



BOARD OF COUNTY COMMISSIONERS

FINAL MINUTES
1/14/2025 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 - Senior Pastor Steve Bray, The Grace Place Church

Pledge of Allegiance - Kevin Kirwin & Mike Saunders, U.S. Marines

APPROVAL OF AGENDA

MOTION: A motion was made by Commissioner Hetherington, seconded by Commissioner Vargas, 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 PRESENT PROCLAMATIONS PREVIOUSLY APPROVED VIA THE CONSENT AGENDA

Agenda Item: 25-0398

Communications Manager Laura Beaupre presented the proclamations to the Board.

Martin Reads Coordinator Kiana Kelly accepted the Celebrate Literacy Week proclamation.

Florida Faith Alliance COO Lynne Barletta accepted the proclamation recognizing Human Trafficking Awareness Month.

Historic Preservation Board Chair Evan Anderson accepted the proclamation recognizing the 100th Anniversary of the Founding of Martin County.

COMMENTS

Jeff McLane addressed an issue with a neighboring HOA attempting to regulate the usage of his warehouse.

Gail Goldy addressed the Board regarding the proposed Brightline grant application.

Business Development Board Director William Corbin spoke regarding Mr. McLane's comments. He urged the Board to consider zoning rules and regulations regarding man caves to prevent future issues. Mr. Corbin also spoke in support of Daher Aerospace Inc. [DEPT-6].

Robert Arensen requested an update from the Board regarding wetlands on his property in Sugar Hill. Commissioner Vargas stated she will meet with Mr. Arensen in the near future.

Dottie Lanci shared her concerns on dredging in a perpetual conservation easement in the Riverwatch community (St Lucie) adjacent to the mosquito impalement.

Linda Smith (Sierra Club) spoke about dredging. She added there are new legislative priorities the Sierra Club is willing to partner on. Ms. Smith requested that the Board support Senate Bill 80.

Tami Mazzota highlighted the Save Our Salerno's Christmas Jamboree. She requested clarification on the proposed tiny homes. Ms. Mazzota asked for an update regarding grants for the New Monrovia septic to sewer program and later BOCC meeting times. She spoke about the lack of transparency regarding funding of Georgia's Way.

Kathy Whitehouse expressed concerns for the need to have a traffic light on Newfield Parkway [Canopy Creek entrance]. She requested a written endorsement and support for assistance from the Board to FDOT for a traffic light.

Frank McCrystal spoke regarding to former Commissioner Doug Smith's contributions to the

County [i.e Green River Parkway]. He also spoke about the current state of politics.

John Tellem expressed his frustration regarding permits that were issued and rescinded for his dock.

Commissioners

AM

Commissioner Vargas highlighted various conferences and events that she attended [FAC Conference, New Commissioner Bootcamp, Western Lands Workshop, and Martin County Business Awards December Luncheon]. She thanked The Guardians for their partnership with the Western Lands Workshop. Commissioner Vargas highlighted local award-winning businesses/entrepreneurs from the luncheon. Commissioner Vargas also shared she threw a first pitch for Senior Softball at Langford Park. She provided an update on the New Year's Eve fire at Sand Dune Cafe.

Commissioner Capps shared that he attended a dedication for the Habitat for Humanity houses in Pettway Village. He announced he administered the oath to the new Hobe Sound Chamber of Commerce and joined Commissioner Vargas at Langford Park for the first pitch. Commissioner Capps also announced he attended the swearing in ceremony of Martin County Sheriff John Budensiek, Jupiter Island Association Townhall in District 3; and toured Martin County Fire Rescue with District Chief Scott.

Vice Chair Ciampi wished all a happy and healthy New Year. He asked for the Board's approval to craft a proclamation for Katherine Steele's Eagle Scout achievement. Vice Chair Ciampi invited residents to attend Dish with the Commish with honorary guest Sandy Thurlow on January 16th at 8 a.m. at Charlie Leighton Community Center. He also invited residents to attend The Patio Playlist (monthly) at the Patio at Palm City Place on January 17th from 6-9 p.m.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to craft a proclamation for Katherine Steele's Eagle Scout achievement. The motion carried unanimously.

Commissioner Hetherington announced that Governor DeSantis approved a conservation easement for over 5800 acres of land at Bull Hammock Ranch through the Rural Family Lands Program. She requested that the Board send a thank you letter to the Governor and the Cabinet.

Chair Heard also commented on Bull Hammock Ranch. She suggested that each new Martin CARES class receive a brief presentation from each Commissioner. Chair Heard asked the Board to consider taking over responsibility for the Community Redevelopment Area to increase transparency.

Vice Chair Ciampi shared his opinion on Chair Heard's request for consideration of the Community Redevelopment Agency. He stated there should be an increase in information provided to Commissioners versus eliminating local knowledge (CRA). Commissioner Hetherington agreed with Vice Chair Ciampi, highlighting Golden Gate's CRA.

PM

Commissioner Vargas requested that the Board consider an item to address the 500 feet buffer at petroleum stations. She addressed holding alternate BOCC meetings to accommodate working residents. Commissioner Vargas spoke about residents concerns to remove signage on major thoroughfares in the County; she suggested conducting periodic sweeps.

The Board discussed sign regulations and holding BOCC meetings at night. County Attorney Sarah Woods and County Administrator Don Donaldson assisted with Board questions. County Administrator Don Donaldson advised staff will return with an agenda item to discuss zoning changes, the feasibility and fiscal impacts of nightly meetings.

County Administrator

AM

County Administrator Don Donaldson confirmed that staff will return with options on Martin CARES presentations. County Administrator Don Donaldson announced a series of public hearings for a Brownfield Designation. He read the "Notice of Public Hearings and Community Meeting for Designation of a Brownfield" into the record. Deputy County Attorney Elysse Elder assisted with questions.

PM

County Administrator Don Donaldson recognized Tourism Director Nerissa Okiye for receiving the Gold Standard on the County's Leave No Trace Program [first in Florida to receive this designation]. He also recognized Carolyn Brada for winning the Excellence Award for Risk Managers, Safety, and Human Resources Recognizing Outstanding Leadership in the Claims Process for Injured Workers.

County Attorney Sarah Woods addressed failed attempts to obtain a letter of support from the City of Stuart to fulfill Brightline grant opportunities. She informed the Board of her intent to bring forward a dispute resolution authorization agenda item at the January 28th meeting.

CONSENT AGENDA

ADMINISTRATION

CNST-1 CONTRACTS THAT MEET THE THRESHOLD FOR BOARD APPROVAL

Agenda Item: 25-0007

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: 25-0014

This item was approved.

**CNST-3 BOARD OF ZONING ADJUSTMENT AND LOCAL PLANNING AGENCY
COMMISSION DISTRICT 1 APPOINTMENTS**

Agenda Item: 25-0475

RESOLUTION NOs. 25-1.1 and 25-1.2

This item was approved.

**CNST-4 COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY
COMMITTEE APPOINTMENTS**

Agenda Item: 25-0248

This item was approved.

**CNST-5 TREASURE COAST REGIONAL PLANNING COUNCIL MUNICIPAL
APPOINTMENT**

Agenda Item: 25-0320

This item was approved.

CNST-6 TOURIST DEVELOPMENT COUNCIL MUNICIPAL APPOINTMENTS

Agenda Item: 25-0321

RESOLUTION NO. 25-1.3

This item was approved.

**CNST-7 DRUG AND ALCOHOL ABUSE AWARENESS COMMITTEE
APPOINTMENTS**

Agenda Item: 25-0418

RESOLUTION NO. 25-1.4

This item was approved.

**CNST-8 ADOPT A PROCLAMATION DECLARING MARTIN LUTHER KING, JR.
DAY IN MARTIN COUNTY, FLORIDA**

Agenda Item: 25-0477

This item was approved.

COUNTY ATTORNEY

**CNST-9 REQUEST FOR APPROVAL OF A RESOLUTION AMENDING THE
PURCHASING MANUAL BY ADDING SECTION 17.6 PUBLIC-PRIVATE
PARTNERSHIPS (PPP)(P3)**

Agenda Item: 25-0502

RESOLUTION NO. 25-1.5

This item was approved.

PUBLIC WORKS

CNST-10 ADOPTION OF A RESOLUTION APPROVING THE BOARD OF COUNTY COMMISSIONERS DULY ADVERTISED PUBLIC HEARING FOR THE DISPOSITION OF TWO COUNTY OWNED PROPERTIES APPROVED FOR SURPLUS ON NOVEMBER 12, 2024

Agenda Item: 25-0331

RESOLUTION NO. 25-1.6

This item was approved.

CNST-11 SOUTH FLORIDA WATER MANAGEMENT DISTRICT HAS REQUESTED APPROVAL OF A CONSERVATION EASEMENT ON COUNTY PROPERTY AS A CONDITION OF AN ENVIRONMENTAL RESOURCE PERMIT FOR THE JENSEN BEACH WEST KAYAK LAUNCH PROJECT IN JENSEN BEACH

Agenda Item: 25-0399

This item was approved.

CNST-12 ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING A UTILITY EASEMENT FROM HORSESHOE POINT ROAD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ALONG SE HORSESHOE POINT ROAD IN STUART

Agenda Item: 25-0454

RESOLUTION NO. 25-1.7

This item was approved.

CNST-13 ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING A UTILITY EASEMENT FROM SURGCENTER OF MARTIN COUNTY REAL ESTATE HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ALONG SE FEDERAL HIGHWAY AND SOUTH OF SE EMERALD LAKES WAY

Agenda Item: 25-0484

RESOLUTION NO. 25-1.8

This item was approved.

CNST-14 ADOPT A RESOLUTION AUTHORIZING THE INSTALLATION OF A TRAFFIC SIGNAL ON SR-5 (US-1/SE FEDERAL HIGHWAY) AT SE CONSTITUTION BOULEVARD

Agenda Item: 25-0494

RESOLUTION NO. 25-1.9

At the request of Commissioner Capps, County Engineer Michael Grezelka presented the item to the Board.

CNST-15 FIRST AMENDMENT TO THE INTERLOCAL AGREEMENT BETWEEN MARTIN COUNTY AND THE CITY OF STUART REGARDING TRAFFIC SIGNAL MAINTENANCE

Agenda Item: 25-0496

This item was approved.

CNST-16 ADOPT RESOLUTIONS SUPPORTING PREFERRED TYPICAL SECTIONS AND REDUCING THE MAXIMUM SPEED LIMIT ON SE COVE ROAD BETWEEN SW KANNER HIGHWAY AND SE AULT AVENUE AND DESIGNATING ADDITIONAL RIGHT-OF-WAY

Agenda Item: 25-0495

RESOLUTION NO. 25-1.10 and 25-1.11

At the request of Chair Heard, County Engineer Michael Grezelka presented the item to the Board.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to accept staff's recommendation on this item; and 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

BOARD AND COMMITTEE APPOINTMENTS

B&C-1 INDUSTRIAL DEVELOPMENT AUTHORITY APPOINTMENT

Agenda Item: 25-0412

RESOLUTION NO. 25-1.12

Administrative Services Program Coordinator Donna Gordon announced the appointment of George Gottuso to the Industrial Development Authority.

MOTION: A motion was made by Commissioner Hetherington, seconded by Commissioner Capps, to appoint George Gottuso to the Industrial Development Authority. The motion carried by the following vote:

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

B&C-2 COMMUNITY REDEVELOPMENT AGENCY BOARD MEMBER APPOINTMENTS AND CHAIR AND VICE CHAIR DESIGNATIONS

Agenda Item: 25-0476

RESOLUTION NO. 25-1.13

Administrative Services Program Coordinator Donna Gordon announced the appointments of Michael Readling (Rio CRA), Rex Sentell (Old Palm City CRA), Chuck Smith (at-large), Cynthia Hall (Jensen Beach CRA), and Saadia Tsaftarides (Golden Gate CRA) to the Community Redevelopment Agency.

Office of Community Development Manager Susan Kores assisted with Board questions. She recommended Robert Krebs as CRA Chair and Michael Readling as Vice Chair.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Capps, to appoint Michael Readling to Rio CRA; Rex Sentell to Old Palm City CRA; Chuck Smith as the at-large representative; Cynthia Hall to the Jensen Beach CRA; and Saadia Tsaftarides to the Golden Gate CRA. The motion carried by the following vote:

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

Agenda Item: 25-0476

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to appoint Robert Krebs as the Community Redevelopment Agency Chair and Michael Readling as the Vice Chair. The motion carried by the following vote:

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

PUBLIC HEARING

PH-1 PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE AMENDING CHAPTER 111, BY CREATING ARTICLE 8 REGARDING REGISTRATION FEES FOR SEXUAL OFFENDERS, SEXUAL PREDATORS, CONVICTED FELONS, AND CAREER OFFENDERS AND A RESOLUTION ESTABLISHING THE REGISTRATION FEES

Agenda Item: 25-0506

ORDINANCE NO. 1236 and RESOLUTION NO. 25-1.14

Senior Assistant County Attorney Melissa Pietrzyk presented the item to the Board. Martin County Sheriff's Office Detective Pelieze, Sergeant Spencer, and Captain Warner assisted with Board questions.

Chair Heard solicited public comment; none were 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 QUASI-JUDICIAL

GROWTH MANAGEMENT

DPQJ-1 REQUEST PLAT APPROVAL FOR NEWFIELD CROSSROADS PHASE

1A-1 PROJECT (P172-019)

Agenda Item: 25-0403

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 the 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) agenda item/staff report and (2) John Sinnott's resume.

APPLICANT: Karl Albertson with Mattamy Palm Beach, LLC 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: 4 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, and Vice Chair Ciampi

Nay: 1 - Chair Heard

DPQJ-2 REQUEST PLAT APPROVAL FOR THE NEWFIELD CROSSROADS

PHASE 1A-2 PROJECT (P172-020)

Agenda Item: 25-0406

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 Principal Planner Luis Aguilar provided staff's presentation to the Board. Growth Management Director Paul Schilling, Deputy Director Peter Walden, County Engineer Mike Grezelka, 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: Karl Anderson with Mattamy Palm Beach, LLC 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: 25-0024

RESOLUTION NOS. 25-1.15 and 25-1.16

OMB Director Stephanie Merle presented the items to the Board. Parks and Recreation Director Kevin Abbate and Deputy Director Kevin Kerwin assisted with Board questions.

The following items were approved: (1) Bureau of Justice Assistance FY 2024 Edward Byrne Justice Assistance Grant for Local Solicitation, (2) FY 2024-2025 Spencer Educational Foundation Summer Internship Grant for Risk Management, (3) Budget Resolution to Allocate Contributions from the Coastal Conservation Association for the Boy Scout Island shoreline project, and (4) Request to Amend Charlie Leighton Park CIP Sheet.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to approve staff's recommendation for items 1-3. The motion carried by the following vote:

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

Agenda Item: 25-0024

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to approve item 4. The motion carried by the following vote:

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

Nay: 2 - Commissioner Vargas, and Chair Heard

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

Agenda Item: 25-0030

Chief Procurement Officer Krysti Brotherton presented the items to the Board.

The following items were approved: (1) Generator Maintenance & Repair and (2) Food, Food Services Items & Cleaning Supplies.

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-3 2025 STATE AND FEDERAL LEGISLATIVE PROGRAMS

Agenda Item: 25-0529

Legislative Coordinator Sarah Powers presented the 2025 State and Federal Legislative Programs to the Board. Environmental Resource Administrator John Maehl and County Administrator Don Donaldson assisted with Board questions.

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

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

DEPT-4 PERMISSION TO USE CONSTRUCTION MANAGER AT RISK (CMAR) DELIVERY METHOD FOR THE SE DIXIE HIGHWAY STORMWATER AND STREETScape PROJECT

Agenda Item: 25-0455

Office of Community Development Manager Susan Kores presented the item to the Board.

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

AIRPORT

DEPT-5 A PRESENTATION ON THE WITHAM FIELD STRATEGIC BUSINESS PLAN UPDATE

Agenda Item: 25-0503

Airport Manager Andrew McBean presented the item to the Board.

DEPT-6 APPROVAL OF COMMERCIAL LEASE WITH DAHER AEROSPACE, INC.

Agenda Item: 25-0221

Airport Manager Andrew McBean presented the item to the Board. Senior Assistant

County Attorney Sebastian Poprawski assisted with Board questions.

Fox McCluskey Attorney Tyson Waters addressed the Board on behalf of Daher Aerospace Inc.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to accept the lease changes. 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 January 14, 2025 meeting adjourned at 2:34 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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