



BOARD OF COUNTY COMMISSIONERS

DRAFT

1/27/2026 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

Elysse A. Elder, 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

APPROVAL OF AGENDA

MOTION: A motion was made by Commissioner Hetherington, seconded by Commissioner Vargas, 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 RECOGNIZING JANUARY AS HUMAN TRAFFICKING AWARENESS MONTH IN MARTIN COUNTY, FLORIDA

The Board is asked to present a proclamation recognizing January as Human Trafficking Awareness Month in Martin County, Florida.

Agenda Item: 26-0422

Senior Communications Coordinator Martha Ann Kneiss presented the proclamation to the Board.

Florida Faith Alliance Founder and CEO Lynn Barletta accepted the proclamation recognizing January as Human Trafficking Awareness Month. Rob Gluckman and Michele Lipman, presented Lynn Barletta with an award. Captain Gavin Warner, Liz Murto (U-ACT County Coordinator), and Chief Compliance Officer James Billy addressed the Board.

County Administrator Don Donaldson announced the training will be available to all County employees.

COMMENTS

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

Tom Haas requested adequate parking in Jensen Beach to accommodate festivities; he shared concerns with traffic and public safety. Mr. Haas also shared that he attended a meeting in Rio with the CRA, commending Community Patrol Deputy Adams for his work in the community.

Brian Duggan advocated for the need to have an adult sports league in Martin County. He suggested that the County spearhead the initiative to ensure structure and profitability. Vice Chair Ciampi assured the speaker that the County is working on it.

Frank McCrystal acknowledged former Commissioner Doug Smith. Spoke regarding flawed noise abatement study for Runway 12 at Witham Field in 1998; he requested the Commission to act on the issue.

Commissioners

AM

Commissioner Vargas attended legislative sessions in Tallahassee. She commented on the public speaker's request in Jensen Beach. She confirmed she is working on parking and lighting for the area.

Commissioner Capps attended the Heritage Festival at Timer Powers Park; he thanked the Village of Indiantown, Terra Lago, and the Deggeller family for their efforts. Commissioner Capps shared updates from sessions in Tallahassee. He expressed his concerns with proposed bills impacting local land use and property taxes.

Vice Chair Ciampi shared that devoted City of Stuart resident Helen McBride suffered a

stroke. He extended his gratitude and well wishes to her.

Commissioner Hetherington also extended well wishes to the Helen McBride. She acknowledged the legislative team for their efforts during Treasure Cost Legislative Days; thanking Legislative Coordinator Sarah Powell and Environmental Resource Manager John Maehl.

PM

Chair Heard announced the release of the Annual Integrated Delivery Schedule for Everglades restoration projects. She voiced concerns due to the Indian River Lagoon projects slipping from the schedule.

Commissioner Vargas proposed time limits on Commissioner, comments similar to those provided for public comment.

Commissioner Capps shared he doesn't support the limits.

County Administrator

AM

None at this time.

PM

None at this time.

CONSENT AGENDA

MOTION: A motion was made by Vice Chair Ciampi, 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

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: 26-0316

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 December 22, 2025 and January 11, 2026. 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: 26-0322

This item was approved.

CNST-3 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: 26-0327

This item was approved.

CNST-4 DRUG AND ALCOHOL ABUSE AWARENESS COMMITTEE APPOINTMENTS

The Board is asked to confirm and make the necessary appointments to the Drug and Alcohol Abuse Awareness Committee.

Agenda Item: 26-0354

RESOLUTION NO. 26-1.20

This item was approved.

CNST-5 EMERGENCY MEDICAL SERVICES ADVISORY COUNCIL APPOINTMENT

The Board is asked to make an appointment to the Emergency Medical Services Advisory Council.

Agenda Item: 26-0426

RESOLUTION NO. 26-1.21

This item was approved.

CNST-6 MARTIN COUNTY CENTENNIAL BOOK DISTRIBUTION

Staff is requesting that the County donate 200 copies of the Centennial Book to the Historical Society of Martin County and the Arts Council of Martin County to distribute to the public.

Agenda Item: 26-0437

This item was approved.

CNST-7 ADOPT A PROCLAMATION DECLARING BLACK HISTORY MONTH IN MARTIN COUNTY, FLORIDA

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

Agenda Item: 26-0461

This item was approved.

PUBLIC WORKS

CNST-8 ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING A WARRANTY DEED FOR RIGHT-OF-WAY DEDICATION FROM FINLAND CAPITAL LLC, AS A CONDITION OF APPROVAL OF THE PADDOCK MASTER AND FINAL SITE PLAN

This is a request for the adoption of a resolution approving and accepting a Warranty Deed from Finland Capital LLC (Finland), a Delaware limited liability company, for 21,047 square feet (0.48 acres) of right-of-way (ROW) along SW 30th Avenue and SW Martin Highway in Palm City as a condition of approval of The Paddock Master and Final Site Plan.

Agenda Item: 26-0417

RESOLUTION NO. 26-1.22

This item was approved.

CNST-9 MARTIN COUNTY PUBLIC TRANSIT (MARTY) ADMINISTRATIVE COST CERTIFICATION

Effective July 1, 2024, Ch. 2024-57, Laws of Florida, amends section 341.071, F.S., Transit productivity and performance measures; reports, by adding subsection (4). This new provision requires public transit providers to disclose certain information and documentation relating to its budgeted and general administrative costs.

Agenda Item: 26-0419

This item was approved.

CNST-10 ADOPT A RESOLUTION SUPPORTING THE FLORIDA DEPARTMENT OF TRANSPORTATION FUNDING FOR A PROJECT ANTICIPATED TO BE PRIORITIZED BY THE METROPOLITAN PLANNING ORGANIZATION IN COUNTY OWNED RIGHT-OF-WAY

As required by the Florida Department of Transportation (FDOT) Program Management Bulletin, the Martin County Board of County Commissioners is asked to adopt a resolution supporting the FDOT funding of a project in the County's rights-of-way, which is anticipated to be prioritized by the Policy Board of the Martin Metropolitan Planning Organization.

Agenda Item: 26-0442

RESOLUTION NO. 26-1.23

This item was approved.

CNST-11 APPROVAL OF A DRAINAGE EASEMENT ON PROPERTY BEING RE-CONVEYED TO THE COUNTY AS PART OF A TRANSACTION WITH MEDALIST BUILDING GROUP FOR SURPLUS PROPERTY LOCATED OFF SW MARTIN HIGHWAY IN PALM CITY

This is a request for the approval of a Non-Exclusive Flow-Through Drainage Easement (“Easement”) on the parcel being re-conveyed to the County as part of a transaction with Medalist Building Group, LLC, for surplus property located adjacent to Danforth Creek and SW Newberry Court in Palm City. This easement is being provided by the County to satisfy a title requirement for closing.

Agenda Item: 26-0478

RESOLUTION NO. 26-1.24

This item was approved.

BOARD AND COMMITTEE APPOINTMENTS

B&C-1 PARKS AND RECREATION ADVISORY BOARD APPOINTMENTS

After solicitation of applicants due to terms expiring, the Board of County Commissioners is asked to make the necessary appointments to the Parks and Recreation Advisory Board.

Agenda Item: 26-0385

RESOLUTION NO. 26-1.25

Administrative Services Program Coordinator Donna Gordon announced the appointment of Fred Bowen-Smith, and reappointment of Larry Sofield and Gary Clough to the Parks and Recreation Advisory Board.

MOTION: A motion was made by Commissioner Hetherington, seconded by Commissioner Capps, to appoint Fred Bowen-Smith and reappoint Gary Clough 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

Agenda Item: 26-0385

MOTION: A motion was made by Commissioner Hetherington, seconded by Vice Chair Ciampi, to reappoint Larry Sofield 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

B&C-2 HISTORIC PRESERVATION BOARD APPOINTMENTS

After solicitation of applicants due to terms expiring and a long-time vacancy, the Board is asked to make the necessary appointments to the Historic Preservation Board.

Agenda Item: 26-0384

RESOLUTION NO. 26-1.26

Administrative Services Program Coordinator Donna Gordon announced the appointment of Douette Pryce, Terry Dooley, and reappointment of Joette Lorion Rice and Sherry A. Lee to the Historic Preservation Board.

MOTION: A motion was made by Vice Chair Ciampi, seconded by

Commissioner Hetherington, to appoint Douette Pryce, Terry Dooley, and reappoint Joette Lorion Rice and Sherry A. Lee to the Historic Preservation 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 LEGISLATIVE PUBLIC HEARING TO CONSIDER APPROVAL OF COMPREHENSIVE PLAN AMENDMENT (CPA 25-04), ACCESSORY DWELLING UNITS, A TEXT AMENDMENT

This is a request to consider the approval of Comprehensive Growth Management Plan Amendment (CPA 25-04), Accessory Dwelling Units, to change the text of Chapter 2, Overall Goals and Definitions, and Chapter 4, Future Land Use Element, of the Comprehensive Growth Management Plan (CGMP), Martin County Code, a text amendment initiated by Resolution 25-8.16.

Agenda Item: 26-0416

ORDINANCE NO. 1267

Growth Management Planner Amy Offenbach provided the item to the Board; proof of public notice was filed for the record. Growth Management Comprehensive Planning Administrator Clyde Dulin, Growth Management Director Paul Schilling, and Senior Assistant County Attorney Sebastian Fox assisted with Board questions.

The following member of the public addressed the Board in support of this item: Rob Ranieri.

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

PH-2 LEGISLATIVE PUBLIC HEARING TO CONSIDER AN ORDINANCE AMENDING ARTICLE 3, ZONING DISTRICTS, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE, REGARDING ACCESSORY DWELLING UNITS, A TEXT AMENDMENT (LDR 25-03)

This is a request initiated by the Board of County Commissioners (BCC) to amend Divisions 1, 2, 3, 4 and 7, Article 3, Zoning Districts, Land Development Regulations, Martin County Code, changing the text regarding Accessory Dwelling Units (ADUs) in the furtherance of Affordable Housing.

Agenda Item: 26-0139

Growth Management Planner Amy Offenbach provided the item to the Board; proof of public notice was filed for the record. Growth Management Comprehensive Planning Administrator Clyde Dulin, Growth Management Director Paul Schilling, and Senior

Assistant County Attorney Sebastian Fox assisted with Board questions.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to approve staff's recommendation; and hold the second public hearing on February 24, 2026 at 5:05 pm. 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: 26-0332

RESOLUTION NO. 26-1.27

OMB Director Stephanie Merle presented the items to the Board. Public Works Director Jim Gorton assisted with Board questions.

The following items were approved: (1) Maintenance Agreement as a part of the Hazard Mitigation Grant for the Bessey Creek Retrofit Project, (2) U.S. Department of Transportation Better Utilizing Investments to Leverage Development (BUILD) Grant Program for the Golden Gate Multimodal Corridor and Drainage Resilience Project, (3) Drug Free Communities Support Program Grant Competing Continuation (Year 6) Opportunity, and (4) FDOT Public Transportation Grant for Vehicle Gate and Security Improvements at the Martin County Airport (SUA).

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, 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: 26-0338

Procurement Supervisor Tasha Sapp presented the items to the Board. General Services Director Sean Donahue and County Administrator Don Donaldson assisted with Board questions.

The following items were approved: (1) SR714 / SE Monterey & CR-A1A Multimodal Pathway, (2) Holt Correctional Security Fencing Replacement, and (3) Parks Landscape Maintenance Services.

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

GROWTH MANAGEMENT

DEPT-3 PRESENTATION OF MARTIN COUNTY WESTERN LANDS STUDIES

The Treasure Coast Regional Planning Council will present analysis of previous studies on or related to Martin County.

Agenda Item: 26-0411

Growth Management Comprehensive Planning Administrator Clyde Dulin introduced the item to the Board. Growth Management Director Paul Schilling and Environmental Resource Administrator John Maehl assisted with Board questions.

Treasure Coast Regional Planning Council Executive Director Tom Lanahan presented the Western Lands Study to the Board.

The following member of the public addressed the Board regarding this item: Greg Braun (Guardians of Martin County).

PUBLIC WORKS

DEPT-4 ADOPT A RESOLUTION APPROVING ACQUISITION OF A 1.019-ACRE PARCEL ALONG SE MACARTHUR BOULEVARD (PERRY BEACH ADDITION) AS RECOMMENDED BY THE ENVIRONMENTAL LANDS OVERSIGHT COMMITTEE (ELOC) AND APPROVED BY THE BOARD

This is a request for the adoption of a resolution approving and accepting the acquisition of a 1.019- acre parcel at 220 SE MacArthur Boulevard, located between the Indian River Lagoon and the Atlantic Ocean, adjacent to several other County-owned parcels, which are known as Perry Beach, from Goose 220 MacArthur LLC, a Florida limited liability company (Goose 220).

Agenda Item: 26-0430

RESOLUTION NO. 26-1.28

Real Property Manager Carla Segura presented the item to the Board. Senior Assistant County Attorney Sebastian Fox and Senior Project Manager Michael Yustin assisted with Board questions.

MOTION: A motion was made by Vice Chair Ciampi, seconded by

Commissioner Hetherington, to continue with the purchase. 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 was heard.

ADJOURN

The Board of County Commissioners January 27, 2026 meeting adjourned at 11:32 a.m.

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

Sarah Heard, Chair
Board of County Commissioners

Minutes approved:
