



BOARD OF COUNTY COMMISSIONERS

DRAFT

11/4/2025 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

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 - Pastor Jim Harp, Stuart Alliance Church

Pledge of Allegiance - Michael Drost, U.S. Air Marine & Veterans Services
Manager

APPROVAL OF AGENDA

MOTION: A motion was made by Commissioner Hetherington, seconded by Commissioner Capps, to approve the agenda with additional item DEPT-6. 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 PRESENTATION OF MARTIN COUNTY FIRE RESCUE'S FEMALE COMBAT CHALLENGE TEAM AWARDED 2025 FIRE DEPARTMENT FEMALE RELAY NATIONAL CHAMPIONS

The Board is asked to hear the presentation of Martin County Fire Rescue's Combat Challenge Team for earning the title of 2025 Fire Department Female Relay National Champions.

Agenda Item: 26-0193

Fire Rescue District Chief Joseph Lobosco presented the 2025 Female Relay National Champions. Melissa Riley (Team Captain) provided team introductions.

PROC-2 PRESENT A PROCLAMATION PREVIOUSLY APPROVED VIA THE CONSENT AGENDA

The Chair will present a proclamation declaring Veteran's Day in Martin County, Florida.

Agenda Item: 26-0003

Communications Manager Laura Beaupre presented the proclamation to the Board.

U.S. Air Marine and Veterans Services Manager Michael Drost accepted the Veterans Day proclamation.

COMMENTS

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

Nancy Turrell (Executive Director of Martin Arts) shared successes from Sunday's Marty award ceremony.

Jesse Griffin thanked the Board & County Attorney for their service. Mr. Griffin spoke on various issues with the Stuart West POA, such as PUD amendments to include domestic animals and leadership. He also spoke regarding the proposed future fire station.

Christopher Corey, a community engagement activist spoke about the Leighton Farms Road issue and his work to advocate for free sports programs for families.

Frank McChrystal thanked the City of Stuart's majority commission.

Tom Pine addressed the Board regarding County spending and increased property taxes, highlighting the impacts on the under-served community.

David Gunner congratulated the Rio Civic Club on their 75th year anniversary. He spoke in support of the Rio Marine Village project.

Mike Readling addressed the Board to support the Rio Marine Village projects.

Commissioners

AM

Vice Chair Ciampi invited residents to attend the Veterans Day 5k walk over Veterans Memorial Bridge on Saturday at 7 am. He also shared October's Music in the Park was the largest so far; and invited residents to attend the next event on November 15th.

Commissioner Capps acknowledged the passing of Scott Parsons (Former President of Hobe sound Chamber of Commerce) and Rick Huff (COO of STS Aviation Group). Commissioner Capps attended an on-site visit with County Engineer Michael Grzelka in south county.

Chair Heard cautioned residents to use sun protection.

Vice Chair Ciampi announced the passing of Robert Crowder, Former Martin County Sheriff. He also extended condolences to Commissioner Capps on the passing of his brother-in-law (Rick Huff).

PM

Vice Chair Ciampi wished Chair Heard a Happy belated Birthday.

County Administrator

AM

County Administrator Don Donaldson announced the Library received the United Way's Career Game Changer Award.

PM

There were none.

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

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: 26-0006

There were no items.

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 October 6 and 19, 2025. 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: 26-0012

This item was approved.

CNST-3 BOARD OF COUNTY COMMISSION MINUTES TO BE APPROVED

The Board is asked to approve minutes from the October 7, 2025 regular meeting.

Agenda Item: 26-0214

This item was approved.

CNST-4 ADOPT A PROCLAMATION CONGRATULATING THE RIO CIVIC CLUB UPON THE OCCASION OF THEIR 75TH ANNIVERSARY IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation congratulating the Rio Civic Club upon the occasion of their 75th anniversary in Martin County, Florida.

Agenda Item: 26-0125

This item was approved.

CNST-5 ADOPT A PROCLAMATION DECLARING ALZHEIMER'S DISEASE AWARENESS MONTH IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation declaring Alzheimer's Disease Awareness Month in Martin County, Florida.

Agenda Item: 26-0129

This item was approved.

CNST-6 CONSTRUCTION INDUSTRY LICENSING BOARD APPOINTMENTS

After solicitation of applicants due to members' terms expiring, the Board is asked to make the necessary appointments to the Construction Industry Licensing Board.

Agenda Item: 26-0034

RESOLUTION NO. 25-11.1

This item was approved.

CNST-7 TREASURE COAST HEALTH COUNCIL APPOINTMENT

After solicitation of applicants due to a member's term expiring, the Board is asked to make the necessary appointment to the Treasure Coast Health Council.

Agenda Item: 26-0033

This item was approved.

PARKS AND RECREATION

CNST-8 PALM CITY ELEMENTARY SCHOOL RECREATIONAL FACILITIES INTERLOCAL AGREEMENT BETWEEN MARTIN COUNTY AND THE SCHOOL BOARD OF MARTIN COUNTY

This agenda item seeks Board of County Commissioners' consideration and approval to enter into an Interlocal Agreement with the Martin County School Board. The purpose of the agreement is to formalize public access and use of the recreational facilities at Palm City Elementary School. The proposed agreement will clarify roles, responsibilities, and maintenance obligations for both parties, ensuring efficient management and shared benefits for the community.

Agenda Item: 26-0211

This item was approved.

PUBLIC WORKS

CNST-9 REQUEST APPROVAL OF A FOURTH AMENDMENT TO LEASE AGREEMENT WITH THE FLORIDA OCEANOGRAPHIC SOCIETY, INC., TO INCREASE THE SIZE OF THE LEASED PREMISES FOR ADDITIONAL RESEARCH OPPORTUNITIES

This request is for the approval of a Fourth Amendment to Lease Agreement between Martin County and Florida Oceanographic Society, Inc. ("FOS"), a Florida not for profit corporation, increasing the current footprint of the leasehold interest. The added portion is located to the south of the current lease area and would incorporate the western-most pond on the adjacent parcel, northwest of the Fire Station along NE Ocean Boulevard.

Agenda Item: 26-0204

This item was approved.

BOARD AND COMMITTEE APPOINTMENTS

B&C-1 LIBRARY BOARD OF TRUSTEES APPOINTMENT

After solicitation of applicants due to a member resigning, the Board is asked to make the necessary appointment to the Library Board of Trustees.

Agenda Item: 26-0104

RESOLUTION NO. 25-11.3

Administrative Services Program Coordinator Donna Gordon announced the appointment of Roxanne Johnson to the Library Board of Trustees. County Attorney Elysse Elder assisted with Board questions.

Vice Chair Ciampi suggested that the Library Board of Trustees nominate an applicant for Board approval to help narrow the selection. He also suggested that staff and

Library Board return for a discussion to increase the board.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to appoint Roxanne Johnson to the Library Board of Trustees. The motion carried by the following vote:

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

B&C-2 BOARD OF ZONING ADJUSTMENT APPOINTMENTS

After solicitation of applicants due to a vacancy and a term expiring, the Board is asked to appoint a Countywide individual to the Board of Zoning Adjustment and confirm Commissioner Ciampi's representative on the Board of Zoning Adjustment (if available).

Agenda Item: 26-0035

RESOLUTION NO. 25-11.3

Administrative Services Program Coordinator Donna Gordon announced the appointment of Bradley Falco to the Board of Zoning Adjustment.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Capps, to appoint Bradley Falco to the Board of Zoning Adjustment. 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 ABANDONMENT OF A PORTION OF PLATTED RIGHT-OF-WAY, LYING WITHIN RIO ST. LUCIE TERRACE

This is a request for the Board to consider the abandonment of a portion of platted right-of-way.

Agenda Item: 26-0192

RESOLUTION NO. 25-11.4

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

COUNTY: County Engineer Michael Grzelka presented staff's presentation to the Board. County Administrator Don Donaldson 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 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

DEPARTMENTAL QUASI-JUDICIAL

GROWTH MANAGEMENT

DPQJ-1 THREE LAKES GOLF CLUB, LLC REQUESTS REVISED FINAL SITE PLAN APPROVAL FOR PHASE 3 OF THE THREE LAKES GOLF CLUB PLANNED UNIT DEVELOPMENT PROJECT (B115-009)

This is a request by Lucido & Associates on behalf of Three Lakes Golf Club LLC for a Revised Phase 3 Final Site Plan to relocate unbuilt golf cottages and recreational amenities within the phase 3 development area and expand Lake 13 near the east clubhouse parking field. Included with this application is a request for a Certificate of Public Facilities Reservation.

Agenda Item: 26-0145

RESOLUTION NO. 25-11.13

Ex parte communication disclosures were provided by the Commissioners. There were no interveners. There were no receipts. 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 Director Paul Schilling, Deputy Director Peter Walden, County Attorney Elysse Elder assisted with Board questions.

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

APPLICANT: Lucido & Associates Senior Partner Morris Crady addressed the Board in support of staff's recommendation; no presentation was given.

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

DPQJ-2 RIO SOUTH DIXIE, LLC REQUESTS FINAL SITE PLAN APPROVAL FOR PHASE 1 (EAST) FOR THE RIO MARINE VILLAGE PROJECT (S241-016)

This is a request by Cotleur & Hearing on behalf of Rio South Dixie, LLC, for approval of the Rio Marine Village Phase I (East) Major Final Site Plan. The east phase contains two live/work buildings, eight multi-family buildings, one townhome building, and the marina clubhouse and pool. Phase I is generally located south of NE Dixie Highway, north of the St. Lucie River, and east of NE Martin Avenue. Included is a request for a certificate of public facilities reservation.

Agenda Item: 26-0141

RESOLUTION NOS. 25.11-5 through 25-11.8

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 Principal Planner Brian Elam presented staff's presentation to the Board. Growth Management Director Paul Schilling and Senior Assistant County Attorney Sebastian Fox assisted with Board questions.

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

APPLICANT: George Messimer with Cotleur & Hearing provided the applicant's presentation to the Board. Applicants Charlie Modica, Charlie Modica Jr., and Josh Simon addressed the Board.

The following members of the public spoke regarding this item: Julie Preast, Douglas Ashley, Joelynn Jensen, and Hannah Martell.

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

DPQJ-3 RIO SOUTH DIXIE, LLC REQUESTS FINAL SITE PLAN APPROVAL FOR PHASE II (WEST) OF THE RIO MARINE VILLAGE PROJECT (S241-018)

This is a request by Cotleur & Hearing on behalf of Rio South Dixie, LLC, for approval of the Rio Marine Village Phase II (West) Major Final Site Plan. The west phase contains one retail building, two restaurant buildings, and one mixed use building, dock slips and outside boat storage, along with the associated infrastructure. Phase II is generally located south of NE Dixie Highway, north of the St. Lucie River, and west of NE Martin Avenue. Included is a request for a certificate of public facilities reservation.

Agenda Item: 26-0143

RESOLUTION NO. 25-11.9

Ex parte communication disclosures were provided by the Commissioners. There were no interveners. There were no receipts. 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 Director Paul Schilling and Deputy Director Peter Walden assisted with Board questions.

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

APPLICANT: George Messimer with Cotleur & Hearing provided the applicant's

presentation to the Board.

The following member of the public addressed the Board in support of this item: Rich Kennedy.

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

DPQJ-4 RIO SOUTH DIXIE, LLC REQUESTS FINAL SITE PLAN APPROVAL FOR THE PRESERVE AT RIO MARINE VILLAGE PROJECT (S241-017)

This is a request by Cotleur & Hearing on behalf of Rio South Dixie, LLC for major final site plan approval to develop 145 residential units consisting of multi-family, townhome and live/work units and the associated infrastructure on an approximately 14.34-acre undeveloped parcel located in the Rio Community Redevelopment Area (CRA). The subject site is located on the north side of NE Dixie Highway west of NE Martin Avenue. Included in this application is a request for a Certificate of Public Facilities Reservation.

Agenda Item: 26-0144

RESOLUTION NO. 25-11.10

Ex parte communication disclosures were provided by the Commissioners. There were no interveners. There were no receipts. 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 Director Paul Schilling and Deputy Director Peter Walden assisted with Board questions.

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

APPLICANT: George Messimer with Cotleur & Hearing provided the applicant's presentation to the Board.

Chair Heard solicited public comment; none were 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: 5 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, Chair Heard, and Vice Chair 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: 26-0022

RESOLUTION NOS. 25-11.11 and 25-11.12

OMB Director Stephanie Merle presented the items to the Board.

The following items were approved: (1) Florida Department of Emergency Management Modification No. Two for the Hazard Mitigation Grant for Sw Mockingbird Lane Drainage, (2) 2025 Waterways Assistance Program Grant for the Jensen Beach Causeway Boat Ramp and Pier Improvements, and (3) Emergency Management Performance Grant.

MOTION: A motion was made by Vice Chair Ciampi, 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

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: 26-0028

Chief Procurement Officer Krysti Brotherton presented the items to the Board. Public Works Director Jim Gorton, Assistant County Administrator George Stokus, and County Administrator Don Donaldson assisted with Board questions.

The following items were approved: (1) Contract for Sludge Dewatering Polymer, (2) Waterside Way Signalization Improvements, (3) North Jensen Floridian Well NRO-5 RAW Watermain Addition, and (4) Building 17 Renovations for the Reach Center.

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

GROWTH MANAGEMENT

DEPT-3 REQUEST FOR ADOPTION OF THE 2025 MARTIN COUNTY RESIDENTIAL CAPACITY ANALYSIS

Comprehensive Plan Amendment (CPA) 21-11 Waterside Text proposes to expand the Primary Urban Service District, and the applicant has requested consideration at public hearings. Comprehensive Growth Management Plan (CGMP) policy states that such amendments “shall be considered only after the regular update to the Residential Capacity Analysis is completed and adopted by the Board of County Commissioners.”

Agenda Item: 26-0142

Growth Management Comprehensive Planning Administrator Clyde Dulin introduced the item to the Board. David Farmer with Metro Forecasting presented the 2025 Residential Capacity Analysis. Growth Management Director Paul Schilling, Senior Assistant County Attorney Sebastian Fox, County Attorney Elysse Elder, and County Administrator Don Donaldson assisted with Board questions.

The following member of the public addressed the Board regarding this item: Attorney Tyson Waters (on behalf of 96 Kanner LLC).

MOTION: A motion was made by Commissioner Vargas, seconded by Commissioner Capps, to adopt the 2025 Residential Capacity Analysis. The motion carried by the following vote:

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

DEPT-4 REQUEST FOR APPROVAL OF THE 2025 POPULATION TECHNICAL BULLETIN

This is a request for the Board of County Commissioners to approve the updated 2025 Population Technical Bulletin containing the population estimates and projections for Martin County.

Agenda Item: 26-0195

Growth Management Comprehensive Planning Administrator Clyde Dulin introduced the item to the Board. Growth Management Principal Planner Samantha Lovelady, Director Paul Schilling, and Senior Assistant County Attorney Sebastian Fox assisted with Board questions.

MOTION: A motion was made by Commissioner Hetherington, seconded by Commissioner Vargas, to approve the 2025 Population Technical Bulletin. The motion carried by the following vote:

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

PUBLIC WORKS

DEPT-5 MARTIN COUNTY PUBLIC TRANSIT (MARTY) SYSTEM UPDATE

Senior Resource Association (SRA) will present an update for the County's Public Transportation System.

Agenda Item: 26-0109

Transit Administrator Ashman Beecher provided the item to the Board. Public Works Director Jim Gorton and County Administrator Don Donaldson assisted with Board questions.

Senior Resource Association CEO Karen Diegl provided the Transit System update to the Board. Transit Director Chris Stevenson assisted with Board questions.

The following member of the public addressed the Board regarding this item: James Crowley.

MOTION: A motion was made by Commissioner Capps, seconded by Vice Chair Ciampi, to make MARTY services fare free. The motion carried by the following vote:

Aye: 3 - Commissioner Capps, Chair Heard, and Vice Chair Ciampi

Nay: 2 - Commissioner Hetherington, and Commissioner Vargas

ADMINISTRATION

DEPT-6 AMERICANS WITH DISABILITIES ACT (ADA) TITLE II DIGITAL ACCESSIBILITY COMPLIANCE UPDATE AND UNFUNDED MANDATE BUDGET REQUEST

The U.S. Department of Justice's (DOJ) new ADA Title II Final Rule requires all County digital content to meet WCAG 2.1 AA standards by April 2026. As this is an unfunded mandate, Martin County requests additional funds for accessibility upgrades, training, and compliance support.

Agenda Item: 26-0237

County Administrator Don Donaldson presented the item to the Board. Assistant County Administrator George Stokus, Building Director Jeff Dougherty, and Assistant County Attorney Frank Moehrle assisted with Board questions.

MOTION: A motion was made by Commissioner Capps, seconded by Commissioner Hetherington, 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.

James Crowley spoke regarding SB 180.

ADJOURN

The Board of County Commissioners November 4, 2025 meeting adjourned at 1:27 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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