



## BOARD OF COUNTY COMMISSIONERS

**DRAFT**

**7/8/2025 9:00 AM**

### MINUTES

#### COMMISSION CHAMBERS

**2401 SE MONTEREY ROAD, STUART, FLORIDA 34996**

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#### **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, Acting County Attorney*

*Carolyn Timmann, Clerk of the Circuit Court and  
Comptroller*

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#### **CALL TO ORDER**

**Present:** 4 - Commissioner Stacey Hetherington  
Commissioner J. Blake Capps  
Chair Sarah Heard  
Vice Chair Edward V. Ciampi

**Absent:** 1 - Commissioner Eileen Vargas

Invocation - Moment of Silence

Pledge of Allegiance - Jon Szparaga, U.S. Air Force Veteran

#### **APPROVAL OF AGENDA**

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Capps, to approve the agenda. The motion carried by the following vote:

**Aye:** 4 - Commissioner Hetherington, Commissioner Capps, Chair Heard,  
and Vice Chair Ciampi

**Absent:** 1 - Commissioner Vargas

## **PROCLAMATIONS AND SPECIAL PRESENTATIONS**

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

The Chair will present proclamations declaring July 2025 as Parks and Recreation Month and Treasure Coast Waterway Cleanup Week in Martin County, Florida.

Agenda Item: 25-1011

Communications Manager Laura Beaupre presented the proclamations to the Board.

Parks and Recreation Director Kevin Abbate accepted the proclamation for Parks and Recreation Month.

18th Annual Treasure Coast Waterway Cleanup Week Event Coordinator Mike Furtah accepted the proclamation for Treasure Coast Waterway Cleanup Week. Gayle Byrd and Jim Moire spoke before the Board.

## **COMMENTS**

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

Tom Pine thanked the City of Stuart and spoke regarding affordable housing and the budget workshop.

Commissioners

### **AM**

There were none heard.

### **PM**

Vice Chair Ciampi congratulated the City of Stuart for their 4th of July fireworks show.

County Administrator

### **AM**

County Administrator Don Donaldson informed the Board of Commissioner Vargas' absence due to bereavement.

### **PM**

County Administrator Don Donaldson thanked the City of Stuart for their recognition of the County's 100th year anniversary.

## **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:** 4 - Commissioner Hetherington, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

**Absent:** 1 - Commissioner Vargas

## **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: 25-0671

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 June 2 and June 20, 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: 25-0675

This item was approved.

### **CNST-3 BOARD OF COUNTY COMMISSION MINUTES TO BE APPROVED**

The Board is asked to approve minutes from the April 22 and May 6, 2025 regular meetings.

Agenda Item: 25-0992

This item was approved.

### **CNST-4 ADOPT A PROCLAMATION DECLARING PURPLE HEART DAY IN MARTIN COUNTY, FLORIDA**

The Board is asked to adopt a proclamation declaring Purple Heart Day in Martin County, Florida.

Agenda Item: 25-0955

This item was approved.

### **CNST-5 EMERGENCY MEDICAL SERVICES ADVISORY COUNCIL APPOINTMENTS**

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

Agenda Item: 25-1043

**RESOLUTION NO. 25-7.1**

This item was approved.

**COUNTY ATTORNEY**

**CNST-6 RESOLUTION REPLACING COMMITTEE MEMBER SEATS ON THE  
AIRPORT NOISE ADVISORY COMMITTEE**

This is a request to consider replacement of the Friends of Witham Field and Witham Airport Action Majority (WAAM) member seats on the Airport Noise Advisory Committee.

Agenda Item: 25-1078

**RESOLUTION NO. 25-7.2**

This item was approved.

**PUBLIC WORKS**

**CNST-7 ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING 33  
PROPOSED PERPETUAL EASEMENTS, FOR SHORELINE  
RESTORATION, AS PART OF THE MACARTHUR BOULEVARD DUNE  
AND BEACH PROJECT**

This is a request for the adoption of a Resolution accepting and approving 33 proposed Perpetual Easements from property owners along MacArthur Boulevard providing access to complete the MacArthur Boulevard Dune and Beach Project, which will restore and maintain the dune along the Atlantic Ocean side of MacArthur Boulevard.

Agenda Item: 25-1033

**RESOLUTION NO. 25-7.3**

This item was approved.

**CNST-8 ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING A  
UTILITY EASEMENT FROM PALM PIKE CAR WASH, LLC, ALONG SW  
MARTIN HIGHWAY NEAR SW MARTIN DOWNS BOULEVARD IN  
PALM CITY**

This is a request for the adoption of a Resolution approving and accepting a Utility Easement from Palm Pike Car Wash, LLC, a Florida limited liability company, to allow for water and sewer related services and equipment along SW Martin Highway near SW Martin Downs Boulevard in Palm City.

Agenda Item: 25-1087

**RESOLUTION 25-7.4**

This item was approved.

**UTILITIES AND SOLID WASTE**

**CNST-9 SOLID WASTE INITIAL ASSESSMENT RESOLUTION FOR FY2025/26**

The Board of County Commissioners is requested to adopt the Initial Assessment

Resolution for fiscal year 2026 (FY26) and approve notification to affected property owners advising of the solid waste assessment rate and public hearing.

Agenda Item: 25-0988

**RESOLUTION NO. 25-7.5**

This item was approved.

**CNST-10 ADOPT AN ANNUAL ASSESSMENT RESOLUTION REQUIRED BY  
CHAPTER 71 OF THE MARTIN COUNTY CODE TO APPROVE NON-AD  
VALOREM ASSESSMENT ROLLS FOR FISCAL YEAR 2025/2026**

The Board is requested to adopt the Annual Assessment Resolution approving Assessment Rolls.

Agenda Item: 25-0990

**RESOLUTION NO. 25-7.6**

This item was approved.

**PUBLIC HEARINGS**

**PH-1 PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE  
AMENDING ARTICLE 5, FALSE ALARM REDUCTION, CHAPTER 111,  
GENERAL ORDINANCES, MARTIN COUNTY CODE**

This is a public hearing to consider adoption of an ordinance amending Article 5, False Alarm Reductions, Chapter 111, General Ordinances, Martin County Code. The revisions to the False Alarm Ordinance were requested by the Martin County Sheriff's Office and the Martin County Tax Collector.

Agenda Item: 25-1056

**ORDINANCE NO. 1261**

Deputy County Attorney Elysse Elder provided the presentation to the Board.

Chair Heard solicited public comment; none was heard.

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:** 4 - Commissioner Hetherington, Commissioner Capps, Chair Heard,  
and Vice Chair Ciampi

**Absent:** 1 - Commissioner Vargas

**PH-2 LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF  
COMPREHENSIVE PLAN AMENDMENT (CPA) 23-04 SUNRISE GROVE  
TEXT**

This is a request for an amendment to the text of Chapter 4, Future Land Use Element of the Martin County Comprehensive Growth Management Plan.

Agenda Item: 25-1076

**ORDINANCE NO. 1262**

Growth Management Principal Planner Samantha Lovelady presented the item to the Board.

Lucido & Associates Senior Partner Morris Crady addressed the Board on behalf of the applicant; proof of notices were filed for the record.

The following member of the public addressed the Board: Christine Bowe.

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:** 4 - Commissioner Hetherington, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

**Absent:** 1 - Commissioner Vargas

**DEPARTMENTAL QUASI-JUDICIAL**

**GROWTH MANAGEMENT**

**DPQJ-1 REQUEST APPROVAL OF THE THIRD AMENDMENT TO THE SOUTH FLORIDA GATEWAY PLANNED UNIT DEVELOPMENT (PUD) ZONING AGREEMENT (S265-019), INCLUDING A REVISED MASTER SITE PLAN**

This is a request by Lucido & Associates, on behalf of Foundry South Florida Gateway LLC, for approval of the Third Amendment to the South Florida Gateway PUD Zoning Agreement including a revised master site plan to allow "Outdoor Storage" as an accessory use on the approximate 216.37-acre platted industrial development located on the west side of SW Kanner Highway approximately 0.6 miles south of SW 96th Street in Stuart. Included with this application is a request for a Certificate of Public Facilities Exemption.

**Agenda Item:** 25-1025

Ex parte communication disclosures were provided by the Commissioners. There were no notices. 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 Deputy County Attorney Elysse Elder assisted with Board questions.

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

APPLICANT: Brian Nolan with Lucido and Associates provided the applicant's presentation to the Board. Ted Elam with Foundry Commercial assisted with Board

questions.

Chair Heard solicited public comment; none was heard.

MOTION: A motion was made by Commissioner Capps, seconded by Commissioner Hetherington, to approve staff's recommendation; materials and products stored outdoors should not exceed the height of the fence, wall, or barrier up to the 30 feet. The motion carried by the following vote:

**Aye:** 4 - Commissioner Hetherington, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

**Absent:** 1 - Commissioner Vargas

## **REQUESTS AND PRESENTATIONS**

### **R&P-1 FLORIDA TURNPIKE (SR 91) AND I-95 (SR 9) DIRECT CONNECTION INTERCHANGE PD&E STUDY IN MARTIN COUNTY**

Florida Department of Transportation, Florida's Turnpike Enterprise, is conducting a Project Development & Environment (PD&E) Study for a new direct connection interchange along Florida's Turnpike (SR 91) in Martin County, Florida. The study will evaluate the addition of a new system-to-system interchange between Florida's Turnpike and Interstate 95 in the vicinity of the I-95/SE Bridge Road interchange. The purpose of this potential interchange is to improve system linkage and enhance safety, emergency response, and evacuation.

Agenda Item: 25-1041

Public Works Director Jim Gorton introduced the item to the Board.

Jazlyn Heywood with FDOT presented the study to the Board. Bill Howell with Lochner Engineering assisted with Board questions.

The following members addressed the Board: Zach Gazza and Carol Ann Leonard.

## **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: 25-0680

### **RESOLUTION NOs. 25-7.7 through 25-7.13**

OMB Director Stephanie Merle presented the items to the Board. Ocean Rescue Chief Ian Montgelas and Assistant County Administrator George Stokus assisted with Board questions.

The following items were approved: (1) Fiscal Year 2024 Edward Byrne Memorial Justice Assistance Grant Program, (2) Fiscal Year 2026 Mosquito Control State Financial Assistance Agreement from the State of Florida Department of Agriculture and Consumer Services, (3) Emergency Management Preparedness and Assistance Trust Fund, (4) Housing and Urban Development (HUD) Grant, (5) Federal Aviation Administration (FAA) Grant Reconstruct Runway 12/30 Visual Guidance, (6) Fiscal Year 2025 Surfing's Evolution and Preservation Foundation Grant, (7) Local Government Cyber Security Grant, (8) State Housing Initiatives Partnership (SHIP) Program Funding, (9) Budget Resolution Adjustment to Fiscal Year 2025, and (10) Resolution for the State Fiscal Year 2026 Allocation of Federal Highway Administration (FHWA).

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

**Aye:** 4 - Commissioner Hetherington, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

**Absent:** 1 - Commissioner Vargas

**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: 25-0689

Chief Procurement Officer Krysti Brotherton presented the items to the Board. OMB Director Stephanie Merle and Assistant County Administrator George Stokus assisted with Board questions.

The following items were approved: (1) Rehabilitation of Taxilane Bravo (B) at Martin County Airport/Witham Field, (2) Building 17 Renovation for the Reach Center, and (3) City of Stuart - Various Locations (Riverside Park Neighborhood Improvements).

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Capps, to approve all items. The motion carried by the following vote:

**Aye:** 4 - Commissioner Hetherington, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

**Absent:** 1 - Commissioner Vargas

**DEPT-3 DESIGNATE COMMISSIONER VARGAS AS THE 2025 NATIONAL  
ASSOCIATION OF COUNTIES (NACO) VOTING REPRESENTATIVE AT  
THE 90TH ANNUAL CONFERENCE IN JULY**



Commissioner Vargas will attend NACO's 90th Annual Conference in Philadelphia City & County, PA in July. The NACo membership elect officers for the association which occur during the business meeting at the Annual Conference. Counties also vote on resolutions that set NACo legislative and association policy for the upcoming year. The Board is asked to designate Commissioner Vargas as Martin County's voting representative.

Agenda Item: 25-0668

County Administrator Don Donaldson introduced the item to the Board.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Capps, to designate Commissioner Vargas as the 2025 National Association of Counties voting representative. The motion carried by the following vote:

**Aye:** 4 - Commissioner Hetherington, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

**Absent:** 1 - Commissioner Vargas

**DEPT-4 COMMUNITY REDEVELOPMENT AGENCY 1ST AND 2ND QUARTER REVIEW**

The Community Development Director, Susan Kores and Community Development Assistant Manager, Jordan Pastorius will present a review of the Community Redevelopment Agency's 1st and 2nd quarters of FY 2025. The report will present the projects, programs and activities that have been accomplished during these time periods.

Agenda Item: 25-1075

Office of Community Development Director Susan Kores provided the overview to the Board. Assistant Manager Jordan Pastorius presented the project updates. Assistant County Attorney Frank Moehrle assisted with Board questions.

**GROWTH MANAGEMENT**

**DEPT-5 2025 LEGISLATIVE SESSION UPDATE - GROWTH MANAGEMENT**

This item serves to update the Board of County Commissioners about the bills passed during the 2025 Legislative Session and discuss the potential impacts to the Growth Management Department.

Agenda Item: 25-1015

Legislative Coordinator Sarah Powers provided the 2025 legislative session updates to the Board. Growth Management Senior Planner Jenna Knobbe presented the Growth Management impacts. Deputy County Attorney Elysse Elder and Growth Management Director Paul Schilling assisted with Board questions.

**PUBLIC WORKS**

**DEPT-6 REQUEST FOR BOARD ACCEPTANCE OF A PROPOSAL FOR RFP2025-3672, FOR SALE AND DEVELOPMENT OF A SURPLUS-DESIGNATED COUNTY OWNED PROPERTY, LOCATED ON THE NW CORNER OF SW MARTIN HIGHWAY AND SW PALM CITY SCHOOL AVENUE**

In accordance with Section 163.380, Florida Statutes, notice is hereby given that the Board is asked to review and accept a proposal for RFP2025-3672, for the sale and development of a County-owned property located in the Old Palm City Community Redevelopment Area (CRA) and to adopt a Budget Resolution to recognize proceeds of the sale pertaining to the property.

Agenda Item: 25-1032

Public Works Real Property Manager Carla Segura presented the items to the Board. Public Works Director Jim Gorton and Chief Procurement Officer Krysti Brotherton addressed Board questions.

Gunster Law Firm Attorney Bob Raynes addressed the Board in support of staff's recommendation. Jeremy LeMaster with Medalist Building Group provided a brief project overview.

The following members of the public addressed the Board regarding this item: Tom Pine and James Crowley.

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

**Nay:** 1 - Commissioner Hetherington

**Absent:** 1 - Commissioner Vargas

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

Wire Lee King III requested the Board sign a letter on behalf of his wife for a class assignment.

**ADJOURN**

The Board of County Commissioners July 8, 2025 meeting adjourned at 12:53 p.m.

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

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Sarah Heard, Chair  
Board of County Commissioners

Minutes approved:

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