



BOARD OF COUNTY COMMISSIONERS

DRAFT

3/25/2025 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

Invocation ~ Hank Breitenkam, Humanist Chaplain & Celebrant

Pledge of Allegiance ~ Lewis Jones, U.S. Navy Veteran

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

APPROVAL OF AGENDA

MOTION: A motion was made by Commissioner Hetherington, seconded by Commissioner Capps, to approve the agenda and additional items CNST-15 and CNST-16. 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 PRESENTATION BY JENNY FIELDS, MARTIN COUNTY PROPERTY APPRAISER

Property Appraiser Jenny Fields will give a short presentation.

Agenda Item: 25-0667

Martin County Property Appraiser Jenny Fields presented a presentation on catastrophic property damage impacts to residents' tax bills. Chief Deputy Karl Andersson provided updates on the Property Appraiser's response to Hurricane Milton [calamity tax refund].

PROC-2 PRESENT A PROCLAMATION PREVIOUSLY APPROVED VIA THE CONSENT AGENDA

The Chair will present a proclamation declaring Vietnam War Veterans Day in Martin County, Florida.

Agenda Item: 25-0433

Communications Manager Laura Beaupre presented the proclamations to the Board.

U.S. Navy Veteran Lewis Jones accepted the Vietnam War Veterans Day proclamation.

Vice Chair Ciampi invited residents to attend the Vietnam Veteran's We Do Good 5k run over the Veterans Memorial Bridge.

COMMENTS

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

Camden Duke (Life Scout at Martin County High School) advocated to establish the Beach Bucket Foundation in Martin County.

Casey Cass (Save Our Salerno) spoke in opposition of the purchase of the Salerno Road parcel. [DEPT-3]

Tami Mazzota objected to the purchase of the Salerno Road parcel [DEPT-3], she addressed concerns with the appraisal values.

Terry Kogl spoke in objection to Corey Crowley's parking need via County purchased property.

Tom Pine addressed the safety of sidewalks in Downtown Jensen Beach. He expressed frustration with the lack of rules and enforcement. Mr. Pine also spoke about rail crossings on Dixie Highway in Rio.

Commissioners

AM

Vice Chair Ciampi requested that Parks and Recreation staff coordinate with Camden Duke on his efforts to place the Beach Bucket Foundation in beaches and parks in the County.

Commissioner Capps suggested sending a Chair letter to the Parks Service in Tallahassee encouraging the replacement of the tower at Jonathan Dickinson State Park. He suggested that new tower resemble the old one. Commissioner Capps also shared concerns regarding SB 1118 and HB 1029.

Commissioner Vargas shared that she attended the Small County Coalition. She also expressed her concerns with SB 1118 and encouraged residents to contact their State Representatives.

PM

None at this time.

County Administrator

AM

None at this time.

PM

County Administrator Don Donaldson shared a special announcement. Assistant County Administrator Matt Graham and Environmental Resource Administrator John Maehl announced that the County received grants for the Port Salerno New Monrovia Septic Program and S1 Canal.

CONSENT AGENDA

Approval of 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

This item is a placeholder on all Board meeting agendas to streamline the process for items that meet the Board approval threshold. Specific items requiring approval, if any, will be provided by Supplemental Memorandum. If there are no items, a Supplemental Memorandum will not be attached.

Agenda Item: 25-0349

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

Pursuant to Chapter 136.06, Florida Statutes, checks, and electronic payments issued by the Board of County Commissioners are to be recorded in the Board meeting minutes. In compliance with statutory requirements, the Warrant List is added to the Consent Agenda for approval by the Board of County Commissioners. This Warrant List is for disbursements made between February 24 and March 9, 2025. Additional details related to these disbursements may be viewed in the office of the Martin County Clerk of Court and Comptroller or on the Clerk's website.

Agenda Item: 25-0360

This item was approved.

CNST-3 BOARD OF COUNTY COMMISSION MINUTES TO BE APPROVED

The Board is asked to approve minutes from the March 7, 2025 joint meeting.

Agenda Item: 25-0818

This item was approved.

CNST-4 NOTED ITEMS

Noted items are documents for the Board's information that must be a part of the record but do not require any action.

Agenda Item: 25-0369

This item was approved.

CNST-5 COMMUNITY DEVELOPMENT BLOCK GRANT CITIZEN ADVISORY TASK FORCE APPOINTMENT

After solicitation of applications, the Board is asked to make the necessary appointment to the Community Development Block Grant Citizen Advisory Task Force.

Agenda Item: 25-0622

RESOLUTION NO. 25-3.17

This item was approved.

CNST-6 BOARDS AND COMMITTEES STATUS REPORT

This quarterly Status Report is provided to keep the Commission apprised of all the current vacancies, expired terms, etc. on their various boards and committees.

Agenda Item: 25-0373

This item was approved.

CNST-7 ADOPT A PROCLAMATION DECLARING ALCOHOL AWARENESS MONTH IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation declaring Alcohol Awareness Month in Martin County, Florida.

Agenda Item: 25-0768

This item was approved.

CNST-8 ADOPT A PROCLAMATION DECLARING CHILD ABUSE PREVENTION MONTH IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation declaring Child Abuse Prevention Month in Martin County, Florida.

Agenda Item: 25-0788

This item was approved.

CNST-9 ADOPT A PROCLAMATION RECOGNIZING NATIONAL DONATE LIFE MONTH IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation recognizing National Donate Life Month in Martin County, Florida.

Agenda Item: 25-0817

This item was approved.

CNST-10 APPROVAL OF THE STATE HOUSING INITIATIVE PARTNERSHIP PROGRAM (SHIP) ANNUAL REPORT AND TRANSMITTAL TO THE STATE

This is a request for review and approval for submittal of the SHIP 2021/2022 annual report and certification. Upon approval, this report and certification will be submitted to the Florida Housing Finance Corporation (FHFC).

Agenda Item: 25-0781

This item was approved.

CNST-11 AMUSEMENT AND ENTERTAINMENT POLICY REVISED

Staff is requesting that the Amusement and Entertainment Policy be updated to meet the service requests of current Martin County Park System Users.

Agenda Item: 25-0766

At Chair Heard's request, Assistant County Administrator George Stokus provided the policy update. Senior County Attorney Melissa Pietryzk assisted with Board questions.

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 Capps, and Vice Chair Ciampi

Nay: 2 - Commissioner Vargas, and Chair Heard

COUNTY ATTORNEY

CNST-12 REQUEST FOR APPROVAL OF ADDENDUM NO. 2 FOR FLORIDA 911 REGION 6 MEMORANDUM OF UNDERSTANDING

The Martin County Sheriff's Office requests approval of Addendum No. 2 for Florida

911 Region 6 Memorandum of Understanding (MOU).

Agenda Item: 25-0793

This item was approved.

FIRE RESCUE

CNST-13 REQUEST FOR APPROVAL OF A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY (COPCN) TO HCA FLORIDA LAWNWOOD HOSPITAL

In accordance with Chapter 87, Article 4, Emergency Services and Transportation, General Ordinances, Martin County Code, any ambulance service that engages in rendering emergency medical services and ambulance transportation in Martin County shall apply for the appropriate Certificate of Public Convenience and Necessity (COPCN) from the Board of County Commissioners ("Board"). HCA Florida Lawnwood Hospital (HCA) applied for a COPCN to provide secondary interfacility emergency medical transportation service.

Agenda Item: 25-0665

This item was approved.

PUBLIC WORKS

CNST-14 APPROVAL OF LEASE EXTENSION WITH JEFFREY H. SANDS, A SOLE PROPRIETORSHIP, T/A NASSAU ARMS (SANDS) FOR USE AS A MARTIN COUNTY SHERIFF'S SUBSTATION AND WEATHER PROTECTION STORAGE AREA LOCATED WITHIN SANDS COMMERCE CENTER

This is a request for Board consideration of a Lease Extension to extend the Lease between Sands and Martin County for five years for a Cat-5 rated weather protection storage area and office space for the Martin County Sheriff's Office at Sands Commerce Center in Palm City.

Agenda Item: 25-0628

This item was approved.

INFORMATION TECHNOLOGY

CNST-15 RENEWAL AND FIRST AMENDMENT OF 800 INTERLOCAL AGREEMENT WITH PALM BEACH COUNTY FOR PUBLIC SAFETY RADIO COMMUNICATION

Palm Beach County provides interoperable public safety radio communications through the countywide common talk groups to Martin County through an Interlocal Agreement.

Agenda Item: 25-0823

This item was approved.

ADMINISTRATION

CNST-16 ADOPT PROCLAMATIONS COMMENDING CHARLOTTE ARLIDGE, CHARLOTTE DENUZZIO, ALYSON GORDON, MADISON THOMAS, AND LAUREN KELLY UPON THE ACHIEVEMENTS OF EAGLE SCOUT

The Board extends greetings and congratulations to scouts achieving the rank of Eagle Scout.

Agenda Item: 25-0832

This item was approved.

BOARD AND COMMITTEE APPOINTMENTS

B&C-1 PARKS AND RECREATION ADVISORY BOARD APPOINTMENTS

After solicitation of applicants, the Board of County Commissioners is asked to make the necessary at-large appointments and confirm Commissioner appointments to the Parks and Recreation Advisory Board.

Agenda Item: 25-0621

RESOLUTION NO. 25-3.18

Administrative Services Program Coordinator Donna Gordon announced the appointment of Casey Cass, R. Douglas Smith, Chris Pinkston, John Mathison, and Allan Mostoff to the Parks and Recreation Advisory Board.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to appoint Casey Cass, R. Douglas Smith, Chris Pinkston, John Mathison, and Allan Mostoff to the Parks and Recreation Advisory Board. 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 PUBLIC HEARING AND FINAL ASSESSMENT RESOLUTION FOR THE BEAU RIVAGE WATER MAIN MUNICIPAL SERVICE BENEFIT UNIT

Board action is requested to adopt the final assessment resolution for the Beau Rivage Water Main Municipal Service Benefit Unit to allow installation of water lines.

Agenda Item: 25-0776

RESOLUTION NO. 25-3.18

Utilities and Solid Waste Technical Services Administrator Leo Repetti presented the item to the Board. Utilities Chief Project Manager Phil Keathley assisted with Board questions.

The following member of the public addressed the Board regarding this item: Dr. Louis Benson.

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

PH-2

**LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF
EVALUATION AND APPRAISAL REPORT (EAR) BASED
COMPREHENSIVE PLAN AMENDMENT 24-14, CAPITAL
IMPROVEMENTS ELEMENT, A TEXT AMENDMENT**

This is a request to consider the adoption of Comprehensive Plan Amendment 24-14, a text amendment to Chapter 14, Capital Improvements Element, of the Comprehensive Growth Management Plan, Martin County Code (CGMP) based upon the 2024 EAR.

Agenda Item: 25-0512

Comprehensive Planning Administrator Clyde Dulin provided introductory remarks on the EAR Amendments. Growth Management Senior Planner Jenna Knobbe presented the Capital Improvement Element. Growth Management Director Paul Schilling, County Administrator Don Donaldson, and Deputy County Attorney Elysse Elder assisted with Board questions.

Martin County Fire Rescue Chief Chad Cianciulli and Finance Administrator Matt Resch provided clarifying remarks.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to continue the item to the end of the day. The motion carried by the following vote:

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

Agenda Item: 25-0512

ORDINANCE NO. 1255

Growth Management Senior Planner Samantha Lovelady presented the Contingency Capital Improvement Element. Growth Management Director Paul Schilling, County Administrator Don Donaldson, and Deputy County Attorney Elysse Elder assisted with Board questions.

Martin County Fire Rescue Chief Chad Cianciulli and Finance Administrator Matt Resch provided clarifying remarks.

Chair Heard solicited public comment; none was heard.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to accept 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

PH-3

**LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF
EVALUATION AND APPRAISAL REPORT (EAR) BASED
COMPREHENSIVE PLAN AMENDMENT 24-04, CHAPTER 4, FUTURE
LAND USE ELEMENT, A TEXT AMENDMENT**

This is a request to consider adoption of Comprehensive Plan Amendment 24-04, a text amendment to Chapter 4, Future Land Use Element of the Comprehensive Growth Management Plan (CGMP) based upon the 2024 EAR.

Agenda Item: 25-0508

ORDINANCE NO. 1240

Comprehensive Planning Administrator Clyde Dulin presented the Chapter 4 Amendment to the Board. 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 Commissioner Hetherington, to approve staff's recommendation; eliminate the sharing of infrastructure; disconnect planning periods; eliminate dependence on census data; and go with ten and twenty year planning periods. 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-4

**LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF
EVALUATION AND APPRAISAL REPORT (EAR) BASED
COMPREHENSIVE PLAN AMENDMENT 24-01, PREAMBLE, A TEXT
AMENDMENT**

This is a request to reopen the public hearing and consider the adoption of Comprehensive Plan Amendment 24-01, a text amendment to Chapter 1, Preamble, of the Comprehensive Growth Management Plan, Martin County Code (CGMP) based upon the 2024 EAR.

Agenda Item: 25-0738

ORDINANCE NO. 1241

Growth Management Senior Planner Jenna Knobbe presented the Preamble Amendment to the Board. Growth Management Comprehensive Planning Administrator Clyde Dulin, 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 approve staff's recommendation in a way that is consistent with Chapter 4 Future Land Use. The motion carried by the following vote:

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

PH-5 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

This is a request to reopen the public hearing and consider the adoption of Comprehensive Plan Amendment 24-02, a text amendment to Chapter 2, Overall Goals and Definitions, of the Comprehensive Growth Management Plan, Martin County Code (CGMP) based upon the 2024 EAR.

Agenda Item: 25-0745

ORDINANCE NO. 1242

Growth Management Senior Planner Jenna Knobbe presented the Overall Goals and Definitions to the Board. Growth Management Comprehensive Planning Administrator Clyde Dulin, 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 approve staff's recommendation with changes addressed by staff. The motion carried by the following vote:

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

PH-6 LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-03, INTERGOVERNMENTAL COORDINATION ELEMENT, A TEXT AMENDMENT

This is a request to reopen the public hearing and consider the adoption of Comprehensive Plan Amendment 24-03, a text amendment to Chapter 3, Intergovernmental Coordination Element, of the Comprehensive Growth Management Plan, Martin County Code (CGMP) based upon the 2024 EAR.

Agenda Item: 25-0740

ORDINANCE NO. 1243

Growth Management Comprehensive Planning Administrator Clyde Dulin introduced the item to the Board. Treasure Coast Regional Planning Council Executive Director Stephanie Heidt presented the Intergovernmental Coordination 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 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-7

LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-06, HOUSING ELEMENT, A TEXT AMENDMENT

This is a request to reopen the public hearing and consider the adoption of Comprehensive Plan Amendment 24-06, a text amendment to Chapter 6, Housing Element, of the Comprehensive Growth Management Plan, Martin County Code (CGMP) based upon the 2024 EAR.

Agenda Item: 25-0741

ORDINANCE NO. 1244

Growth Management Comprehensive Planning Administrator Clyde Dulin introduced the item to the Board. Treasure Coast Regional Planning Council Executive Director Stephanie Heidt presented the Housing 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 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

PH-8

LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-16, ARTS, CULTURE AND HISTORIC PRESERVATION, A TEXT AMENDMENT

This is a request to reopen the public hearing and consider the adoption of Comprehensive Plan Amendment 24-16, a text amendment to Chapter 16, Arts, Culture and Historic Preservation Element, of the Comprehensive Growth Management Plan, Martin County Code (CGMP) based upon the 2024 EAR.

Agenda Item: 25-0743

ORDINANCE NO. 1245

Growth Management Comprehensive Planning Administrator Clyde Dulin introduced the item to the Board. Treasure Coast Regional Planning Council Executive Director Stephanie Heidt presented the Arts, Culture, and Historic Preservation to the Board. 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 approve staff's recommendation with changes for Stuart High School. The motion carried by the following vote:

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

PH-9 LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-17, PUBLIC SCHOOLS FACILITIES ELEMENT, A TEXT AMENDMENT

This is a request to reopen the public hearing and consider the adoption of Comprehensive Plan Amendment 24-17, a text amendment to Chapter 17, Public Schools Facilities Element, of the Comprehensive Growth Management Plan, Martin County Code (CGMP) based upon the 2024 EAR.

Agenda Item: 25-0744

ORDINANCE NO. 1246

Growth Management Comprehensive Planning Administrator Clyde Dulin introduced the item to the Board. Treasure Coast Regional Planning Council Executive Director Stephanie Heidt presented the Public Schools Facilities 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 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

PH-10 LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-05, TRANSPORTATION ELEMENT, A TEXT AMENDMENT

This is a request to reopen the public hearing and consider the adoption of Comprehensive Plan Amendment 24-05, a text amendment to Chapter 5, Transportation Element, of the Comprehensive Growth Management Plan, Martin County Code (CGMP) based upon the 2024 EAR. The proposed revisions reflect the updated Transportation Map Series. Other changes are listed in the staff report. No goals, objectives or policies are being proposed for removal.

Agenda Item: 25-0739

ORDINANCE NO 1247

County Engineer Michael Grzelka presented the Transportation Element to the Board. 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 Vice Chair Ciampi, to approve staff's recommendation. 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-11

LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-07, RECREATION ELEMENT, A TEXT AMENDMENT

This is a request to reopen the public hearing and consider the adoption of Comprehensive Plan Amendment 24-07, a text amendment to Chapter 7, Recreation Element, of the Comprehensive Growth Management Plan, Martin County Code (CGMP) based upon the 2024 EAR.

Agenda Item: 25-0742

ORDINANCE NO. 1248

Growth Management Comprehensive Planning Administrator Clyde Dulin presented the Recreation Element to the Board. 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 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-12

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

This is a request to reopen the public hearing and consider the adoption of Comprehensive Plan Amendment 24-08, a text amendment to Chapter 8, Coastal Management Element, of the Comprehensive Growth Management Plan, Martin County Code (CGMP) based upon the 2024 EAR.

Agenda Item: 25-0746

ORDINANCE NO. 1249

Growth Management Senior Planner Samantha Lovelady introduced the item to the Board. Environmental Resource Engineer Amy Eason presented the Coastal Management 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 approve staff's recommendation. 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-13

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

This is a request to reopen the public hearing and consider the adoption of Comprehensive Plan Amendment 24-09, a text amendment to Chapter 9, Conservation and Open Space Element, of the Comprehensive Growth Management Plan, Martin County Code (CGMP) based upon the 2024 EAR.

Agenda Item: 25-0747

ORDINANCE NO. 1250

Growth Management Senior Planner Samantha Lovelady introduced the item to the Board. Comprehensive Planning Administrator Clyde Dulin presented the Conservation and Open Space Element. Growth Management Director Paul Schilling, Darryl Deleeuw, 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 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-14

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

This is a request to reopen the public hearing and consider the adoption of Comprehensive Plan Amendment 24-10, a text amendment to Chapter 10, Sanitary Sewer Services Element, of the Comprehensive Growth Management Plan, Martin County Code (CGMP) based upon the 2024 EAR.

Agenda Item: 25-0748

ORDINANCE NO. 1251

Growth Management Senior Planner Samantha Lovelady introduced the item to the Board. Utilities and Solid Waste Technical Services Administrator Leo Repetti presented the Sanitary Sewer Services 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 approve staff's recommendation with the policy change. The motion carried by the following vote:

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

PH-15 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

This is a request to reopen the public hearing and consider the adoption of Comprehensive Plan Amendment 24-11, a text amendment to Chapter 11 Potable Water Services Element/10 Year Water Supply Facilities Work Plan, of the Comprehensive Growth Management Plan, Martin County Code (CGMP) based upon the 2024 EAR.

Agenda Item: 25-0749

ORDINANCE NO. 1252

Growth Management Senior Planner Samantha Lovelady introduced the item to the Board. Utilities and Solid Waste Hydrogeologist Ann Murray presented the Potable Water Services Element/ 10 Year Water Supply Facilities Work Plan. Growth Management Director Paul Schilling and Deputy County Attorney Elysse Elder assisted with Board questions.

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

Absent: 1 - Chair Heard

PH-16 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

This is a request to reopen the public hearing and consider the adoption of Comprehensive Plan Amendment 24-12, a text amendment to Chapter 12, Solid and

Hazardous Waste, of the Comprehensive Growth Management Plan, Martin County Code (CGMP) based upon the 2024 EAR.

Agenda Item: 25-0750

ORDINANCE NO. 1253

Growth Management Senior Planner Samantha Lovelady introduced the item 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 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-17 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

This is a request to reopen the public hearing and consider the adoption of Comprehensive Plan Amendment 24-13, a text amendment to Chapter 13, Drainage and Natural Groundwater Aquifer Recharge Element, of the Comprehensive Growth Management Plan, Martin County Code (CGMP) based upon the 2024 EAR.

Agenda Item: 25-0751

ORDINANCE NO. 1254

Growth Management Senior Planner Samantha Lovelady introduced the item 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.

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

Absent: 1 - Chair Heard

PH-18 LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF COMPREHENSIVE PLAN AMENDMENT (CPA) 23-03, SUNRISE GROVE, A FUTURE LAND USE MAP AMENDMENT

This is a request for an amendment to the Future Land Use Map (FLUM) on a 205-acre parcel. The request will change the future land use designation from Agricultural Ranchette (up to 1 unit per 5 acres) to the AgTEC future land use designation. The parcel is located north of SW Martin Highway (State Road 714) and west of Interstate 95 (I-95).

Agenda Item: 25-0764

Growth Management Principal Planner Samantha Lovelady presented the item to the Board. Growth Management Director Paul Schilling and Deputy County Attorney Elysse Elder assisted with Board questions.

Lucido & Associates Senior Partner Morris Crady provided the applicant's presentation to the Board. Notices were filed at the LPA. Gunster Law Firm Attorney Bob Raynes addressed the Board on behalf of the applicant.

The following member of the public addressed the Board in support of this item: Gary Erhler.

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

Aye: 2 - Commissioner Hetherington, and Vice Chair Ciampi

Nay: 3 - Commissioner Vargas, Commissioner Capps, and Chair Heard

PH-19

**LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF
COMPREHENSIVE PLAN AMENDMENT (CPA) 23-04, SUNRISE
GROVE, A TEXT AMENDMENT**

This is a request by Martin Triangle Property, LLC and Sunrise Grove Commerce Center, LLC for an amendment to the text of Chapter 4, the Future Land Use Element, Comprehensive Growth Management Plan, Martin County Code.

Agenda Item: 25-0765

Growth Management Principal Planner Samantha Lovelady presented the item to the Board. Growth Management Director Paul Schilling, Comprehensive Planning Administrator Clyde Dulin, and Deputy County Attorney Elysse Elder assisted with Board questions.

Gunster Law Firm Attorney Bob Raynes addressed the Board on behalf of the applicant. Lucido and Associates Senior Partner Morris Crady addressed the Board.

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

Nay: 2 - Commissioner Vargas, and Chair Heard

DEPARTMENTAL

ADMINISTRATION

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

This is a placeholder on all Board meeting agendas to streamline the process for grant applications, awards, budget resolutions, budget transfers from reserves, and CIP amendments. Specific items requiring approval, if any, will be provided by Supplemental Memorandum.

Agenda Item: 25-0379

RESOLUTION NO. 25-3.9 through 25-3.16

OMB Director Stephanie Merle presented the items to the Board. Martin County Sheriff John Budensiek addressed the Board regarding item 7.C. CFO Kevin Youngblood assisted with Board questions.

The following items were approved: (1) FY 2025-2026 Alternative Water Supply Project for Floridan Well TFRO-8, (2) FY 2025-2026 Alternative Water Supply Project for Floridan Well NRO-5, (3) FY 2024-2025 Parks and Recreation Social Driver of Healthy Aging Grant, (4) 2025 Waterways Assistance Program Grant for the Renovation of the Jensen Beach Causeway North Boat Ramp and Pier Improvements, (5) FDEP Grant L0072 Martin County Gomez Community Pettway Potable Water Service, (6) FDEP Grant for Nutrient Reduction Technology, (7) Adjustment to Fiscal Year 2025 Budget (A) Allocate Unanticipated Donation from the Riverside PUD, (B) Allocate Unanticipated Contribution from the Preserve at Loblolly North PUD, (C) Allocate Unanticipated Contribution from the Seven J's North Industrial Park PUD, (D) Allocation of Funds for Fiscal Year 2025 Salary Adjustments, (E) Martin County Sheriff's Office Request for Funds Previously Earmarked for Future Helicopter Purchase, (F) Budget Resolution to Increase the Florida Opioid Settlement Funds, and (G) Budget Resolution to Recognize Reimbursements from the Village of Indiantown into the Building Department's Operating Budget.

MOTION: A motion was made by Commissioner Hetherington, seconded by Vice Chair Ciampi, to approve all items. 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

This item is a placeholder on all Board meeting agendas to streamline the process for items that meet the Board approval threshold. Specific items requiring approval, if any, will be provided by Supplemental Memorandum. If there are no items, a Supplemental Memorandum will not be attached.

Agenda Item: 25-0390

Commissioner Hetherington announced she will abstain from voting on items A1 and A2; she filed Form 8B Memorandum of Voting Conflict for the record. Chief Procurement Officer Krysti Brotherton presented the items to the Board.

The following items were approved: (A1) Beau Rivage Water Main, (A2) SE Avalon Drive Sidewalk, (A3) On Road Transit Support Services, and (B1) Manatee Pocket Mooring Field Courtesy Dinghy Dock.

Senior Resource CEO Karen Diegl thanked the Board for their consideration.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Capps, to approve items A1 and A2. The motion carried by the following vote:

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

Abstain: 1 - Commissioner Hetherington

Agenda Item: 25-0390

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to approve items A3 and B1. The motion carried by the following vote:

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

PUBLIC WORKS

DEPT-3 APPROVAL OF AN AS IS PURCHASE CONTRACT AND ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING A SPECIAL WARRANTY DEED FOR THE ACQUISITION OF A PARCEL OFF SALERNO ROAD IN PORT SALERNO

This is a request for final approval of a Residential Contract for Sale and Purchase (Contract), and the adoption of a resolution approving and accepting a Special Warranty Deed for the acquisition a parcel off of Salerno Road in Port Salerno.

Agenda Item: 25-0720

Public Works Real Property Professional Mande Johnson introduced the item to the Board. Deputy County Attorney Elysse Elder provided clarification regarding the property purchase from the NAC Board Member. County Administrator Don Donaldson assisted with Board questions.

The Board collectively discussed their perspectives.

The following member of the public addressed the Board regarding this item: Gary Erhler.

MOTION: A motion was made by Commissioner Capps, to waive conflict for the seller of the property. The motion failed for the lack of a second.

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

None at this time.

ADJOURN

The Board of County Commissioners March 25, 2025 meeting adjourned at 3:40 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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