



BOARD OF COUNTY COMMISSIONERS

DRAFT

12/2/2025 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 - Moment of Silence

Pledge of Allegiance - Sgt. Jacob Blaszyk, U.S. Army Veteran

APPROVAL OF AGENDA

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

COMMENTS

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

Carol Zolton thanked the Board for their service and congratulated Elysse Elder on her appointment as County Attorney.

Jesse Griffin addressed the Board to express concerns about POA governance in the Stuart West community and requested clarification on recent PUD amendments.

Executive Director of the Guardians of Martin County, Greg Braun, spoke regarding the health of Martin County waterways and expressed concerns about the proposed changes to the Chancey Bay Ranch property.

Commissioner Capps requested an agenda item be brought back to the Board regarding the proposed changes to the Chancey Bay Ranch property.

Tom Pine expressed concerns with items approved within the consent agenda.

The following members of the public spoke in opposition of PH-1: Carol Zolton, Jesse Griffin, and Ken Haynes.

Kirk Domizio of Coral Gardens expressed concerns about drainage and swales on his property.

Commissioners

AM

Commissioner Vargas requested clarification on what information is available to the public regarding the consent agenda. She also announced that the Taste of Jensen and Tree Lighting event will be held tonight at 5:30 p.m. on Jensen Beach Blvd. and encouraged residents to attend.

Chair Heard announced the passing of former County Commissioner Ed Fielding and acknowledged his eight years of service to the community.

Vice Chair Ciampi expressed his condolences on the passing of Ed Fielding and requested that an agenda item regarding Stuart West be brought back to the Board. He announced that the Annual Palm City Chamber of Commerce Holiday Festival will take place tomorrow night at the Patio at Palm City Place. Additionally, he noted that the Hobe Sound Bible College Singing Christmas Tree will be held Thursday through Sunday; and the Stuart Christmas Parade will take place on Friday at 7:00 p.m.

Commissioner Hetherington acknowledged the Coral Gardens resident and advised that she would be in contact. She also announced that the Stuart Christmas Parade will take place on Friday at 7:00 p.m.

Commissioner Capps announced that the Hobe Sound Christmas Parade will be held on Saturday at 1:00 p.m., and the Indiantown parade will take place at 5:45 p.m.

PM

None at this time.

County Administrator

AM

None at this time.

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

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: 26-0008

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 November 3 and 16, 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: 26-0014

This item was approved.

CNST-3 BOARD OF COUNTY COMMISSION MINUTES TO BE APPROVED

The Board is asked to approve minutes from the November 4, 2025 regular meeting.

Agenda Item: 26-0310

This item was approved.

CNST-4 LOCAL PLANNING AGENCY SCHOOL DISTRICT APPOINTMENT

The Board is asked to confirm the re-appointment of Julie L. Sessa to be the School District's non-voting representative on the Local Planning Agency.

Agenda Item: 26-0090

RESOLUTION NO. 25-12.1

This item was approved.

CNST-5 EMERGENCY MEDICAL SERVICES ADVISORY COUNCIL APPOINTMENTS

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

Agenda Item: 26-0228

RESOLUTION NO. 25-12.2

This item was approved.

CNST-6 TREASURE COAST REGIONAL PLANNING COUNCIL MUNICIPAL APPOINTMENTS

The Board is asked to confirm the appointments of Mayor Vinny Barile as the Town of Sewall's Point primary municipal appointment and Vice Mayor Phyllis Waters Brown as the Village of Indiantown's alternate municipal appointment to the Treasure Coast Regional Planning Council (TCRPC).

Agenda Item: 26-0220

This item was approved.

PUBLIC WORKS

CNST-7 ADOPT A RESOLUTION APPROVING AND ACCEPTING A WARRANTY DEED FOR DEDICATION OF A 30-FOOT STRIP OF LAND FOR RIGHT-OF-WAY LOCATED ON THE NORTH SIDE OF NE CHURCH STREET

This is a request for the adoption of a Resolution approving and accepting a Warranty Deed from Seabreeze North Corporation, a Florida profit corporation (Seabreeze), for the donation of a 30-foot strip of land along the north side of NE Church Street for right-of-way, as part of the Church Street Redesign Project under the Jensen Beach Community Redevelopment Area Improvements (CRA).

Agenda Item: 26-0259

RESOLUTION NO. 25-12.3

This item was approved.

PUBLIC HEARING

PH-1 PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE AMENDING CHAPTER 71, ARTICLE 2, GENERAL ORDINANCES, MARTIN COUNTY CODE, RELATING TO THE ECONOMIC DEVELOPMENT FUND AND THE IMPLEMENTATION OF THE MARTIN COUNTY ECONOMIC DEVELOPMENT TOOLKIT

This is a public hearing to consider adoption of an ordinance amending Chapter 71, Article 2, Economic Development Fund, General Ordinances, Martin County Code. These revisions are necessary to implement the new Martin County Economic Development Toolkit, which is presented for Board of County Commissioner ("Board") review and approval as a strategic, comprehensive framework for the County's economic development incentives and programs in accordance with the Martin County Comprehensive Plan.

Agenda Item: 26-0278

RESOLUTION NO. 25-12.8 and ORDINANCE NO. 1266

Assistant County Administrator George Stokus presented the item to the Board. Kevin Crowder with BusinessFlare, County Attorney Elyse Elder, and Senior Assistant County Attorney Sebastian Fox assisted with Board questions.

The following members of the public addressed the Board in support of PH-1: Former Commissioner Harold Jenkins, Pete Previte, Paul Skyers, Village of Indiantown Mayor Carmine Dipaolo, Sara Lynch, William Corbin, John Slattery, and Ted Astolfi.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to approve this item with staff's changes. 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 US ARMY CORPS OF ENGINEERS UPDATE

The US Army Corps of Engineers will be providing an update of the Central and South Florida regional water management system, progress of Comprehensive Everglades Restoration Plan projects, and the operational planning for the dry season.

Agenda Item: 26-0302

US Army Corps of Engineers Deputy Commander for South Florida Major Cory Bell, PMP provided the US Army Corps of Engineers update to the Board. Public Works Environmental Resource Administrator John Maehl assisted with Board questions.

R&P-2 2025 INDIAN RIVER LAGOON ECONOMIC VALUATION

The Indian River Lagoon National Estuary Program (IRLNEP), with funding from the

EPA and NOAA, partnered with The Balmoral Group to conduct an updated economic valuation of the Indian River Lagoon (IRL) for 2025. The study assessed the economic impacts and ecosystem services provided by the IRL, covering its entire watershed, which spans 7 counties, 38 municipalities, and 3.5 million residents. This presentation will report the findings of the study.

Agenda Item: 26-0303

Public Works Environmental Resource Administrator John Maehl introduced the item to the Board. Valerie Seidel with The Balmoral Group provided the presentation to the Board.

Present: 4 - Commissioner Stacey Hetherington
Commissioner Eileen Vargas
Commissioner J. Blake Capps
Chair Sarah Heard

Absent: 1 - Vice Chair Edward V. 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: 26-0024

OMB Director Stephanie Merle presented the items to the Board. Supervisor of Elections Vicki Davis assisted with Board questions.

The following items were approved: (1) FIND Grant for Manatee Park Sewall Restoration, (2) Budget Resolution to increase the Supervisor of Elections Funds, (3) 2026 Fiscal Policy Update, (4) Request for Funds to Pay Off Various Debt Obligations, and (5) Request for Funds for Health Insurance Fund.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Capps, to accept the Supervisor of Elections request. The motion carried by the following vote:

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

Agenda Item: 26-0024

MOTION: A motion was made by Commissioner Capps, seconded by Vice Chair Ciampi, to approve the remaining 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: 26-0030

Senior Purchasing Agent Seth McConihe presented the item to the Board.

The following item was approved: (1) Telephone & Telecommunications Equipment Repair & Maintenance.

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

**DEPT-3 CONSIDERATION OF A PUBLIC PURPOSE LEASE AGREEMENT WITH
THE MARTIN COUNTY FAIR ASSOCIATION, INC. FOR
APPROXIMATELY 30.7 ACRES LOCATED ALONG SW CITRUS
BOULEVARD IN WESTERN MARTIN COUNTY**

The Board is requested to consider approval of a Public Purpose Lease Agreement ("Lease") with the Martin County Fair Association, Inc., a Florida not-for-profit fair association, for approximately 30.7 acres along SW Citrus Boulevard in western Martin County, along with a Non-Exclusive Access and Maintenance Agreement.

Agenda Item: 26-0208

Assistant County Administrator George Stokus and Real Property Manager Carla Segura presented the item to the Board. County Administrator Don Donaldson, Senior Assistant County Attorney Sebastian Fox, and County Attorney Elyse Elder assisted with Board questions.

Martin County Fair Association Executive Director Micah Robbins provided additional clarification on the lease agreement.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to accept the lease agreement agreed to by both parties, striking any mention of camping from the policies and procedures. The motion carried by the following vote:

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

Nay: 2 - Commissioner Vargas, and Chair Heard

**DEPT-4 PUBLIC MEETING FOR CONSIDERATION OF UNSOLICITED
PROPOSAL FOR PUBLIC-PRIVATE PARTNERSHIP (P3) TO BUILD
MARTIN COUNTY OPERATIONS FACILITY**

In accordance with Section 255.065(3)(c), Florida Statutes, Martin County has received an unsolicited Public-Private Partnership (P3) proposal from Building Tomorrow's Schools, Inc. (BTS), a Florida-based 501(c)(3) non-profit organization, to design, build, and convey a Maintenance and Operations Facility by July 2027. This item is being presented to the Board for consideration and to provide the public with an opportunity to provide public comment.

Agenda Item: 26-0297

General Services Director Sean Donahue presented the item to the Board. Assistant County Administrator Matt Graham, Assistant County Attorney Frank Moehrle, and County Administrator Don Donaldson assisted with Board questions.

MOTION: A motion was made by Commissioner Capps, seconded by Chair Heard, to approve staff's recommendation to accept unsolicited proposals. The motion carried by the following vote:

Aye: 3 - Commissioner Hetherington, Commissioner Capps, and Chair Heard

Nay: 1 - Commissioner Vargas

Absent: 1 - Vice Chair Ciampi

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

None was heard.

ADJOURN

The Board of County Commissioners December 2, 2025 meeting adjourned at 2:42 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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