



**BOARD OF COUNTY COMMISSIONERS**

**FINAL MINUTES  
8/16/2022 9:00 AM**

**MINUTES  
COMMISSION CHAMBERS  
2401 SE MONTEREY ROAD, STUART, FLORIDA 34996**

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**COUNTY COMMISSIONERS**

*Doug Smith, Chairman*

*Edward V. Ciampi, Vice Chairman*

*Stacey Hetherington*

*Harold E. Jenkins II*

*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  
Chairman Doug Smith  
Commissioner Harold E. Jenkins II  
Commissioner Sarah Heard  
Vice Chairman Edward V. Ciampi

1. INVOCATION - Moment of Silence
2. PLEDGE OF ALLEGIANCE
3. ADDITIONAL ITEMS
4. APPROVAL OF AGENDA

MOTION: A motion was made by Commissioner Hetherington, seconded by Commissioner Jenkins II, to approve the agenda with the additional items. The motion carried by the following vote:

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

5. APPROVAL OF CONSENT AGENDA

## **PROCLAMATIONS AND SPECIAL PRESENTATIONS**

### **PROC-1 SPECIAL OLYMPICS PRESENTATION**

Agenda Item: 22-0697

Deputy Parks and Recreation Director Kevin Kerwin introduced the item to the Board. Special Olympics Florida Senior Vice President Erin Kozlowski provided a presentation to the Board.

## **COMMENTS**

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

Tom Pine addressed the Board with concerns regarding County affairs.

Frank McChrystal spoke about the City of Stuart Comp Plan Amendment.

### **2. COMMISSIONERS**

#### **AM**

Commissioner Ciampi provided a public apology to the previous owners of Meridian Marina.

Commissioner Ciampi commemorated the one year anniversary of evacuations in Afghanistan [August 26, 2021]: he advised there will be a walk across the Veterans Memorial Bridge (Jock Leighton Park) to honor the 13 lives lost on August 27th at 9 am.

Commissioner Heard shared the submittal of the Discovery Company's new application, she suggested the we use careful consideration and advocate for public workshops and input. She also addressed the removal of exotics from Maggie Hammocks and Primary Elections for local offices on August 23rd.

#### **PM**

The Board congratulated Nicholas Ciampi on his recent accomplishments.

Commissioner Ciampi announced a change in the meet-up location for the walk on August 27th; walk will start at the Publix instead of Jock Leighton Park.

Commissioner Smith suggested a budget discussion regarding the Special Olympics.

Commissioner Ciampi reminded everyone to vote in Tuesday's Primary election.

### **3. COUNTY ADMINISTRATOR**

#### **AM**

None at this time.

#### **PM**

None at this time.

## **ADMINISTRATION**

### **CONSENT**

#### **CNST-1 CONTRACTS THAT MEET THE THRESHOLD FOR BOARD APPROVAL**

Agenda Item: 22-0813

This item was passed 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**

Agenda Item: 22-0817

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

#### **CNST-3 NOTED ITEMS**

Agenda Item: 22-0820

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

#### **CNST-4 APPOINTMENTS TO THE NEIGHBORHOOD ADVISORY COMMITTEE**

Agenda Item: 22-0992

##### **RESOLUTION NO. 22-8.16**

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

## **BUILDING**

#### **CNST-5 REQUEST FOR APPROVAL OF FINE REDUCTION STIPULATION AND AGREED RECOMMENDED ORDER REGARDING THE CODE ENFORCEMENT CASE OF US BANK AS CUST FOR ATR FUND FLORIDA, CASE NUMBER ENF2018070149**

Agenda Item: 22-1079

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

## **GROWTH MANAGEMENT**

#### **CNST-6 REQUEST TO RELEASE UNITIES OF TITLE AND RESCIND A DEVELOPMENT ORDER AND COVENANT RUNNING WITH THE LAND ON PROPERTY OWNED BY AUTO ART GALLERY, LLC**

Agenda Item: 22-1021

##### **RESOLUTION NO. 22-8.17**

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

#### **CNST-7 RESOLUTION TO INITIATE A TEXT AMENDMENT TO THE COMPREHENSIVE GROWTH MANAGEMENT PLAN**

Agenda Item: 22-1051

##### **RESOLUTION NO. 22-8.18**

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

## **PUBLIC WORKS**

### **CNST-8 ADOPTION OF A RESOLUTION ACCEPTING AND APPROVING A 10' WIDE UTILITY EASEMENT FROM KEVIN GANLEY AND SHERI GANLEY, FOR INSTALLATION AND MAINTENANCE OF UTILITIES, ALONG SW PINE TREE LANE IN PALM CITY**

Agenda Item: 22-1018

#### **RESOLUTION NO. 22-8.19**

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

### **CNST-9 ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING A TOWER AND GROUND SPACE LEASE AGREEMENT WITH NEW CINGULAR WIRELESS PCS, LLC. (AT&T) FOR THE PUBLIC SAFETY COMPLEX AT 800 SE MONTEREY ROAD, STUART, FL**

Agenda Item: 22-1068

#### **RESOLUTION NO. 22-8.20**

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

### **CNST-10 ADOPT A RESOLUTION AUTHORIZING COUNTY CONTRIBUTION FOR S KANNER HIGHWAY LANDSCAPE PROJECT**

Agenda Item: 22-1092

#### **RESOLUTION NO. 22-8.21**

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

## **ADMINISTRATION**

### **CNST-11 ADOPT A PROCLAMATION DECLARING HUNGER ACTION MONTH IN MARTIN COUNTY, FLORIDA**

Agenda Item: 22-1123

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

### **CNST-13 ADOPT A PROCLAMATION DECLARING SEPTEMBER 17, 2022 AS CONSTITUTION WEEK IN MARTIN COUNTY, FLORIDA**

Agenda Item: 22-1144

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

## **PUBLIC WORKS**

### **CNST-14 ADOPTION OF A RESOLUTION ACCEPTING AND APPROVING A DRAINAGE, ACCESS, AND MAINTENANCE EASEMENT FROM MCARTHUR GOLF CLUB, L.L.C., TO SUPPORT THE FACILITIES BEING CONSTRUCTED WITH THE OPENING OF SE CYPRESS AVENUE IN POINCIANA GARDENS**

Agenda Item: 22-1148

#### **RESOLUTION NO. 22-8.22**

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

## **BOARD AND COMMITTEE APPOINTMENTS**

### **B&C-1    PARKS AND RECREATION ADVISORY BOARD APPOINTMENT**

Agenda Item:    22-0997

#### **RESOLUTION NO. 22-8.23**

Administrative Executive Aide Donna Gordon announced the appointment of Jessica Levy to the Parks and Recreation Advisory Board.

MOTION: A motion was made by Commissioner Hetherington, seconded by Vice Chairman Ciampi, to approve Jessica Levy. The motion carried by the following vote:

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

## **PUBLIC HEARINGS**

### **PH-1    LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF COMPREHENSIVE PLAN AMENDMENT (CPA) 21-04 FIND FUTURE LAND USE MAP AMENDMENT**

Agenda Item:    22-0918

Comprehensive Planning Administrator Clyde Dulin provided the item to the Board. Senior Assistant County Attorney Elysse Elder assisted with Board questions.

Lucido & Associates Senior Vice President Morris Crady gave a presentation on behalf of Lobolly and FIND. Notices were provided at the LPA.

Chairman Smith solicited public comment; none was heard.

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

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

### **PH-2    LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF COMPREHENSIVE PLAN AMENDMENT (CPA) 21-05 LCSC FUTURE LAND USE MAP AMENDMENT**

Agenda Item:    22-0919

Comprehensive Planning Administrator Clyde Dulin provided the item to the Board. Senior Assistant County Attorney Elysse Elder assisted with Board questions.

Lucido & Associates Senior Vice President Morris Crady addressed the Board on behalf of the applicant. Notices provided at the LPA.

Chairman Smith solicited public comment; none was heard.

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

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

**PUBLIC HEARINGS QUASI-JUDICIAL**

**PHQJ-1 REQUEST FOR A ZONING DISTRICT CHANGE BY THREE LAKES GOLF CLUB, LLC (B115-006)**

Agenda Item: 22-1058

**RESOLUTION NO. 22-8.24**

Ex parte communication disclosures were provided by the commissioners. There were no interveners. The participants were sworn in by the deputy clerk.

COUNTY: Growth Management Deputy Director Peter Walden provided staff's presentation to the Board. Senior Assistant County Attorney Elysse Elder assisted with Board questions.

The following County exhibits were entered into the record: (1) agenda item/staff report, (2) Peter Walden's resume.

APPLICANT: Lucido & Associates Senior Vice President Morris Crady addressed the Board on behalf of the applicant; no presentation was given. Proof of notices were submitted at the LPA.

The following member of the public addressed the Board regarding this item: Brian O'Connor, Megan Davis, and Frank McChrystal.

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

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

**PHQJ-2 REQUEST BY PALM PIKE CROSSING, LLC FOR MAJOR SITE PLAN APPROVAL FOR PALM PIKE CROSSING LOT 5, PHASE 4 (P175-005)**

Agenda Item: 22-1059

**RESOLUTION NO. 22-8.25**

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

COUNTY: Growth Management Deputy Director Peter Walden provided staff's presentation to the Board. County Attorney Sarah Woods, Senior Assistant County Attorney Elysse Elder, County Administrator Don Donaldson, and Growth Management Director Paul Schilling assisted with Board questions.

The following County exhibits were entered into the record: (1) agenda item/staff report, (2) Peter Walden's resume.

APPLICANT: Brandon Ulmer with Thomas Engineering addressed the Board on behalf of the applicant in support of staff's recommendation; no presentation was given.

Senior Assistant County Attorney Elysse Elder provided a brief recap and advised an action must be taken on this item according to Florida law. She stated a decision must be based on competent substantial evidence presented in this proceeding.

Chairman Smith solicited public comment; none was heard.

MOTION: A motion was made by Commissioner Jenkins II, seconded by Commissioner Heard, to approve this item. The motion carried by the following vote:

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

**Nay:** 1 - Vice Chairman Ciampi

## **DEPARTMENTAL QUASI-JUDICIAL**

### **GROWTH MANAGEMENT**

#### **DPQJ-1 REQUEST FOR APPROVAL OF THE 10TH AMENDMENT TO THE BANYAN BAY PUD ZONING AGREEMENT INCLUDING A REVISED MASTER AND PHASING SITE PLANS AND PHASE 3 FINAL SITE PLAN (B082-045)**

Agenda Item: 22-1056

#### **RESOLUTION NO. 22-8.26**

Ex parte communication disclosures were provided by the commissioners. Notices were not required. There were no interveners. The participants were sworn in by the deputy clerk.

COUNTY: Growth Management Deputy Director Peter Walden provided staff's presentation to the Board. Senior Assistant County Attorney Elysse Elder assisted with Board questions.

The following County exhibits were entered into the record: (1) agenda item/staff report, (2) Peter Walden's resume.

APPLICANT: Lucido & Associates Senior Vice President Morris Crady addressed the Board on behalf of the owner.

Chairman Smith solicited public comment; none was heard.

MOTION: A motion was made by Commissioner Heard, seconded by Vice Chairman Ciampi, to approve this item. The motion carried by the following vote:

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

**DPQJ-2 REQUEST FOR PLAT APPROVAL FOR THE SOUTH FLORIDA  
GATEWAY PUD INFRASTRUCTURE PROJECT (S265-007)**

**Agenda Item:** 22-1119

Ex parte communication disclosures were provided by the commissioners. Notices were not required. There were no interveners. The participants were sworn in by the deputy clerk.

COUNTY: Growth Management Deputy Director Peter Walden provided staff's presentation to the Board. Senior Assistant County Attorney Elysse Elder assisted with Board questions.

The following County exhibits were entered into the record: (1) agenda item/staff report, (2) Peter Walden's resume.

APPLICANT: Lucido & Associates Senior Vice President Morris Crady addressed the Board on behalf of the applicant; no presentation was given.

Chairman Smith solicited public comment; none was heard.

MOTION: A motion was made by Commissioner Heard, seconded by Vice Chairman Ciampi, to approve this item. The motion carried by the following vote:

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

**DEPARTMENTAL  
ADMINISTRATION**

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

**Agenda Item:** 22-0824

**RESOLUTION NOs. 22-8.28 through 22-8.30**

OMB Director Jennifer Manning presented the items to the Board.



The following items were approved: (1) LAP Supplemental 2 Grant funding (Resurfacing CR708/SW Bridge Rd project), (2) FDOT grant agreement (Taxiway Alpha mill and overlay), and (3) Budget Resolution State FY22/23 Transportation Disadvantaged Planning Grant for the MPO.

Chairman Smith solicited public comment; none was heard.

MOTION: A motion was made by Commissioner Heard, seconded by Commissioner Jenkins II, to approve all items. The motion carried by the following vote:

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

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

**Agenda Item:** 22-0828

There were no items.

**PUBLIC WORKS**

**DEPT-3 UPDATE TO THE RESILIENCE PROGRAM'S SEA LEVEL RISE  
REPORT**

**Agenda Item:** 22-1023

Coastal Engineer Kathy Fitzpatrick presented the presentation to the Board. Coastal Management Coordinator Emily Dark provided a report on county resilience projects. Steve Corsen with Trane Technologies provided the energy project overview.

Chairman Smith solicited public comment; none was heard.

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

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

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

None at this time.

## ADJOURN

The Board of County Commissioners August 16, 2022 meeting adjourned at 11:48 a.m.



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

Minutes approved:

9/13/22



Doug Smith, Chair  
Board of County Commissioners

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