



## BOARD OF COUNTY COMMISSIONERS

**DRAFT**

**3/7/2023 9:00 AM**

### MINUTES

#### COMMISSION CHAMBERS

**2401 SE MONTEREY ROAD, STUART, FLORIDA 34996**

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#### **COUNTY COMMISSIONERS**

*Edward V. Ciampi, Chairman*

*Harold E. Jenkins II, Vice Chairman*

*Doug Smith*

*Stacey Hetherington*

*Sarah Heard*

*Don G. Donaldson, P.E., County Administrator*

*Sarah W. Woods, County Attorney*

*Carolyn Timmann, Clerk of the Circuit Court and*

*Comptroller*

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#### **CALL TO ORDER**

**Present:** 5 - Commissioner Stacey Hetherington  
Commissioner Doug Smith  
Vice Chairman Harold E. Jenkins II  
Commissioner Sarah Heard  
Chairman Edward V. Ciampi

1. INVOCATION ~ Pastor Blaine Albright, Christ Fellowship Church
2. PLEDGE OF ALLEGIANCE ~ Peter Luther, Retired US Army Colonel
3. ADDITIONAL ITEMS
4. APPROVAL OF AGENDA

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

**Aye:** 5 - Commissioner Hetherington, Commissioner Smith, Vice Chairman Jenkins II, Commissioner Heard, and Chairman Ciampi

5. APPROVAL OF CONSENT AGENDA

## **PROCLAMATIONS AND SPECIAL PRESENTATIONS**

### **PROC-1 PRESENTATION OF PROCLAMATIONS**

The Chairman will present proclamations declaring Irish American Heritage Month and Flood Awareness Week in Martin County, Florida.

Agenda Item: 23-0122

Communications Manager Laura Beaupre presented the proclamations to the Board.

Ray Lynch with the Ancient Order of Hibernians accepted the Irish American Heritage Month proclamation.

Engineering Permit Manager Christine Madsen accepted the Flood Awareness Week proclamation.

## **COMMENTS**

### **1. PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.**

Linda Smithe (Sierra Club Loxahatchee) expressed opposition against the Rural Lifestyle Comprehensive Plan Amendment and the potential for suburban sprawl in the County.

Tom Pine addressed items in the consent agenda and the County's spending.

David Gonzalez spoke regarding current zoning laws; he addressed issues concerning commercial operators conducting business in residentially zoned areas.

Linda Fithian and Diane Castellucci addressed the Board in regards to Senate Bill 102.

### **2. COMMISSIONERS**

#### **AM**

Commissioner Smith asked for confirmation regarding Jeff Dougherty as the Building Department Director. County Administrator Don Donaldson assisted with Board questions.

MOTION: A motion was made by Commissioner Smith, seconded by Vice Chairman Jenkins II, to confirm Jeff Dougherty as the Building Department Director. The motion carried unanimously.

Commissioner Heard addressed emails received from constituents regarding Senate Bill 102, Senate Bill 1240 and House Bill 1197; she requested representation in legislation.

#### **PM**

Commissioner Heard shared observations on the East Fork Creek STA located on US 1; she announced her recent tour of the site and encouraged the public to take a tour. Commissioner Heard suggested the Board investigate completing tree islands for nesting in the larger STAs.

Commissioner Jenkins commented on the East Fork Creek STA landscaping.

Commissioner Smith suggested incorporating into the policy progress coverage of County projects for public knowledge and marketing.

Commissioner Ciampi wished all a Happy St. Patrick's Day.

### 3. COUNTY ADMINISTRATOR

#### **AM**

None at this time.

#### **PM**

None at this time.

### **CONSENT**

#### **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: 23-0319

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**

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 7, 2023 and February 20, 2023. 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: 23-0327

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

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

The Board is asked to approve minutes from the December 13, 2022; January 10, 2023; and January 24, 2023 regular meetings.

Agenda Item: 23-0362

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

##### **CNST-4 ADOPT A PROCLAMATION DECLARING VIETNAM WAR VETERANS DAY IN MARTIN COUNTY, FLORIDA**

The Board is asked to adopt a proclamation declaring Vietnam War Veterans Day in Martin County Florida.

Agenda Item: 23-0473

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

**CNST-5 ADOPT A PROCLAMATION DECLARING SURVEYORS AND MAPPERS WEEK IN MARTIN COUNTY, FLORIDA**

The Board is asked to adopt a proclamation declaring Surveyors and Mappers Week in Martin County, Florida.

Agenda Item: 23-0544

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

**CNST-6 ADOPT A PROCLAMATION DECLARING GOVERNMENT FINANCE PROFESSIONALS WEEK IN MARTIN COUNTY, FLORIDA**

The Board is asked to adopt a proclamation declaring Government Finance Professionals Week in Martin County, Florida.

Agenda Item: 23-0557

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

**CNST-7 LOCAL TECHNOLOGY PLANNING TEAM APPOINTMENTS**

After solicitation of applicants, the Board is asked to appoint and confirm appointments to the Local Technology Planning Team.

Agenda Item: 23-0572

**RESOLUTION NO. 23-3.1**

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

**PUBLIC WORKS**

**CNST-8 ADOPTION OF A RESOLUTION APPROVING A TOWER AND GROUND SPACE LEASE WITH THE VILLAGE OF TEQUESTA FOR IMPROVED COMMUNICATION FOR TEQUESTA EMERGENCY SERVICES, LOCATED ON COUNTY LINE ROAD IN TEQUESTA**

This is a request for adoption of a resolution approving and accepting a Tower and Ground Space Lease with the Village of Tequesta for a five-year term with two 5-year renewal periods, on the County communication tower located at 18530 SE County Line Road in Tequesta.

Agenda Item: 23-0255

**RESOLUTION NO. 23-3.2**

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

**CNST-9 FINAL APPROVAL OF A VACANT LAND CONTRACT AND ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING A SPECIAL WARRANTY DEED FOR THE ACQUISITION OF A ONE-ACRE LOT IN PALM BEACH HEIGHTS, FOR CONSERVATION PURPOSES**

This is a request for final approval of a Vacant Land Contract and adoption of a resolution approving and accepting a Special Warranty Deed from Charles Ronald Barnes and Milton Donald Barnes for the acquisition of a vacant one-acre parcel in the amount of \$5,000, located in Palm Beach Heights (Pal-Mar) for conservation purposes.

Agenda Item: 23-0496

**RESOLUTION NO. 23-3.3**

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

**PUBLIC HEARING**

**PH-1 LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF COMPREHENSIVE PLAN TEXT AMENDMENT (CPA) 22-07, COUNTY OPERATIONS**

This is a request for a site-specific text amendment to Chapter 4, Future Land Use Element, specifically Policy 4.1B.2.(2). No amendment to the Future Land Use Map is proposed, however, there is a concurrent zoning district change proposed for the same 29.8 acres discussed in this site-specific text amendment. The proposed rezoning of the 29.8 acres will be the subject of a separate staff report.

Agenda Item: 23-0502

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

Chairman Ciampi solicited public comment; none was heard.

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

**Aye:** 5 - Commissioner Hetherington, Commissioner Smith, Vice Chairman Jenkins II, Commissioner Heard, and Chairman Ciampi

**DEPARTMENTAL QUASI-JUDICIAL**

**GROWTH MANAGEMENT**

**DPQJ-1 REQUEST FOR THE 7TH AMENDMENT TO THE MARINER VILLAGE SQUARE PLANNED UNIT DEVELOPMENT AGREEMENT, INCLUDING REVISED MASTER AND PHASING PLANS AND PHASE 4 FINAL SITE PLAN**

This is a request by Ribbon Ventures, LLC for approval of the 7th Amendment to the Mariner Village Square Planned Unit Development (PUD) Zoning Agreement including a revised master and phasing plan and a revised phase 4 final site plan. Mariner Village Square is an existing commercial PUD situated on approximately 20 acres located on the west side of US Highway 1 across from the Mariner Sands Drive intersection. The property has a future land use designation of General Commercial and has PUD zoning designation. Included with this application is a request for a

Certificate of Public Facilities Reservation.

Agenda Item: 23-0545

**RESOLUTION NO. 23-3.4**

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

COUNTY: Growth Management Deputy Director Peter Walden 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) Peter Walden's resume.

APPLICANT: Lucido & Associates Senior Vice President Morris Crady presented the applicant's presentation to the Board. Jameson Wheat addressed the Board on behalf of the applicant.

Chairman Ciampi solicited public comment; none was heard.

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:** 5 - Commissioner Hetherington, Commissioner Smith, Vice Chairman Jenkins II, Commissioner Heard, and Chairman Ciampi

**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: 23-0339

**RESOLUTION NOs. 23-3.5 through 23-3.7**

OMB Director Jennifer Manning presented the items to the Board.

The following items were approved: (1) 2024 Small Outreach Program Grant (SW Kansas Avenue resurfacing and road construction), (2) FY24 Alternative Water Supply Project Funding, (3) Clean Vessel Act Grant, (4) FY24 Supporting Healthy Aging through Parks and Recreation (SHAPR) Grant, (5) Florida Department of Environmental Protection (FDEP) amendment for the St Lucie Inlet IMP Implementation, (6) Federal Emergency Management Administration (FEMA) Public Assistance Grant, and (7) Florida Department of Environmental Protection (FDEP) Grant 22MI2

Amendment No. 1.

Chairman Ciampi solicited public comment; none was heard.

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

**Aye:** 5 - Commissioner Hetherington, Commissioner Smith, Vice Chairman Jenkins II, Commissioner Heard, and Chairman 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: 23-0347

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

The following items were approved: (1) SE Cove Road Resurfacing & Bike Lanes (SR-5/US-1 to SE Dixie Highway) and (2) Planning Services for Community Redevelopment Areas (CRAs).

Chairman Ciampi solicited public comment; none was heard.

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

**Aye:** 5 - Commissioner Hetherington, Commissioner Smith, Vice Chairman Jenkins II, Commissioner Heard, and Chairman Ciampi

**PARKS AND RECREATION**

**DEPT-3 SKATE PARK OPERATIONS AND FEES**

The Martin County Board of County Commissioners (Board) has requested a presentation on the user fees charged at County skate parks.

Agenda Item: 23-0480

Parks and Recreation Director Kevin Abbate presented the item to the Board.

Chairman Ciampi solicited public comment; none was heard.

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

**Aye:** 5 - Commissioner Hetherington, Commissioner Smith, Vice Chairman Jenkins II, Commissioner Heard, and Chairman Ciampi

**DEPT-4 SPECIAL OLYMPICS UPDATE**

Special Olympics Florida, Inc. (Special Olympics) is requesting that the Martin County Board of County Commissioners (Board) fund one full-time equivalent (FTE) position within the Parks and Recreation Department for the FY2024 budget.

Agenda Item: 23-0412

Parks and Recreation Director Kevin Abbate provided the update to the Board. Parks and Recreation Deputy Director Kevin Kerwin and County Administrator Don Donaldson assisted with Board questions.

The following members of the public addressed the Board regarding this item: Jacque Lewis, Adam Grams, Linda Fithian, and Betty Marshall.

MOTION: A motion was made by Commissioner Smith, seconded by Vice Chairman Jenkins II, directing the Special Olympics to apply for the Grants and Aid Program which will be discussed in July; and direct staff to begin the process for shaping a Memorandum of Understanding with the Special Olympics. The motion carried by the following vote:

**Aye:** 5 - Commissioner Hetherington, Commissioner Smith, Vice Chairman Jenkins II, Commissioner Heard, and Chairman Ciampi

## **ADMINISTRATION**

### **DEPT-5 AFFORDABLE HOUSING UPDATE**

On February 21, 2023 the Board of County Commissioners requested that Mr. Lanahan of the Treasure Coast Regional Planning Council conduct a presentation on the proposed legislation before the State of Florida Legislature.

Agenda Item: 23-0596

Assistant County Administrator George Stokus introduced the item to the Board. Tom Lanahan with the Treasure Coast Regional Planning Council provided the presentation to the Board. County Administrator Don Donaldson, County Attorney Sarah Woods, Ecosystem Restoration and Management Manager John Maehl and Legislative Coordinator Sarah Powers assisted with Board questions.

The Commissioners discussed the proposed legislation and its impact on the County. They also addressed strategies to implement public education and possible statewide collaborative efforts.

The Board directed staff to send a Chair Letter to the Delegation and Florida Association of Counties (FAC) opposing Senate Bill 102, Senate Bill 1240 and House Bill 1197. The Board will hold a press conference [March 10, 2023] and conduct outreach on social media platforms to educate the public regarding the Senate and House Bills.

The following members of the public addressed the Board regarding this item: James Fithian, Laura Giobbi, Nick Blount, and Gale Goldie.

**PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.**

None at this time.

**ADJOURN**

The Board of County Commissioners March 7, 2023 meeting adjourned at 2:12 p.m.

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

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Edward Ciampi, Chair  
Board of County Commissioners

Minutes approved:

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