair Jenkins II, Commissioner Heard,
and Chairman Ciampi

Absent: 1 - Commissioner Hetherington

5. APPROVAL OF CONSENT AGENDA

PROCLAMATIONS AND SPECIAL PRESENTATIONS

PROC-1 PRESENT A PROCLAMATION PREVIOUSLY APPROVED VIA THE CONSENT AGENDA

Agenda Item: 24-0251

Communications Manager Laura Beaupre presented the proclamation to the Board.

March of Dimes, South Florida Director of Maternal and Infant Health Initiatives,
Caroline Valencia accepted the proclamation declaring Prematurity Awareness Month.

COMMENTS

1. PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

Tom Pine addressed the Board regarding expenditures in the consent agenda and a recent LPA meeting.

Casey Cass addressed issues concerning a recent meeting with Susan Kores and George Stokus in regards to the Port Salerno Commercial Fishing Docks.

Bob Ernst expressed his concerns with his recent property tax bill, CNST-8 and environmental issues at Bathtub Beach.

Robin Cartwright spoke in regards to Thursday's LPA meeting which will expand the urban service boundaries.

2. COMMISSIONERS

AM

Commissioner Smith shared a personal encounter with Martin County Fire Rescue and thanked them for their professionalism. He wished all a Happy Thanksgiving.

Commissioner Jenkins announced two Christmas parades in Hobe Sound.

Commissioner Heard announced she visited Washington D.C. last week in support of Everglades Restoration. She also shared she visited the C-44 project and spoke about some of the performance successes during testing.

Commissioner Smith also announced his attendance at the Taskforce meeting in Washington D.C. He asked staff to capture and share the progress through the County's website.

Commissioner Ciampi requested clarification on the Tangible Personal Property Grant Program [CNST-8] to give the public more information. County Administrator Don Donaldson provided a brief explanation of the TPP Grant Program. Commissioner Ciampi provided clarification on the discount being given. He showed his appreciation to FPL corporate.

Commissioner Smith explained if the County had lost this facility, the significance to Indiantown would have been enormous; it may have compromised their ability to operate.

Commissioner Ciampi requested staff prepare an agenda item on the Marty Bus service, with comparison to Indian River's transportation system.

Commissioner Ciampi invited Emily McHugh to bring her dad for a special presentation.

Emily McHugh introduced her father and sister to the Board. John Lambert McHugh celebrated his 103rd birthday August 5th and his recent publication [Forgotten Reapers of WWII].

Helen McHugh spoke to the Board on behalf of her father. She spoke about her father's book and how it's a great read.

The Board thanked Mr. McHugh for coming and sharing his great successes. John McHugh thanked the Board for having him.

PM

Commissioner Jenkins II, Commissioner Heard and Commissioner Ciampi wished everyone a Happy Thanksgiving.

3. COUNTY ADMINISTRATOR

AM

County Administrator Don Donaldson received a report from the Federal Transit Administrator Audit with no findings; he commended Ashman Beecher, his team and Diane Moore.

Commissioner Ciampi also commended staff.

PM

County Administrator Don Donaldson stated that Mr. McHugh's presentation reminded him about how much went on during the war near our coast.

CONSENT

ADMINISTRATION

CNST-1 CONTRACTS THAT MEET THE THRESHOLD FOR BOARD APPROVAL

Agenda Item: 24-0005

This item was approved by the first motion of the meeting.

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

Agenda Item: 24-0011

This item was approved by the first motion of the meeting.

CNST-3 BOARD OF COUNTY COMMISSION MINUTES TO BE APPROVED

Agenda Item: 24-0340

This item was approved by the first motion of the meeting.

CNST-4 NOTED ITEMS

Agenda Item: 24-0015

This item was approved by the first motion of the meeting.

CNST-5 APPROVAL OF BOARD DIRECTED POLICY TO DESIGNATE COUNTY ADMINISTRATOR AS ALTERNATE REPRESENTATIVE FOR TRICO BOARD OF DIRECTORS

Agenda Item: 24-0330

This item was approved by the first motion of the meeting.

GROWTH MANAGEMENT

CNST-6 REQUEST TO RELEASE A UNITY OF TITLE FOR LOTS 1 AND 2 OF THE JANUARY 1988 NORTON'S LANDING PLAT

Agenda Item: 24-0195

RESOLUTION NO. 23-11.13

This item was approved by the first motion of the meeting.

PUBLIC WORKS

CNST-7 REQUEST THAT MARTIN COUNTY GRANT A UTILITY EASEMENT TO FLORIDA POWER & LIGHT COMPANY (FPL) FOR UTILITY SERVICES AT INDIAN RIVERSIDE PARK (IRSP) FOR THE NEW PARKING LOT EXPANSION PROJECT IN JENSEN BEACH

Agenda Item: 24-0260

This item was approved by the first motion of the meeting.

ADMINISTRATION

CNST-8 TANGIBLE PERSONAL PROPERTY GRANT PROGRAM

Agenda Item: 24-0352

This item was approved by the first motion of the meeting.

DEPARTMENTAL QUASI-JUDICIAL

GROWTH MANAGEMENT

DPQJ-1 REQUEST FOR REVISED MAJOR FINAL SITE PLAN APPROVAL FOR SEVEN J'S INDUSTRIAL SUBDIVISION PARK PARCEL 10 AND PORTION OF PARCEL 11 (P102-078)

Agenda Item: 24-0264

RESOLUTION NO. 23-11.14

Ex parte communication disclosures were filed by the commissioners. Return receipts were not required. 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 Director Paul Schilling, Deputy Director Peter Walden and Deputy County Attorney Elysse Elder assisted with Board questions.

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

APPLICANT: David Bagget with Engineering Design & Construction, Inc. addressed the Board on behalf of the applicant; no presentation was given.

Commissioner Heard questioned the height limit of 60'. Peter Walden provided further clarification on the height restriction.

Commissioner Ciampi explained he had the opportunity to tour the original plant; he stated it was professionally done and a clean site. He said the advantage of having a plant like this in Martin County would mean product can be made and trucked locally instead of out of the County.

Commissioner Smith stated the code has been in existence to allow these kind of exceptions. Peter Walden and Paul Schilling both responded to Commissioner Smith's questions regarding the code.

Paul Schilling clarified the land is a wetland and not a sandhill sanctuary. He explained they are working with applicants and HOA to enhance the natural area.

Commissioner Smith requested clarification of a PAMP and what the purpose is. Paul Schilling clarified information regarding PAMPS.

Commissioner Heard asked questions on Palm Pike Plaza developments.

County Administrator Don Donaldson spoke about wetland restorations and explained there is nothing in the code that talks about an aesthetic component.

Paul Schilling explained there are wetland scientists who review the plans; the plans are approved with the understanding and acknowledgment that the plant material being installed is the best for the environment.

Belinda Gilels addressed the Board regarding increased crime and growth. She spoke about the entrance to Tractor Supply and how the entrance is an eye sore. Commissioner Ciampi addressed public comment regarding the Tractor Supply

entrance.

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

Aye: 3 - Commissioner Smith, Vice Chair Jenkins II, and Chairman Ciampi

Nay: 1 - Commissioner Heard

Absent: 1 - Commissioner Hetherington

**DPQJ-2 REQUEST APPROVAL OF THE 2ND AMENDMENT TO THE
PRESERVE AT PARK TRACE PLANNED UNIT DEVELOPMENT (PUD)
ZONING AGREEMENT INCLUDING A REVISED MASTER AND FINAL
SITE PLAN (V038-005)**

Agenda Item: 24-0267

Ex parte communication disclosures were filed by the commissioners. Notices were not required. 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) staff report/agenda item and (2) Brian Elam's resume.

APPLICANT: Lucido & Associates Senior Partner Morris Crady addressed the Board on behalf of the applicant; no presentation was given.

Chairman Ciampi solicited public comment; none was heard.

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

Aye: 4 - Commissioner Smith, Vice Chair Jenkins II, Commissioner Heard, and Chairman Ciampi

Absent: 1 - Commissioner Hetherington

DEPARTMENTAL

ADMINISTRATION

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

Agenda Item: 24-0021

RESOLUTION NOS. 23-11.15 through 23-11.18

OMB Director Stephanie Merle presented the items to the Board.

The following items were approved: (1) Permission to Apply for the Florida Department of Agriculture and Consumer Services (FDACS) Urban Forestry Plantings, Preservation, and Invasive Control Grant for Removal of Australian Pines at Jimmy Graham Park , (2) Resilient Infrastructure Grant (Old Palm City), (3) FIND Waterway Assistance Grant (for 96th Street Artificial Reef bulkhead), (4) FDEP Resilient Florida Planning Grant, (5) Resilient Florida Implementation Grant (Mocking Bird Lane), (6) Multi-agency Resource Planning Advisory Service Project, and (7) MCSO request for funds.

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

Aye: 4 - Commissioner Smith, Vice Chair Jenkins II, Commissioner Heard, and Chairman Ciampi

Absent: 1 - Commissioner Hetherington

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

Agenda Item: 24-0027

Chief Procurement Officer Krysti Brotherton presented the items to the Board. County Administrator Don Donaldson and Public Works Director Jim Gorton assisted with Board questions.

The following items were approved: (1) Bathtub Beach and Sailfish Point Nourishment Project, (2) Professional Services for Management and Maintenance of the St. Lucie Inlet South Jetty and (3) On road Transit and Support Services.

Commissioner Heard asked about the County's ad valorem contribution. County Administrator Don Donaldson assisted with Commissioner Heard's ad valorem question. Commissioner Heard asked about an agenda item. Mr. Donaldson stated this was already approved in the budget for operations.

Jim Gorton, Public Works Director, spoke about the transit development plan.

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

Aye: 4 - Commissioner Smith, Vice Chair Jenkins II, Commissioner Heard, and Chairman Ciampi

Absent: 1 - Commissioner Hetherington

DEPT-3 AFFORDABLE HOUSING UPDATE

Agenda Item: 24-0268

Assistant County Administrator George Stokus and Human Services Manager Michelle Miller provided the affordable housing update to the Board.

Michelle Miller provided an overview of the Home Investment Partnerships Program.

Commissioner Heard had questions regarding the presentation and the funding.

Commissioner Jenkins stated the Board should have something to reflect what the Feds and State are asking.

Commissioner Smith requested clarification on how the Comp Plan relates to what the State did and didn't do last year. He asked what the Board would send to the legislature for potential adjustments to address what Mr. Dooley spoke about.

Assistant County Attorney Elysse Elder clarified the comprehensive plan language.

Commissioner Smith requested to bring this back as a discussion in a more descriptive way.

George Stokus stated that staff can provide an item with more information, including language for a comprehensive plan amendment change.

Commissioner Heard requested clarification on what is being proposed to be brought back to the Board.

Commissioner Smith requested staff prepare an item that will align the county with Live Local law.

George Stokus clarified the request; bring back an item to discuss existing comp plan language, explain the process of which it goes about, talk about average wage, compare HUD tables and compare the comp plan language as it relates to the Live Local Act.

Michael Dooley addressed the Board regarding this item.

Rob Ranieri, CEO for House of Hope, thanked the commission for this topic. He also thanked County staff.

Commissioner Ciampi thanked Rob Ranieri for his work.

MOTION: A motion was made by Commissioner Smith, seconded by Vice Chair Jenkins II, to ask staff to bring back an agenda item for discussion, regarding the following: existing comp plan language, explain the process of which it goes about, talk about average wage, compare HUD tables and compare the comp plan language as it relates to the Live Local Act, all before the legislative session starts. The motion carried by the following vote:

Aye: 3 - Commissioner Smith, Vice Chair Jenkins II, and Chairman Ciampi

Nay: 1 - Commissioner Heard

Absent: 1 - Commissioner Hetherington

GROWTH MANAGEMENT

**DEPT-4 REQUEST FOR SUBMISSION OF DETERMINATION LETTER TO THE
DEPARTMENT OF COMMERCE**

Agenda Item: 24-0248

Comprehensive Planning Administrator Clyde Dulin provided the item to the Board.

Commissioner Smith asked questions regarding deadlines.

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

Aye: 4 - Commissioner Smith, Vice Chair Jenkins II, Commissioner Heard,
and Chairman Ciampi

Absent: 1 - Commissioner Hetherington

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

None at this time.

ADJOURN

The Board of County Commissioners November 21, 2023 meeting adjourned at 11:32 a.m.

Carolyn Timmann, Clerk of the
Circuit Court and Comptroller
/bg

Harold Jenkins II, Chair
Board of County Commissioners

Minutes approved:

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