



BOARD OF COUNTY COMMISSIONERS

FINAL MINUTES
2/25/2025 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

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

Invocation ~ Moment of Silence

Pledge of Allegiance ~ Scott Bruhn (US Marine Veteran), John Colando (US Army Veteran), Jim Walton (US Army Veteran), Jamila Gulley (US Navy USS Stump), Chris Counsellor (US Navy Veteran & Retired Coast Guard)

APPROVAL OF AGENDA

MOTION: A motion was made by Commissioner Hetherington, seconded by Vice Chair Ciampi, 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 A PROCLAMATION PREVIOUSLY APPROVED VIA THE CONSENT AGENDA

Agenda Item: 25-0583

Communications Manager Laura Beaupre presented the proclamation to the Board.

2-1-1 Community Outreach Representative Chad Adcock and Board Member Kathleen Hillman accepted the proclamation declaring 2-1-1 Awareness Month.

COMMENTS

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

Lawrence Leeb spoke regarding connectivity to County water in Section 2 of Fork River. He stated an agreement was signed without the homeowner's authorization.

Jeff Ordea expressed his frustration with various issues as a homeowner abutting the airport.

Samantha Suffich addressed the Board on behalf of the Martin County Healthy Start Program to advocate for local maternity care. Ms. Suffich requested an agreement/partnership with the County to lease land for a maternity facility.

Tom Pine spoke about the consent agenda.

Commissioners

AM

Commissioner Hetherington recommended prioritizing a traffic signal at the CR-609 and SR-710 intersection. Commissioner Hetherington thanked the Board for moving forward with sidewalks in Fisherman's Cove.

Commissioner Capps thanked staff for their efforts in preparing the meeting agendas. He shared his recent opportunities to speak at the Hobe Sound Chamber of Commerce; tour Parks and Recreation and the Cane Center (Council of Aging) facilities; attend the Economic Council Installation Dinner; State of the County Address; Little League opening ceremonies; and MPO 2050 visioning event. He also shared construction began on the traffic light at Constitution Blvd and US-1 in Hobe Sound.

Commissioner Vargas shared she visited Volunteers in Medicine; Loggerhead Marine Center; Florida Oceanographic Center on Hutchinson Island; and attended training with MCSO K-9 Unit. She also commented on the traffic signal at CR-609 and SR-710 as discussed at the MPO meeting.

PM

Vice Chair Ciampi expressed his concerns regarding the need to eliminate the permissive flashing yellow light at the intersection of Matheson Ave and Martin Downs Blvd due to a series of fatal accidents. He urged the Board to address this matter.

County Administrator Don Donaldson advised he will review the intersections with staff. The new Traffic Engineer Administrator Erik Ferguson introduced himself to the Board.

County Administrator

AM

At the direction of County Administrator Don Donaldson, staff provided an explanation on the Mango Terrace. County Engineer Michael Grzelka provided an overview of the process. Deputy County Attorney Elysse Elder provided background and clarifying remarks.

PM

None at this time.

CONSENT AGENDA

MOTION: A motion was made by Commissioner Hetherington, seconded by Commissioner Capps, 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: 25-0347

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: 25-0358

This item was approved.

CNST-3 BOARD OF COUNTY COMMISSION MINUTES TO BE APPROVED

Agenda Item: 25-0619

This item was approved.

CNST-4 NOTED ITEMS

Agenda Item: 25-0368

This item was approved.

CNST-5 EMERGENCY MEDICAL SERVICES ADVISORY COUNCIL APPOINTMENTS

Agenda Item: 25-0451

RESOLUTION NO. 25-2.15

This item was approved.

**CNST-6 ADOPT A PROCLAMATION RECOGNIZING 70 YEARS SERVING
MARTIN COUNTY'S LIBRARIES IN MARTIN COUNTY, FLORIDA**

Agenda Item: 25-0552

This item was approved.

**CNST-7 ADOPT A PROCLAMATION DECLARING SURVEYORS AND
MAPPERS WEEK IN MARTIN COUNTY, FLORIDA**

Agenda Item: 25-0614

This item was approved.

**CNST-8 ADOPT A PROCLAMATION DECLARING MARCH 2025 AS IRISH
AMERICAN HERITAGE MONTH IN MARTIN COUNTY, FLORIDA**

Agenda Item: 25-0631

This item was approved.

**CNST-9 ADOPT A PROCLAMATION DESIGNATING MARCH 3-9 AS FLOOD
AWARENESS WEEK IN MARTIN COUNTY, FLORIDA**

Agenda Item: 25-0726

This item was approved.

PUBLIC HEARINGS

**PH-1 FUND BALANCE ADJUSTMENTS THAT ARE NECESSARY FOR
FISCAL YEAR 2025**

Agenda Item: 25-0612

RESOLUTION NOs. 25-2.17 through 25-2.42

OMB Director Stephanie Merle provided the fund balance presentation to the Board.

Chair Heard solicited public comment; none was heard.

MOTION: A motion was made by Commissioner Hetherington, seconded by Commissioner Vargas, 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 24-01, PREAMBLE, A TEXT
AMENDMENT**

Agenda Item: 25-0510

Growth Management Comprehensive Planning Administrator Clyde Dulin provided an introduction to the EAR Amendments. Senior Planner Jenna Knobbe presented the Chapter 1 Amendment to the Board. Growth Management Director Paul Schilling and Deputy County Attorney Elysse Elder assisted with Board questions.

The following member of the public addressed the Board regarding this item: Walter Loyd.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to continue this item until March 25, 2025 to be heard at 9 a.m. or a time thereafter. 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 24-05, TRANSPORTATION
ELEMENT, A TEXT AMENDMENT**

Agenda Item: 25-0511

Growth Management Principal Planner Samantha Lovelady introduced the item to the Board. County Engineer Michael Grzelka presented the Transportation Element. Growth Management Director Paul Schilling, Chief Project Engineer Lisa Wischer, County Administrator Don Donaldson, 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 continue this item until March 25, 2025 to be heard at 9 a.m. or a time thereafter; and include the suggested changes for Manatee Pocket. The motion carried by the following vote:

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

PH-4

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

Agenda Item: 25-0513

Growth Management Comprehensive Planning Administrator Clyde Dulin introduced the item. Treasure Coast Regional Planning Council Deputy Executive Director Stephanie Heidt presented the Intergovernmental Coordination 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 Capps, seconded by Commissioner Vargas, to continue this item until March 25, 2025 to be heard at 9 a.m. or a time thereafter; and include the amendment to the language. 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 24-06, HOUSING ELEMENT, A
TEXT AMENDMENT**

Agenda Item: 25-0514

Growth Management Comprehensive Planning Administrator Clyde Dulin introduced the item. Treasure Coast Regional Planning Council Deputy Executive Director Stephanie Heidt presented the Housing 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 Vice Chair Ciampi, seconded by Commissioner Hetherington, to continue this item until March 25, 2025 to be heard at 9 a.m. or a time thereafter, with the changes discussed. 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 24-07, RECREATION
ELEMENT, A TEXT AMENDMENT**

Agenda Item: 25-0515

Growth Management Comprehensive Planning Administrator Clyde Dulin introduced the item. Growth Management Planner Amy Offenbach presented the Recreation Element to the Board. Growth Management Director Paul Schilling and Deputy County Attorney Elyse 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 Capps, to continue this item until March 25, 2025 to be heard at 9 a.m. or a time thereafter. 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 24-16, ARTS, CULTURE AND HISTORIC PRESERVATION, A TEXT AMENDMENT

Agenda Item: 25-0522

Growth Management Comprehensive Planning Administrator Clyde Dulin introduced the item. Treasure Coast Regional Planning Council Deputy Executive Director Stephanie Heidt presented the Culture and Historic Preservation Element to the Board. Growth Management Director Paul Schilling and Deputy County Attorney Elyse 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 continue this item until March 25, 2025 to be heard at 9 a.m. or a time thereafter. 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 24-17, PUBLIC SCHOOLS FACILITIES ELEMENT, A TEXT AMENDMENT

Agenda Item: 25-0523

Growth Management Comprehensive Planning Administrator Clyde Dulin introduced the item. Treasure Coast Regional Planning Council Deputy Executive Director Stephanie Heidt presented the Public Schools Facilities Element to the Board. Growth Management Director Paul Schilling, County Administrator Don Donaldson, and Deputy County Attorney Elyse 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 continue this item until March 25, 2025 to be heard at 9 a.m. or a time thereafter. The motion carried by the following vote:

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

PUBLIC HEARING QUASI-JUDICIAL

PHQJ-1 REQUEST FOR REZONING APPROVAL TO PLANNED UNIT DEVELOPMENT (PUD) THROUGH A PUD ZONING AGREEMENT FOR THE CHANCEY BAY RANCH PROJECT INCLUDING A MASTER/FINAL SITE PLAN (C167-005)

Agenda Item: 25-0561

RESOLUTION NO. 25-2.44

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

COUNTY: Growth Management Principal Planner Brian Elam presented staff's presentation to the Board. Growth Management Deputy Director Peter Walden and Deputy County Attorney Elysse Elder assisted with Board questions.

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

APPLICANT: WGI Senior Project Manager Matthew Barnes presented 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 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

REQUESTS AND PRESENTATIONS

R&P-1 DISTRICT 19 MEDICAL EXAMINER OFFICE PROJECT UPDATE

Agenda Item: 25-0567

Chief of Staff Kimberlee Levee introduced the item to the Board. St. Lucie County Project and Construction Manager Scotty Beaulieu provided an overview of the project.

JL2 Architecture President Johnnie Lohrum presented the presentation to the Board. County Administrator Don Donaldson and Chief Medical Examiner Dr. Patricia Aronica assisted with Board questions.

DEPARTMENTAL
ADMINISTRATION

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

Agenda Item: 25-0377

There were no items.

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

Agenda Item: 25-0388

There were no items.

COUNTY ATTORNEY

DEPT-3 CONSIDER A RESOLUTION APPROVING A CONVEYANCE OF PROPERTY AND ACCEPTANCE OF PROPERTY PURSUANT TO SECTION 125.38, FLA. STAT. IN ACCORDANCE WITH PAL MAR SETTLEMENT AGREEMENT

Agenda Item: 25-0627

RESOLUTION NO. 25-2.16

Senior County Attorney Sebastian Poprawski presented the item to the Board.

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

UTILITIES AND SOLID WASTE

DEPT-4 INITIAL ASSESSMENT RESOLUTION FOR THE BEAU RIVAGE WATER MAIN MUNICIPAL SERVICE BENEFIT UNIT

Agenda Item: 25-0598

RESOLUTION NO. 25-2.45

Utilities and Solid Waste Director Sam Amerson introduced the item. Technical Services Administrator Leo Repetti presented the item to the Board. Chief Project Manager Phil Keathley, County Administrator Don Donaldson, and Assistant County Attorney Frank Moehrle assisted with Board questions.

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

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

None at this time.

ADJOURN

The Board of County Commissioners February 25, 2025 meeting adjourned at 3:11 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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