



BOARD OF COUNTY COMMISSIONERS

FINAL MINUTES
1/28/2025 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 Blaine Albright, Christ Fellowship Church

Pledge of Allegiance ~ Molly Moriarty, Navy Reservist

APPROVAL OF AGENDA

MOTION: A motion was made by Commissioner Hetherington, seconded by Commissioner Vargas, to approve the agenda with additional item DEPT-6 and request to withdraw DPQJ-1. 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 PRESENT A PROCLAMATION PREVIOUSLY APPROVED VIA THE CONSENT AGENDA

Agenda Item: 25-0482

Communications Manager Laura Beaupre introduced the proclamation to the Board.

Director of Abundance Love Ministry Geraldine Harriel accepted the Martin Luther King, Jr. Day proclamation.

COMMENTS

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

Tom Pine addressed the Board regarding CRA business grants.

Doug Farley spoke about quiet zones at railroad crossings. He encouraged the Board to preserve the quality of life by implementing quiet zones and barriers to reduce noise pollution.

Commissioner Hetherington inquired about a future agenda item. County Administrator Don Donaldson confirmed a presentation will be brought forward to discuss quiet zones and the application process.

Donna Ward spoke regarding crowded pickleball courts. Ms. Ward suggested creating dual purpose tennis courts to accommodate all players.

Commissioner Vargas shared she has been to the pickleball courts and is hopeful a solution will follow.

Jolynne Jensen with the Rio Civic Club invited the Board to attend their 75th Anniversary. Ms. Jensen expressed the club's gratitude to Commissioner Vargas for being an honored guest. Ms. Jensen also spoke in support of the CRA Architectural Design Standards in Rio [PH-1].

Gail Goldy read a blog from WeCareMartin.org regarding the Brightline Agreement with the City of Stuart.

Sheryl Lee spoke in support of PH-1.

Commissioners

AM

Commissioner Capps highlighted various events he attended [administered the oath to Indiantown Chamber of Commerce, Martin Luther King, Jr. Parade, Hobe Sound Chambers After Hour, and Hobe Sound Festival of the Arts]. He also announced that the Hobe Sound Historic Train Station was relocated to its final destination. Commissioner Capps thanked all parties involved with the relocation.

Commissioner Vargas announced that she administered the oath for the Jensen Beach Chamber of Commerce's 75th Anniversary. She also shared she attended the Young Professionals of Martin County Insulation of Officers honoring 40 under 40 and Martin Reads Literacy Event.

Commissioner Hetherington shared that the Martin County Council of the Arts will host Arts Fest in Downtown Stuart on February 8, 2025.

PM

Commissioner Vargas spoke about maintaining the spirit of Martin County.

County Administrator

AM

There were none at this time.

PM

County Administrator Don Donaldson announced applications are being accepted for the new Martin CARES class that begins on March 27, 2025.

CONSENT AGENDA

MOTION: A motion was made by Commissioner Vargas, 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: 25-0345

This item was approved.

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

Agenda Item: 25-0356

This item was approved.

CNST-3 NOTED ITEMS

Agenda Item: 25-0367

This item was approved.

CNST-4 ADOPT A PROCLAMATION COMMENDING LUKE RITTER UPON THE ACHIEVEMENT OF EAGLE SCOUT

Agenda Item: 25-0568

This item was approved.

CNST-5 REQUEST FOR ADOPTION OF A RESOLUTION ESTABLISHING AN APPLICATION FEE FOR UNSOLICITED PROPOSALS FOR PUBLIC-PRIVATE PARTNERSHIPS PURSUANT TO FLORIDA STATUTES SECTION 255.065

Agenda Item: 25-0565

RESOLUTION NO. 25-1.17

This item was approved.

BUILDING

CNST-6 REQUEST FOR APPROVAL OF FINE REDUCTION STIPULATION AND AGREED RECOMMENDED ORDER REGARDING THE CODE ENFORCEMENT CASE OF PHYLLIS M KALBACH CASE NUMBER 09-0030046

Agenda Item: 25-0505

This item was approved.

PUBLIC WORKS

CNST-7 MARTIN COUNTY PUBLIC TRANSIT (MARTY) ADMINISTRATIVE COST CERTIFICATION

Agenda Item: 25-0551

This item was approved.

CNST-8 ADOPT A RESOLUTION SUPPORTING THE FLORIDA DEPARTMENT OF TRANSPORTATION FUNDING FOR A PROJECT ANTICIPATED TO BE PRIORITIZED BY THE METROPOLITAN PLANNING ORGANIZATION IN COUNTY OWNED RIGHT-OF-WAY

Agenda Item: 25-0570

RESOLUTION NO. 25-1.18

This item was approved.

PUBLIC HEARINGS

PH-1 PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE AMENDING ARTICLE 12, DIVISIONS 1-7, COMMUNITY REDEVELOPMENT CODE, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE REGARDING ARCHITECTURAL DESIGN STANDARDS

Agenda Item: 25-0489

ORDINANCE NO. 1237

Office of Community Development Manager Susan Kores introduced the item to the Board. Jessica Seymour with the Treasure Coast Regional Planning Council provided a presentation on the Architectural Design Standards. Senior Assistant County Attorney Frank Moehrle, Dana Little and Rick Gonzalez with the Treasure Coast Regional Planning Council assisted with Board questions.

The following members of the public addressed the Board: Julie Preast, Bert Krebs, and Daniel Brayden.

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: 3 - Commissioner Hetherington, Commissioner Vargas, and Vice Chair Ciampi

Nay: 2 - Commissioner Capps, and Chair Heard

PH-2 LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF COMPREHENSIVE PLAN AMENDMENT 24-21, NINE GEMS

Agenda Item: 24-1312

Growth Management Comprehensive Planning Administrator Clyde Dulin introduced the item to the Board. Growth Management Principal Planner Amy Offenbach presented the item. Deputy County Attorney Elysse Elder, County Administrator Don Donaldson, and Public Works Senior Project Manager Michael Yustin assisted with Board questions.

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

PH-3 PUBLIC HEARING TO CONSIDER CHANGES TO DIVISION 5, HOBE SOUND, ARTICLE 12, COMMUNITY REDEVELOPMENT CODE, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE, REGARDING MAXIMUM HEIGHT FOR INSTITUTIONAL USE GYMNASIUMS IN THE GENERAL SUBDISTRICT

Agenda Item: 25-0527

ORDINANCE NO. 1238

Growth Management Senior Planner John Sinnott provided the presentation to the Board. Deputy County Attorney Elysse Elder assisted with Board questions.

Raul Ocampo with ADC Architects addressed the Board on behalf of the applicant. Land Use Attorney Audra Creech addressed 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: 4 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, and Vice Chair Ciampi

Nay: 1 - Chair Heard

PUBLIC HEARING QUASI-JUDICIAL

PHQJ-1 PUBLIC HEARING TO REQUEST APPROVAL OF THE TWENTY-SECOND AMENDMENT TO THE JUPITER HILLS VILLAGE PLANNED UNIT DEVELOPMENT (PUD) ZONING AGREEMENT (J002-022), INCLUDING A REVISED MASTER SITE PLAN AND PHASE IX FINAL SITE PLAN

Agenda Item: 25-0525

RESOLUTION NO. 25-1.19

Ex parte communication disclosures were filed 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. Deputy County Attorney Elysse Elder and Growth Management Deputy Director Peter Walden 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: Brian Nolan with Lucido & Associates provided the applicant's presentation to the Board. Notices were provided at the LPA.

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 presentation. The motion carried by the following vote:

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

Nay: 2 - Commissioner Capps, and Chair Heard

PHQJ-2 PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE AMENDING DIVISION 5, HOBE SOUND, ARTICLE 12, COMMUNITY REDEVELOPMENT CODE, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE, S260-004, FLORIDAYS MOBILE PARK, LLC
Agenda Item: 25-0524

ORDINANCE NO. 1239

Ex parte communication disclosures were filed 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. 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: Brad Curry with Haley Ward Inc addressed the Board on behalf of the applicant; no presentation was given. Notices were provided at the LPA.

Chair Heard solicited public comment; none was heard.

MOTION: A motion was made by Commissioner Capps, 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

PHQJ-3 PUBLIC HEARING TO CONSIDER A REQUEST TO DESIGNATE A BROWNFIELD BY 9670 SW MARINE WAY, LLC
Agenda Item: 25-0497

Commissioner Hetherington announced she will abstain from voting on this item; she filed Form 8B Memorandum of Voting Conflict for the record.

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

COUNTY: Growth Management Senior Planner Jenna Knobbe provided staff's presentation to the Board. 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) Jenna Knobbe's resume.

APPLICANT: Brett Ramen with Goldstein Environmental Firm 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 Capps, to approve staff's recommendation, to hold the next hearing on February 11, 2025 at 9 a.m. or a time soon after prior to 5 p.m. The motion carried by the following vote:

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

Abstain: 1 - Commissioner Hetherington

DEPARTMENTAL QUASI-JUDICIAL

GROWTH MANAGEMENT

DPQJ-1 REQUEST PLAT APPROVAL FOR 3600 SE SEA POINT COURT (S276-003)

Agenda Item: 25-0542

This item was withdrawn at the beginning of the meeting.

DEPARTMENTAL

ADMINISTRATION

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

Agenda Item: 25-0375

RESOLUTION NOs. 25-1.20 through 25-1.25

OMB Director Stephanie Merle presented the items to the Board.

The following items were approved: (1) FY 2022 Federal Transit Administration Section 5339 Bus and Bus Facilities Formula Grant Program, (2) 2024 Call for Proposals for the Hazard Mitigation Grant Program for the Watershed Planning Program, (3) FY 2025 SCOPE Grant for SE Palm Beach Road Resurfacing Project, (4) FY 2025 SCOPE for SW Sand Trail and SW Sand Avenue Resurfacing Project, (5) DCF Court Diversion Program Grant, (6) FDEP Grant for the Martin County Bessey Creek Retrofit Grant, (7) FAA Bipartisan Infrastructure Law Grant for Taxiway A Hold Bay (Design), (8) Request to Allocate Contribution for SE Salerno RD/ SE Cable Drive Turn Lane, and (9) Amend Hoke Library Outdoor Space CIP.

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

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

Agenda Item: 25-0386

Chief Procurement Officer Krysti Brotherton presented the item to the Board. Public Works Director Jim Gorton and Deputy Director George Dzama assisted with Board questions.

The following item was approved: (1) SW Waterside Way & State Road 76 Construction Project.

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

**DEPT-3 REQUEST TO DISCUSS A TEXT AMENDMENT TO THE
COMPREHENSIVE GROWTH MANAGEMENT PLAN REVISING
INDUSTRIAL FUTURE LAND USE DESIGNATION**

Agenda Item: 25-0500

RESOLUTION NO. 25-1.26

Growth Management Comprehensive Planning Administrator Clyde Dulin presented the item to the Board. Deputy County Attorney Elysse Elder and County Administrator Don Donaldson assisted with Board questions.

The Board discussed planning for current and existing urban services districts.

Ted Astolfi addressed the Board regarding this item.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Capps, to adopt the resolution and text amendment 4.13A.10 of the Comprehensive Growth Management Plan, with the criteria that the four [urban services districts] will be the only four; and the existing four urban services districts can have no more than a 10% increase. The motion carried by the following vote:

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

PUBLIC WORKS

DEPT-4 APPROVAL OF A PRELIMINARY REQUEST FOR PROPOSAL (RFP), AS DIRECTED BY THE BOARD ON MARCH 5, 2024, TO SURPLUS COUNTY PROPERTY, LOCATED ON MARTIN HIGHWAY IN PALM CITY, FOR SALE AND REDEVELOPMENT

Agenda Item: 25-0574

Real Property Manager Carla Segura presented the item to the Board. Office of Community Development Manager Susan Kores, Public Works Director Jim Gorton, County Administrator Don Donaldson, and Deputy County Attorney Elysse Elder assisted with Board questions.

MOTION: A motion was made by Commissioner Capps, 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

DEPT-5 REQUEST FOR APPROVAL OF A CONTRACT WITH HUDSON PROTECTIVE ENTERPRISES TO PATROL COUNTY CONSERVATION LANDS

Agenda Item: 25-0474

Public Works Senior Project Manager Michael Yustin presented the item to the Board. Senior County Attorney Frank Morle assisted with Board questions.

MOTION: A motion was made by Vice Chair Ciampi, 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

COUNTY ATTORNEY

DEPT-6 REQUEST FOR APPROVAL OF RESOLUTION INITIATING CHAPTER 164, FLORIDA STATUTES CONFLICT RESOLUTION PROCEEDINGS BETWEEN MARTIN COUNTY AND THE CITY OF STUART REGARDING THE CITY'S NONCOMPLIANCE WITH THE 2023 INTERLOCAL AGREEMENT AND ITS COMPREHENSIVE PLAN

Agenda Item: 25-0603

RESOLUTION NO. 25-1.27

County Attorney Sarah Woods presented the item to the Board. County Administrator Don Donaldson assisted with Board questions.

MOTION: A motion was made by Commissioner Capps, seconded by Commissioner Hetherington, to approve the resolution initiating Chapter 164, Fla. Stat. Conflict Resolution Proceedings. The motion carried by the following vote:

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

Nay: 1 - Commissioner Vargas

Agenda Item: 25-0603

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to authorize Chair Heard to represent the Board and staff in discussions. 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 at this time.

ADJOURN

The Board of County Commissioners January 28, 2025 meeting adjourned at 4:41 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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