



## BOARD OF COUNTY COMMISSIONERS

**FINAL MINUTES**  
**10/22/2019 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*

*Taryn Kryzda, 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 - Chairman Edward V. Ciampi  
Vice Chairman Harold E. Jenkins II  
Commissioner Doug Smith  
Commissioner Stacey Hetherington  
Commissioner Sarah Heard

1. INVOCATION - Pastor Dave Albers, Redeemer Lutheran Church, Stuart
2. PLEDGE OF ALLEGIANCE
3. ADDITIONAL ITEMS
4. APPROVAL OF AGENDA

**MOTION:** A motion was made by Commissioner Smith, seconded by Commissioner Hetherington, for approval of the agenda and the consent agenda with the additional item [CNST-18]. The motion carried by the following vote:

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

## **PROCLAMATIONS AND SPECIAL PRESENTATIONS**

### **PROC-1 PRESENT A PROCLAMATION PREVIOUSLY APPROVED VIA THE CONSENT AGENDA**

The Chairman will present the proclamation to the recipient.

Agenda Item: 19-0944

Communications Manager Laura Beaupre presented the proclamation. Veterans Service Office Bernadine McCormick accepted the proclamation for Veteran's Day.

### **PROC-2 ADOPT AND PRESENT A PROCLAMATION DECLARING PARALEGAL DAY IN MARTIN COUNTY, FLORIDA**

The Board is asked to adopt and present a proclamation declaring Paralegal Day in Martin County, Florida.

Agenda Item: 20-0022

Communications Manager Laura Beaupre introduced the proclamation. Real Property Manager Carla Segura accepted the proclamation for Paralegal Day.

MOTION: A motion was made by Commissioner Smith, seconded by Vice Chairman Jenkins, to accept this proclamation. The motion carried by the following vote:

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

### **PROC-3 25TH ANNUAL COMMUNICATOR AWARD OF DISTINCTION**

The Martin County Web Team and our website vendor, Promet Source, have been awarded a Communicator Award for the Martin County's Website. The Communicator Awards are the leading international creative awards program honoring creative excellence for communications professionals. The 25th Annual Communicator Awards program received over 6,000 entries from various professional agencies and public relations firms. The Communicator Awards program is judged by the Academy of Interactive and Visual Arts (AIVA).

Agenda Item: 19-0923

Assistant County Administrator George Stokus introduced the item. Promet Source President Andy Kucharski presented the award to Martin County.

## **COMMENTS**

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

Operation 300 Board Member Steve Leighton requested that the Board extend their use agreement for the hangar at Witham Field. Assistant County Administrator George Stokus requested pre-approval to engage into a user agreement with The Community Foundation/Treasure Cay [or whatever is the appropriate 501c3] and approve a change in the termination clause in the use agreement with a 30 day 'claw back' provision.

MOTION: A motion was made by Commissioner Heard, seconded by Vice Chairman Jenkins, to direct staff to negotiate an extension to the contract [direct staff to process a use agreement with an appropriate 501c3 for the use of Hangar 3, for the 90 days, to continue the

relief efforts]. The motion carried unanimously.

Steve Karr spoke about the speeding problem on St. Lucie Boulevard in Stuart. County Engineer Lisa Wichser provided a brief update on the St. Lucie Boulevard project (signage, striping, speed feedback signs, speed tables, etc.).

Jim Loeb sack read a letter from Port Salerno residents Mary and Jerry Shephard regarding problems and issues caused by the Seafood Festival.

Tom Pine spoke about the importance of safety on all County projects.

## 2. COMMISSIONERS

### AM

Commissioner Heard announced that she would be using District 4 funds to acquire a 5.43 acre parcel adjacent to Maggy's Hammock Park.

Commissioner Jenkins announced that he would be a judge for the bed race at the upcoming Palm City Fall Fest.

Commissioner Hetherington announced that the Department of Health found some contamination during their recent well testing in the Monterey subdivision. She informed the Board that the County will cost share with the City of Stuart for the design of the water lines. Deputy County Administrator Don Donaldson was present for the discussion and informed the Board that staff supported the motion on the floor.

MOTION: Commissioner Hetherington made a motion, seconded by Commissioner Smith, that the City of Stuart would do the design [for the Monterey subdivision water lines] and the County would cost share in that in a 50/50 cost share. The motion carried unanimously.

Commissioner Smith requested a letter of support for the Coral Reef Reauthorization Act to take to the Joint Regional Planning Council meeting [the Board concurred]. He spoke about the success of the recent Washington D.C. trip and thanked Congressman Alcee Hastings for his time and his comments. He also spoke about the recent MPO meeting and the difficulty getting traffic lights at SE Constitution Blvd and at the entrance to South River.

Chairman Ciampi spoke about the recent passings of [retired] Firefighter Chris Buchanan and Treasure Coast Wildlife Center Executive Director Dan Martinelli. Commissioner Smith suggested sending a letter regarding the timeline of the study related to SR710. He also suggested purchasing a plaque recognizing Dan Martinelli for his service to wildlife and to our community; the Board concurred.

County Attorney Sarah Woods spoke about the relocation of the Martin County Fair to Indiantown and the County's recently adopted ordinance allowing the provision of water and sewer to the parcel. The Town of Jupiter Island filed a challenge to the ordinance, claiming that the Comp Plan Amendment should acknowledge that the provision of water and sewer be by South Martin Regional Utility. The plan amendment will not be in effect until the challenge has been dismissed or a final order has been issued. The County can't move forward with the

lease plan until we have the Comp Plan amendment which allows the extension of water and sewer. Martin County Fair Manager Jay Spicer (with Fair Association President Chester Edwards) addressed the Board regarding the situation. Ms. Woods clarified that the only 'quick fix' to this is for the challenge to be dismissed.

PM

Commissioner Jenkins announced that the district funds used for the rodeo came out of the funds generated in the Village of Indiantown.

Commissioner Smith presented a draft resolution, prepared by staff, supporting the Coral Reef Track and the reauthorization of the Coral Reef Act of 2000.

#### **RESOLUTION NO. 19-11.21**

MOTION: A motion was made by Commissioner Smith, seconded by Vice Chairman Jenkins, to adopt the [Coral Reef Act] resolution. The motion carried unanimously.

### **3. COUNTY ADMINISTRATOR**

#### **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: 19-0821

There were no items at this time.

##### **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 September 21, 2019 and October 3, 2019. 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: 19-0825

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 October 8, 2019 Board of County Commission regular meeting.

Agenda Item: 20-0036

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

**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: 19-0826

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

**CNST-5 ADOPT PROCLAMATIONS TO BE PRESENTED ON NOVEMBER 12, 2019**

The Board is asked to adopt the following proclamations: declaring Farm City Week, Alzheimer Awareness Month, and Bible Reading Week in Martin County, Florida.

Agenda Item: 19-1059

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

**CNST-6 INDUSTRIAL DEVELOPMENT AUTHORITY APPOINTMENT**

After solicitation for applicants, the Board is asked to make the necessary appointment to the Industrial Development Authority.

Agenda Item: 19-1006

**RESOLUTION NO. 19-10.9**

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

**CNST-7 REVIEW AND APPROVE SUBMISSION OF THE REVISED MARTIN COUNTY BEHAVIORAL HEALTH (BAKER ACT) TRANSPORTATION PLAN TO STATE OF FLORIDA, DEPARTMENT OF CHILDREN AND FAMILIES**

This is a request for review and approval of the revised proposed Martin County Behavioral Health Transportation Plan, in accordance with Florida Statute Chapter 394, Part I, Florida Mental Health Act, or the "Baker Act". This revised Plan was developed by staff and reviewed by the Martin County Public Safety Coordinating Council, in its advisory capacity.

Agenda Item: 19-1061

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

**CNST-8 ESTABLISHMENT OF A COMPLETE COUNT COMMITTEE FOR THE 2020 CENSUS**

The US Constitution mandates a headcount every ten (10) years of everyone residing in the United States. This includes people of all ages, races, ethnic groups, citizens, and noncitizens. The United States Census Bureau strongly encourages Counties to establish Complete Count Committees to increase awareness and maximize participation in the 2020 Census.

Agenda Item: 20-0009

**RESOLUTION NO. 19-10.10**

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

## **BUILDING**

### **CNST-9 REQUEST FOR FINE REDUCTION STIPULATION AND AGREED RECOMMENDED ORDER REGARDING THE CODE ENFORCEMENT CASE OF SHAWN R MAESEL, CASE NO. 16-0102863**

Pursuant to the provisions of Section 1.98B, General Ordinance, Martin County Code, the Board of County Commissioners is asked to consider approval of a Fine Reduction and Agreed Recommended Order regarding the Code Enforcement case of Shawn R. Maesel.

Agenda Item: 19-1021

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

### **CNST-10 REQUEST FOR FINE REDUCTION STIPULATION AND AGREED RECOMMENDED ORDER REGARDING THE CODE ENFORCEMENT CASE OF SHAWN R MAESEL, CASE NO. 16-0102861**

Pursuant to the provisions of Section 1.98B, General Ordinance, Martin County Code, the Board of County Commissioners is asked to consider approval of a Fine Reduction and Agreed Recommended Order regarding the Code Enforcement case of Shawn R. Maesel.

Agenda Item: 19-1022

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

## **COUNTY ATTORNEY**

### **CNST-11 BUILDING DEPARTMENT REINSPECTION AND REVISION REVIEW FEES**

On March 19, 2019, the Board considered a request from the Building Department to increase building permit reinspection fees and implement a permit revision fee. Recently, it was discovered that the Resolution attached to the Consent Agenda Item and approved by the Board was not the correct document. Accordingly, the Board is asked to consider a Resolution rescinding Resolution No. 19-3.4 and approving the requested fees effective November 1, 2019.

Agenda Item: 20-0027

#### **RESOLUTION NO. 19-10.11**

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

## **PUBLIC WORKS**

### **CNST-12 ACCEPTANCE OF A UTILITY EASEMENT FROM JB TECH CENTER, LLC, FOR WATER SERVICES AND MAINTENANCE OF CERTAIN UTILITY RELATED EQUIPMENT ON THE NORTH SIDE OF NE CAUSEWAY BOULEVARD AND EAST OF NE INDIAN RIVER DRIVE**

This is a request for the adoption of a Resolution accepting and approving a Utility Easement from JB Tech Center, LLC, a Florida limited liability company, for water services and certain utility related equipment for the JB Tech Center project on the northeast corner of NE Causeway Boulevard and NE Indian River Drive in Jensen Beach.

Agenda Item: 19-0935

**RESOLUTION NO. 19-10.12**

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

**CNST-13 APPROVAL OF JOINT SOVEREIGNTY SUBMERGED LANDS LEASE (SSLL) RENEWAL WITH BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND (TIITF) TO RED SKY, INC. (RED SKY) AND MARTIN COUNTY**

Request for approval of a joint SSLL renewal with TIITF for the boat slip and dinghy dock area with Red Sky, Inc. and Martin County in Port Salerno.

Agenda Item: 19-0952

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

**CNST-14 ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING A 15' NON-EXCLUSIVE PERPETUAL ACCESS AND MAINTENANCE EASEMENT (EASEMENT) FOR ACCESS TO A PROPOSED PARKING AREA ON THE HOBE SOUND SCRUB PRESERVE**

Martin County requires a 15' Access and Maintenance Easement from Edward H. Hamm, as Trustee, under the Amendment and Restatement of Trust of Edward H. Hamm, dated February 26, 1999 (HAMM), for access to a proposed parking area which will be located on the Hobe Sound Scrub Preserve property off Dixie Highway.

Agenda Item: 19-1048

**RESOLUTION NO. 19-10.13**

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

**UTILITIES AND SOLID WASTE**

**CNST-15 ADOPT THE GOLDEN GATE ESTATES WASTEWATER FACILITIES PLAN RESOLUTION FOR THE IMPLEMENTATION OF THE SEPTIC TO SEWER PROJECT**

The Board is requested to adopt the Golden Gate Estates Wastewater Facilities Plan in order to comply with the State of Florida funding requirements.

Agenda Item: 19-1049

**RESOLUTION NO. 19-10.14**

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

**CNST-16 SETTLEMENT AGREEMENT AND RELEASE BETWEEN MARTIN COUNTY AND THE CRANE CREEK PROPERTY OWNERS ASSOCIATION, INC. REGARDING DAMAGE TO AN ARCH PIPE UNDER CRANE CREEK AVENUE**

The Board is asked to consider a settlement agreement and release (the Settlement) resolving an issue with a damaged arch pipe, which is a large metal pipe for handling stormwater that runs underneath Crane Creek Avenue, between Martin County and its Utilities and Solid Waste Department (County) and the Crane Creek Property Owners

Association, Inc. (CCPOA).

Agenda Item: 19-1050

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

**CNST-17 FIRST AMENDMENT TO AGREEMENT FOR SOLID WASTE  
MANAGEMENT SERVICES**

Staff is requesting authorization for the Chairman to execute the First Amendment to Agreement for Solid Waste Management Services between Martin County and Okeechobee Landfill, Inc.

Agenda Item: 20-0010

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

**PUBLIC WORKS**

**CNST-18 RESOLUTION OF SUPPORT FOR THE PASSAGE OF A FEDERAL  
APPROPRIATION FOR FULL FUNDING OF THE COMPREHENSIVE  
EVERGLADES RESTORATION PLAN**

The Board is asked to approve a resolution encouraging the passage of a Congressional appropriation bill that includes \$200 million for the projects identified in the Comprehensive Everglades Restoration Plan (CERP).

Agenda Item: 20-0044

**RESOLUTION NO. 19-10.15**

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

**BOARD AND COMMITTEE APPOINTMENTS**

**B&C-1 TREASURE COAST HEALTH COUNCIL APPOINTMENT**

After solicitation of applicants, the Board is asked to make the necessary appointment to the Treasure Coast Health Council.

Agenda Item: 19-1007

Administration Executive Aide Donna Gordon tallied the votes for the Board and announced that Lynn Frank received four votes.

MOTION: A motion was made by Commissioner Heard, seconded by Vice Chairman Jenkins, for approval of Ms. Lynn Frank. The motion carried by the following vote:

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

**PUBLIC HEARINGS**

**PH-1 PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE  
REGARDING PUBLIC LANDS**

This is a public hearing to consider adoption of an Ordinance amending Chapter 139, Public Lands, to: provide an exception for plat dedications; revise the requirements for easements on County property; prohibit obstructions of County and Community



Redevelopment Agency property; and regulate parking on County and Redevelopment Agency property.

Agenda Item: 19-1020

**ORDINANCE NO. 1115**

Real Property Manager Carla Segura and Assistant County Attorney Elizabeth Lenihan presented the item to the Board.

MOTION: A motion was made by Commissioner Heard, seconded by Commissioner Smith, for approval of the item. The motion carried by the following vote:

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

**PH-2**

**PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE  
CORRECTING THE EFFECTIVE DATE OF ORDINANCE NUMBER 1111  
CREATING ARTICLE 12, REDEVELOPMENT CODE, LAND  
DEVELOPMENT REGULATIONS**

On September 24, 2019, the Board adopted Ordinance Number 1111 which created Divisions 1 and 2 of Article 12, Redevelopment Code. Part VIII. Effective Date provided that the ordinance would be effective upon filing with the Office of Secretary of State. Because the ordinance implements two Comprehensive Plan amendments relating to the Community Redevelopment Areas, its effective date is determined by Section 163.3184, Florida Statutes and not by the date it was filed with the Office of Secretary of State. The Board is asked to consider adoption of an ordinance to correct the effective date.

Agenda Item: 20-0035

**ORDINANCE NO. 1116**

Senior Assistant County Attorney Krista Storey presented the item to the Board.

Chairman Ciampi solicited public comment; none was heard.

MOTION: A motion was made by Commissioner Smith, seconded by Vice Chairman Jenkins, for staff's recommendation. The motion carried by the following vote:

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

**PH-3**

**LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF  
COMPREHENSIVE PLAN AMENDMENT (CPA) 19-10 TURNER  
GROVES, A TEXT AMENDMENT**

CPA 19-10, Turner Groves amends a portion of one sentence in Chapter 4, Future Land Use Element that sets a deadline for obtaining a final site plan approval on property with the AgTEC future land use designation. The requirement in the Comprehensive Plan is proposed for deletion because it is inconsistent with provisions in Section 252.363, Florida Statutes.

Agenda Item: 19-1039

**ORDINANCE NO. 1114**

Comprehensive Planning Administrator Clyde Dulin and Senior Assistant County Attorney Krista Storey presented the item to the Board.

APPLICANT: Mitch Hutchcraft, on behalf of Turner Groves, addressed the Board in agreement with the staff recommendation and the LPA recommendation. Mr. Hutchcraft filed the proof of notification for the record.

Chairman Ciampi solicited public comment; none was heard.

MOTION: A motion was made by Commissioner Hetherington, seconded by Commissioner Smith, for approval of the item. The motion carried by the following vote:

**Aye:** 4 - Chairman Ciampi, Vice Chairman Jenkins II, Commissioner Smith, and Commissioner Hetherington

**Nay:** 1 - Commissioner Heard

Supplemental Memorandum

**PH-4 LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF COMPREHENSIVE PLAN AMENDMENT (CPA) 19-11, COVE SALERNO PARTNERS**

The request proposes a FLUM amendment on a 47.1 acre parcel to change the land use from Estate Density Residential (up to 2 units per acre) to Low Density Residential (up to 5 units per acre) along with a concurrent separate application to rezone from RE-1/2A to PUD residential. The parcel is located just east of Kanner Highway between Salerno Road and Cove Road, in Stuart. This item was continued from September 24th to October 22nd, as per the applicant's request.

Agenda Item: 19-1012

Commissioner Hetherington announced that she would be abstaining from the item and filed Form 8B, Memorandum of Voting Conflict.

Planner Maria Jose and Senior Assistant County Attorney Krista Storey presented the item to the Board.

Lucido & Associates Senior Vice President Morris Crady addressed the Board on behalf of the applicant. Mr. Crady filed the proof of notification for the record.

The following members of the public addressed the Board in opposition to this item: Ken Maida, Don Bouse, and Bruce Bernstein.

MOTION: Commissioner Heard made a motion for denial of the item. The motion failed for lack of a second

Agenda Item: 19-1012

MOTION: A motion was made by Commissioner Smith, seconded by Vice Chairman Jenkins, for approval of the recommended action. The motion

carried by the following vote:

**Aye:** 3 - Chairman Ciampi, Vice Chairman Jenkins II, and Commissioner Smith

**Nay:** 1 - Commissioner Heard

**Abstain:** 1 - Commissioner Hetherington

**PH-5 LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF COMPREHENSIVE PLAN AMENDMENT 19-20, TUCKER COMMONS**

CPA 19-20, Tucker Commons, is a small-scale application to amend the Future Land Use Map regarding 0.755 acres located on SW Mapp Road. The entire property is within the Old Palm City CRA Mixed-Use Future Land Use Overlay. The underlying future land use designation for 0.6 acres is Commercial Office/Residential and for 0.2 acres it is Low Density Residential. The General Commercial Future Land Use designation is requested. The application does not affect the Mixed-Use Future Land Use Overlay.

Agenda Item: 19-1027

**ORDINANCE NO. 1117**

Senior Planner Irene Szedlmayer and Senior Assistant County Attorney Krista Storey presented the item to the Board.

HJA Design Studio Principal Michael Houston addressed the Board on behalf of the applicant. Mr. Houston announced that the proof of notification was filed at the LPA hearing.

Chairman Ciampi solicited public comment; none was heard.

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

**Aye:** 4 - Chairman Ciampi, Vice Chairman Jenkins II, Commissioner Smith, and Commissioner Hetherington

**Nay:** 1 - Commissioner Heard

**PH-6 LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF COMPREHENSIVE PLAN TEXT AMENDMENT (CPA) 19-7, GROVE XXIII GOLF COURSE LLC, A TEXT AMENDMENT**

The request proposes a text amendment to the CGMP, to Chapter 4, Future Land Use Element and Chapter 10, Sanitary Sewer Services Element, to add site specific language regarding golf cottages and an exception to the sewage capacity.

Agenda Item: 19-0947

**ORDINANCE NO. 1118**

Planner Maria Jose and Senior Assistant County Attorney Krista Storey presented the item to the Board.

Lucido & Associates Senior Vice President Morris Crady addressed the Board on behalf of the applicant. Mr. Crady provided the proof of notification to surrounding property owners.

Chairman Ciampi solicited public comment; none was heard.

MOTION: A motion was made by Commissioner Hetherington, seconded by Commissioner Smith, for approval of the item. The motion carried by the following vote:

**Aye:** 4 - Chairman Ciampi, Vice Chairman Jenkins II, Commissioner Smith, and Commissioner Hetherington

**Nay:** 1 - Commissioner Heard

Supplemental Memorandum

**PH-7 LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTING AN ORDINANCE AMENDING ARTICLE 3 REGARDING GOLF COURSE COTTAGES**

This is a public hearing to consider adoption of an ordinance regarding Golf Course Cottages as an accessory use to golf courses.

Agenda Item: 19-1043

**ORDINANCE NO. 1119**

Comprehensive Planning Administrator Clyde Dulin and Senior Assistant County Attorney Krista Storey presented the item to the Board.

Lucido & Associates Senior Vice President Morris Crady addressed the Board on behalf of the applicant and in agreement with staff's presentation.

Chairman Ciampi solicited public comment; none was heard.

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

**Aye:** 4 - Chairman Ciampi, Vice Chairman Jenkins II, Commissioner Smith, and Commissioner Hetherington

**Nay:** 1 - Commissioner Heard

**PUBLIC HEARING QUASI-JUDICIAL**

**PHQJ-1 PUBLIC HEARING TO CONSIDER AMENDMENT OF THE MARTIN COUNTY ZONING ATLAS FOR 0.755 ACRES LOCATED ON THE NE CORNER OF SW MAPP ROAD AND SW 29TH STREET, IN PALM CITY**

This is a request to amend the Martin County Zoning Atlas to change the Zoning Districts on 0.755 acres on SW Mapp Road from R3-A (Liberal Multiple-Family) and R-2B (Single-Family Residential) to GC (General Commercial). The entire property (Lots 9 through 13) is in the Old Palm City CRA Mixed-Use Future Land Use Overlay,

but only Lots 9 through 12 are within the Town Center Zoning Overlay. Therefore, the expansion of the Town Center Zoning Overlay to include Lot 13 is also requested. This is the companion application to CPA 19-20, Tucker Commons.

Agenda Item: 19-1038

**RESOLUTION NO. 19-10.16**

Ex parte communications were disclosed by all five commissioners. The proof of notification was turned in at the LPA hearing. There were no interveners. The participants were sworn in by deputy clerk.

COUNTY: Senior Planner Irene Szedlmayer and Senior Assistant County Attorney Krista Storey provided the staff's presentation to the Board.

The following County Exhibits were entered into the record: (1) agenda item/staff report, (2) Irene Szedlmayer resume.

APPLICANT: HJA Design Studio Principal Michael Houston provided the applicant's presentation to the Board.

Chairman Ciampi solicited public comment; none was heard.

MOTION: A motion was made by Commissioner Smith, seconded by Commissioner Hetherington, for staff's recommendation [amended recommendation in the supplemental memorandum]. The motion carried by the following vote:

**Aye:** 4 - Chairman Ciampi, Vice Chairman Jenkins II, Commissioner Smith, and Commissioner Hetherington

**Nay:** 1 - Commissioner Heard  
Supplemental Memorandum

**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: 19-0823

**RESOLUTION NOS. 19-10.17, 19-10.18, 19-10.19, and 19-10.20**

Budget Financial Manager Stephanie Merle and Utilities & Solid Waste Director Sam Amerson presented the following items to the Board: (1) Charlie Leighton Park, (2) Mosquito Control, (3) Help America Vote Act, (4) Golden Gate Vacuum Sewer System, (5) Mutual Aid Radio Cache radio/unit, (6) Holt Correctional Facility TRANE amendment.

MOTION: A motion was made by Commissioner Smith, seconded by Commissioner Hetherington, for approval of the item. The motion carried by the following vote:

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

Supplemental Memorandum (6 items)

**DEPT-2 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: 19-0912

Purchasing Manager Krysti Brotherton presented the following two items to the Board: (1) Dixie Park Facility demolition and in-line booster station improvements, (2) Professional Engineering Services related to Solid Waste and Landfill.

MOTION: A motion was made by Commissioner Smith, seconded by Vice Chairman Jenkins, for approval of both items. The motion carried by the following vote:

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

Supplemental Memorandum (2 items)

**COUNTY ATTORNEY**

**DEPT-3 REQUEST FOR PRIVATE ATTORNEY-CLIENT SESSION  
CONCERNING THE CASE OF JUSTIN INDUSTRIES, INC. V. MARTIN  
COUNTY, ET AL., MARTIN COUNTY CIRCUIT COURT CASE NO.  
2018-CA-638**

The County Attorney desires to meet with the Board of County Commissioners ("Board") and the County Administrator in a private attorney-client session, in accordance with Florida Statutes § 286.011(8), to obtain advice about a Proposal for Settlement/Demand for Judgment served on the County by the Plaintiff and potentially serving a Proposal for Settlement on the Plaintiff in the case of Justin Industries, Inc. v. Martin County, et al., Martin County Circuit Court Case No. 2018-CA-000638.

Agenda Item: 20-0012

County Attorney Sarah Woods introduced the item and requested a motion from the Board to approve the session. Ms. Woods announced the beginning of the session @ 12:56 p.m.

MOTION: A motion was made by Commissioner Smith, seconded by Vice Chairman Jenkins, to meet in attorney-client session. The motion carried by the following vote:

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

Agenda Item: 20-0012

Ms. Woods announced the end of the session @ 1:46 p.m.

MOTION: A motion was made by Commissioner Smith, seconded by Vice Chairman Jenkins, for staff's recommendation to reject the plaintiff's proposal for settlement demand for judgment in the amount of \$750,000. The motion carried by the following vote:

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

## **PUBLIC WORKS**

### **DEPT-4 REQUEST APPROVAL OF THE 2020 LIST OF SPECIAL EVENTS REQUIRING ROAD CLOSURE(S) THROUGH SPRING**

Staff requests that the Board of County Commissioners approve the list of 2020 Special Events Requiring Road Closure(s) through the spring.

Agenda Item: 19-1033

County Engineer Lisa Wichser presented the item to the Board.

The following members of the public addressed the Board on this item: Sid Sethi, Kim Singleton, Jody Foster, Bessie Mariner, Butch Olson, William Embrey, Natasha Oherlander, Dave Buckey, Josh Emerson, Valerie Cousins, Joseph Richard Valenzuela, Melody Fortier, John Hennessee, Gail Byrd, Faith Moynihan, Karen Worden, and Thomas Haluska.

MOTION: A motion was made by Commissioner Heard, seconded by Vice Chairman Jenkins, to approve the other road closures included in the agenda item and keep the Seafood Festival as a one-day event this year, and next year it has to move. The motion carried by the following vote:

**Aye:** 4 - Chairman Ciampi, Vice Chairman Jenkins II, Commissioner Hetherington, and Commissioner Heard

**Nay:** 1 - Commissioner Smith

## **DEPARTMENTAL QUASI-JUDICIAL GROWTH MANAGEMENT**

### **DPQJ-1 RIVER OAKS PLAT (M211-005)**

This is a request by River Oaks, LLC, for approval of a plat, consistent with the approved final site plan of a residential, minor development consisting of twenty-one (21) lots on 14.9 acres resulting in a gross residential density of 1.41 units per acre, located on the west side of SW Mapp Road approximately 750 feet north of SW

Murphy Road. Included is a request for a Certificate of Public Facilities Exemption.

Agenda Item: 19-1016

Ex parte communications were disclosed by all five commissioners. There were no interveners. There were no notices required. The participants were sworn in by the deputy clerk.

COUNTY: Principal Planner Catherine Riiska and Senior Assistant County Attorney Krista Storey provided the staff's presentation to the Board.

The following County Exhibits were entered into the record: (1) agenda item/staff report, (2) Catherine Riiska resume.

APPLICANT: Surveyor Elizabeth Lindsey provided the applicant's presentation to the Board.

Chairman Ciampi solicited public comment; none was heard.

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

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

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

## **ADJOURN**

The Board of County Commissioners meeting of October 22, 2019 adjourned at 3:59 p.m.

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

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Edward V. Ciampi, Chairman  
Board of County Commissioners

Minutes approved:

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