



## BOARD OF COUNTY COMMISSIONERS

**DRAFT**

**8/12/2025 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:** 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 - William Ward, US Marine & Kelly Ward, US Army Veteran

#### **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 PRESENTATION BY JENNY FIELDS, MARTIN COUNTY PROPERTY APPRAISER**

Property Appraiser Jenny Fields will give a short presentation regarding the TRIM Notice.

Agenda Item: 25-1030

Martin County Property Appraiser Jenny Fields provided a presentation on the TRIM notice and valuation process.

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

The Chair will present a proclamation declaring Purple Heart Day in Martin County, Florida.

Agenda Item: 25-0956

Communications Manager Laura Beaupre presented the proclamation to the Board.

US Marine William Ward and US Army Veteran Kelly Ward accepted the Purple Heart Day proclamation.

## **COMMENTS**

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

The following members of the public spoke in support of Arts in Public Places and the House of Refuge: Saadia Tsafarides, Tammy Calabria, Rob Steele, Jane Baldrige, Nadia Serenyi, Nancy Turrell, Catherine Larsen, and Mary Shaw.

Patricia Koff addressed expenses in the consent agent.

The following members of the public spoke in support of the proposed waterfront restaurant for the Meridian Marina [DPQJ-1]: Gene Brooks, Rachel Morciano, and David Koch.

Terry Kogl clarified her remarks regarding the proposed four-lane expansion of Dixie Highway, as discussed at the NAC meeting.

Michael Apap shared his concerns with Bessey Creek watershed in light of recent national flooding events, specifically as it impacts Canopy Creek. He urged the County to enforce cleaning of the creek by the HOA.

Mark Perry discussed how the Florida Oceanographic Society is celebrating the County's centennial by planting 100 mangrove trees. He thanked the County for their unwavering support.

Tom Pine shared a speech on "the new gilded age". He addressed spending in the County specifically with Parks and Recreation.

William Raab spoke about the maintenance of a drainage ditch in Hammock Creek. Mr.

Raab thanked the Board for managing the ditch.

Commissioners

**AM**

There were none at this time.

**PM**

Vice Chair Ciampi honored the legacy and lifelong service of late Martin County Sheriff's Deputy Shawn Green.

Commissioner Capps, a resident of the Pettway/Gomez neighborhood, recently met with residents to discuss ongoing potable water issues and the upcoming Public Works projects. He thanked John Snyder for securing funding, as well as former Commissioner Harold Jenkins, Marshal Fields of the Town of Jupiter Island, and staff for their support. Residents of Pettway expressed a preference for the neighborhood to be referred to as Gomez, in recognition of its establishment in 1815.

Commissioner Vargas requested evening meetings on behalf of her constituency. Commissioner Vargas also requested that the Board conduct financial reviews of nonprofit organization.

The Board and County Administrator Don Donaldson discussed the request.

County Administrator

**AM**

There were none at this time.

**PM**

County Administrator Don Donaldson presented a request on behalf of Commissioner Vargas to move the October 7th meeting to October 14th.

## **CONSENT AGENDA**

MOTION: A motion was made by Commissioner Hetherington, seconded by Commissioner Capps, to approve the remaining consent items. 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: 25-0673

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 21 and July 27, 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: 25-0677

This item was approved.

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

The Board is asked to approve minutes from the May 20, June 17, and July 8, 2025 meetings.

Agenda Item: 25-1153

This item was approved.

**CNST-4 TAX COLLECTOR'S RECAPITULATION OF THE 2024 TAX ROLL FOR MARTIN COUNTY**

Presentation of the Martin County Tax Collector's Recapitulation of the 2024 Tax Roll for Martin County.

Agenda Item: 25-1118

This item was approved.

**CNST-5 COMMUNITY DEVELOPMENT BLOCK GRANT CITIZEN ADVISORY TASK FORCE APPOINTMENTS**

After solicitation of applicants, the Board is asked to make the necessary appointments to the Community Development Block Grant Citizen Advisory Task Force.

Agenda Item: 25-0996

**RESOLUTION NO. 25-8.1**

This item was approved.

**CNST-6 ADOPT A PROCLAMATION COMMENDING JOHN PAUL PORCARO UPON THE ACHIEVEMENT OF EAGLE SCOUT**

The Board extends greetings and congratulations to scouts achieving the rank of Eagle Scout.

Agenda Item: 25-1152

This item was approved.

**CNST-7 ADOPT A PROCLAMATION DECLARING THE FAITH FOUNDATION DAY IN MARTIN COUNTY, FLORIDA**

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

Agenda Item: 25-1189

This item was approved.

**CNST-8 ADOPT A PROCLAMATION RECOGNIZING NATIONAL FINANCIAL AWARENESS DAY IN MARTIN COUNTY, FLORIDA**

The Board is asked to adopt a proclamation recognizing National Financial Awareness Day in Martin County, Florida.

Agenda Item: 25-1220

This item was approved.

**CNST-9 REQUEST APPROVAL OF AN ARTWORK PURCHASE AGREEMENT FOR THE PURCHASE OF SCULPTURE TO BE PLACED AT THE PATIO AT PALM CITY PLACE**

The Art in Public Places program has an excellent opportunity to place a piece of art at the Patio at Palm City Place. Titled "It Was a Windy Day They Would Never Forget", the bronze sculpture stands 7 feet tall and weighs 800 pounds. Created by internationally acclaimed artists Gillie and Marc, the piece features their signature characters, Rabbitwoman and Dogman, symbols of adventure, unity, and the joy of shared experiences. The Public Art Advisory Committee and Old Palm City Neighborhood Advisory Committee approved the purchase and placement of this piece and are requesting approval from the Board of County Commissioners.

Agenda Item: 25-1083

At the request of Commissioner Vargas, the Office of Community Development Director Susan Kores presented the item to the Board. Assistant County Attorney Frank Moehrle and County Administrator Don Donaldson assisted with Board questions.

The following members of the public addressed the Board in support of this item: Joette Lorion Rice and Julie Preast.

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

**BUILDING**

**CNST-10 INTERLOCAL AGREEMENT BETWEEN MARTIN COUNTY AND THE CITY OF STUART TO PROVIDE TEMPORARY BUILDING OFFICIAL, INSPECTION AND PLAN REVIEW SERVICES**

This proposed Interlocal Agreement between Martin County and the City of Stuart (City) is at the request of the City for Martin County to provide occasional Building Official, Inspection and Plan Review services on an as-needed basis. This proposed Interlocal Agreement is for an initial term of one year, beginning July 1, 2025 and ending June 30, 2026, with the option to extend for additional 12-month periods upon mutual agreement in writing. The City approved the Interlocal Agreement at its July 7, 2025 meeting.

Agenda Item: 25-1158

This item was approved.

**GENERAL SERVICES**

**CNST-11 MANAGEMENT AGREEMENT WITH THE HISTORICAL SOCIETY OF MARTIN COUNTY FOR THE HOUSE OF REFUGE**

The Historical Society of Martin County currently operates the House of Refuge as a public museum through a Management Agreement with the County. The Historical Society has requested a three-year extension of the Agreement to allow for the continued provision of tours and programs offered to the public at this local landmark.

Agenda Item: 25-1109

At the request of Commissioner Vargas, Assistant County Administrator Matt Graham presented the item to the Board. General Services Director Sean Donahue, Senior Assistant County Attorney Sebastian Fox, and County Administrator Don Donaldson assisted with Board questions.

House of Refuge President Rob Steele provided insight on operations and finances.

The following members of the public addressed the Board in support of this item: Joette Lorien Rice and Julie Preast.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to approve staff's recommendation and direct staff to initiate review of the financial records. The motion carried by the following vote:

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

**GROWTH MANAGEMENT**

**CNST-12 A REQUEST TO ADOPT A RESOLUTION CORRECTING A SCRIVENER'S MAPPING ERROR ON THE FUTURE LAND USE MAP FOR ABANDONED ROADS LOCATED ON THE SAINT LUCIE INLET FARMS AND PALM CITY FARMS PLATS**

This is a request by 456 South Ocean LLC for the Board of County Commissioners (BOCC) to consider adoption of a resolution that corrects the Future Land Use Map (FLUM). The resolution will correct the FLUM to display the Agricultural Ranchette future

land use designation on portions of private property that contain previously abandoned road right-of-way. The subject property is located north of SW 96th Street, east of SW Citrus Boulevard, south of Interstate 95, and west of the Florida Turnpike.

Agenda Item: 25-1150

**RESOLUTION NO. 25-8.2**

This item was approved.

**PUBLIC WORKS**

**CNST-13 ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING  
THREE WARRANTY DEEDS FOR DEDICATED RIGHT-OF-WAY FROM  
IN THE BLACK, LLC AND CT MINO PROPERTIES LLC, AS A  
CONDITION OF APPROVAL OF THE ROAD OPENING PERMIT**

This is a request for the adoption of a Resolution approving and accepting a Warranty Deed from In The Black, LLC, a Florida limited liability company, for dedicated right-of-way ("ROW") along SW 50th Avenue and two Warranty Deeds from CT Mino Properties LLC, a Florida limited liability company, for dedicated ROW along SW 66th Street in Palm City, in connection with a condition for approval of a Road Opening Permit.

Agenda Item: 25-1115

**RESOLUTION NO. 25-8.7**

Commissioner Hetherington announced she will abstain from voting on this item; she filed her Form 8B Memorandum of Voting Conflict for the record.

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

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

**Abstain:** 1 - Commissioner Hetherington

**CNST-14 ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING A  
UTILITY EASEMENT FROM FORK RIVER HOMEOWNERS'  
ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION,  
ALONG SE FORK DRIVE AND SE RIVERBEND STREET IN STUART**

This is a request for the adoption of a Resolution approving and accepting a Utility Easement from Fork River Homeowners' Association, Inc., a Florida not-for-profit corporation, to allow for water and sewer related services and equipment along SE Fork Drive and SE Riverbend Street in Stuart.

Agenda Item: 25-1135

**RESOLUTION NO. 25-8.3**

This item was approved.

**CNST-15 ADOPT A RESOLUTION APPROVING AND ACCEPTING A UTILITY  
EASEMENT ON COUNTY OWNED PROPERTY LOCATED AT 1110 SW  
MARTIN DOWNS BOULEVARD PALM CITY**

This is a request for the adoption of a resolution approving and accepting a Utility

Easement on County owned property located at 1110 SW Martin Downs Boulevard in Palm City. This action is being done prior to the public auction for the designated surplus property sale.

Agenda Item: 25-1151

**RESOLUTION NO. 25-8.4**

This item was approved.

**CNST-16 REQUEST APPROVAL OF THE REVISED LIST OF SPECIAL EVENTS  
REQUIRING ROAD CLOSURE(S) JULY 1ST, 2025 THROUGH JUNE  
30TH, 2026**

Staff requests that the Board of County Commissioners approve the revised list of Special Events  
Requiring Road Closure(s) from July 1st, 2025 through June 30th, 2026.

Agenda Item: 25-1125

This item was approved.

**BOARD AND COMMITTEE APPOINTMENTS**

**B&C-1 NEIGHBORHOOD ADVISORY COMMITTEE APPOINTMENTS**

After solicitation of applicants due to vacancies and terms about to expire, the Board is asked to make the necessary appointments to the Golden Gate, Hobe Sound, Jensen Beach, Old Palm City, Port Salerno, and Rio Neighborhood Advisory Committees (NAC).

Agenda Item: 25-0998

**RESOLUTION NO. 25-8.10**

Administrative Services Program Coordinator Donna Gordon announced the appointment of Brad Tanzer and Saadia Tsafarides (Golden Gate NAC), Emily Thorsen (Hobe Sound NAC), Ann Kagdis (Jensen Beach NAC) Ron Rose, Rex Sentell, Douglas Legler, Charles Smith, and Oscar Torres (Old Palm City NAC), Edward Olsen, Jr. (Port Salerno NAC), George Gottuso, Jamie Newhart and Michael Readling (Rio NAC), and Hannah Martel to the Neighborhood Advisory Committee.

MOTION: A motion was made by Commissioner Hetherington, seconded by Commissioner Capps, to appoint Brad Tanzer and Saadia Tsafarides (Golden Gate NAC), Emily Thorsen (Hobe Sound NAC), Ann Kagdis (Jensen Beach NAC) Ron Rose, Rex Sentell, Douglas Legler, Charles Smith, and Oscar Torres (Old Palm City NAC), Edward Olsen, Jr. (Port Salerno NAC), George Gottuso, Jamie Newhart and Michael Readling (Rio NAC), and Hannah Martel to the Neighborhood Advisory Committee. 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**

**PUBLIC HEARING TO CONSIDER ADOPTION OF THE FINAL ASSESSMENT RESOLUTION FOR FISCAL YEAR 2026 SOLID WASTE ASSESSMENT AND CERTIFICATION OF THE SPECIAL ASSESSMENT ROLL TO THE TAX COLLECTOR**

The Board of County Commissioners is required to adopt the Final Assessment Resolution for fiscal year 2026 (FY26) single-family solid waste assessment rates as set forth in Section 151.56, General Ordinances, Martin County Code and certify the special assessment roll to the Tax Collector as required by Section 151.57, General Ordinances, Martin County Code.

Agenda Item: 25-0989

**RESOLUTION NO. 25-8.8**

Utilities and Solid Waste Director Sam Amerson presented the item to the Board. Assistant County Attorney Frank Moehrle assisted with Board questions.

Chair Heard solicited public comment; none was heard.

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

**PH-2**

**PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE AMENDING SECTIONS 51.2 DEFINITIONS; AND 51.4.C.1. VIOLATIONS; CREATING SECTION 51.13, EMERGENCY SHELTER DESIGNATION FOR SEXUAL PREDATORS OR SEXUAL OFFENDERS; CHAPTER 51, GENERAL ORDINANCES, MARTIN COUNTY CODE**

This is a public hearing to consider adoption of an ordinance to amend Chapter 51, Disaster and Emergency Management, Article 1 In General, Section 51.2, Definitions; to amend Section 51.4.C.1, Violations of Orders and Rules, and to create Section 51.13, Emergency Shelter Designation for Sexual Predators or Sexual Offenders, General Ordinances, Martin County.

Agenda Item: 25-1184

**ORDINANCE NO. 1263**

Senior Assistant County Attorney Melissa Pietrzyk presented the item to the Board.

Chair Heard solicited public comment; none was heard.

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

## **PUBLIC HEARINGS QUASI-JUDICIAL**

### **PHQJ-1 PUBLIC HEARING TO CONSIDER ADOPTION OF AN AMENDMENT TO THE MARTIN COUNTY ZONING ATLAS FROM RM-8 TO PLANNED UNIT DEVELOPMENT FOR THE PADDOCK AT PALM CITY INCLUDING A MASTER/FINAL SITE PLAN (P177-002)**

This is public hearing requested by HJA Design Studio on behalf of Finland Capital, LLC for approval of a rezoning from RM-8, Medium Density Residential District to a Planned Unit Development (PUD) including a PUD zoning agreement and master/final site plan for the construction of 58 fee simple lots and associated infrastructure on an approximately 8.6-acres resulting in a density of 6.7 units per acre. The property is located on the southeast corner of SW Martin Highway and SW 30th Avenue in Palm City. Included in this application is a request for a certificate of Public Facilities Reservation.

Agenda Item: 25-1136

#### **RESOLUTION NO. 25-8.9**

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

COUNTY: Principal Planner Brian Elam provided staff's presentation to the Board. Growth Management Deputy Director Peter Walden, County Engineer Michael Grzelka, Senior Assistant County Attorney Sebastian Fox, County Administrator Don Donaldson, and Interim 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: Michael Houston with HJA Design Studio provided the applicant's presentation to the Board.

The following members of the public addressed the Board regarding this item: Steven Hecht, William Raab, and Marcela Cambor [on behalf of FLF Palm City].

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Vargas, to approve staff's recommendation (revised master final sight plan with entry way shifted; removal of entry gates; building height restricted to two stories through-out; elimination of single family residence; amended driveway width as discussed; donation of \$50,000 to Charlie Leighton Park improvements and \$50,000 donation to Hidden Oaks Middle School). The motion carried by the following vote:

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

### **PHQJ-2 PUBLIC HEARING TO CONSIDER ADOPTION OF AN AMENDMENT TO THE MARTIN COUNTY ZONING ATLAS TO CHANGE THE ZONING DISTRICT CLASSIFICATION FOR 456 SOUTH OCEAN, LLC (S281-001)**

This is a request by Gunster on behalf of 456 South Ocean, LLC for a proposed amendment to the county zoning atlas to change the existing zoning district on 38 parcels with an approximate area of 1,913.59-acres from A-1, Small Farms District and A-2, Agricultural District to AR-5A, Agricultural Ranchette District. The subject site is located at the northeast intersection of SW 96th Street and SW Citrus Boulevard, west of the Saint Lucie River extending north to Interstate 95 and the Florida Turnpike in Palm City. Included with this application is a request for a Certificate of Public Facilities Exemption.

Agenda Item: 25-1165

**RESOLUTION NO. 25-8.11**

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

COUNTY: Principal Planner Brian Elam provided staff's presentation to the Board. Growth Management Deputy Director Peter Walden and Senior Assistant County Attorney Sebastian Fox 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: Gunster Law Firm Land Use Attorney Bob Raynes addressed the Board on behalf of the applicant in support of staff's recommendation. Proof of notices were filed at the LPA. Taylor Pankonien presented the applicant's presentation to the Board.

The following applicant exhibit were filed for the record: (1) Taylor Pankonien's resume.

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

**Nay:** 2 - Commissioner Vargas, and Chair Heard

**PHQJ-3 PUBLIC HEARING TO CONSIDER ADOPTION OF AN AMENDMENT TO THE MARTIN COUNTY ZONING ATLAS TO CHANGE THE ZONING CLASSIFICATION FOR KENAI PROPERTIES, LLC (K041-009)**

This is a request by Jared Gaylord, Esq., on behalf of Kenai Properties, LLC, for a proposed amendment to the County Zoning Atlas to change the zoning district classification for an approximately 0.82-acre site from HR-2, Multiple-Family Residential District, to RS-10, High Density Residential District. The subject site is located at 18071 SE Country Club Drive in Tequesta. Included with this application is a request for a Certificate of Public Facilities Exemption.

Agenda Item: 25-1174

**RESOLUTION NO. 25-8.12**

Ex parte communication disclosures were provided by the Commissioners. The intervener withdrew. Notices were filed at the LPA. The participants were sworn in by the deputy clerk.

COUNTY: Principal Planner John Sinnott provided staff's presentation to the Board. Growth Management Deputy Director Peter Walden and Senior Assistant County Attorney Sebastian Fox assisted with Board questions.

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

APPLICANT: Attorney Jared Gaylord addressed the Board on behalf of the applicant.

Chair Heard solicited public comment; none were heard.

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

#### **DEPARTMENTAL QUASI-JUDICIAL**

##### **DPQJ-1 REQUEST APPROVAL OF THE 80TH AMENDMENT TO THE MARTIN DOWNS PLANNED UNIT DEVELOPMENT (PUD) ZONING AGREEMENT (M035-217), INCLUDING A REVISED MASTER/FINAL SITE PLAN AND REVISED PHASING PLAN FOR THE MERIDIAN MARINA PROJECT**

This is a request by Lucido & Associates on behalf of AC Meridian Marina, LLC, for approval of the 80th Amendment to the Martin Downs PUD Zoning Agreement including a revised master/final site plan and revised phasing plan for the approximately 10.85-acre site known as Meridian Marina located at 1400 SW Chapman Way, east of the intersection of SW Mapp Road and SW Chapman Way, in Palm City. Included is a request for a Certificate of Public Facilities Reservation.

**Agenda Item:** 25-1176

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

COUNTY: Principal Planner John Sinnott provided staff's presentation to the Board. Growth Management Deputy Director Peter Walden and Senior Assistant County Attorney Sebastian Fox assisted with Board questions.

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

APPLICANT: Gunster Law Firm Land Use Attorney Bob Raynes addressed the Board in support of staff's recommendation. Lucido & Associates Co-Owner Brian Nolan presented the applicant's presentation to the Board.

The following members of the public addressed the Board in support of this item: Rob Lord and Julianna Reilly.

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: 25-0681

#### **RESOLUTION NO 25-8.13**

OMB Budget and CIP Coordinator Shelby Baker presented the items to the Board.

The following items were approved: (1) Gary Sinise Foundation Grant for Equipment, (2) Hazard Mitigation Grant Program for FEMA Hurricane Milton for Fire Station Bay Door Replacement, (3) Hazard Mitigation for FEMA Grant Hurricane Milton, (4) Office for Victims of Crime FY25 Technology to Support Victims of Crime, and (5) Budget Resolution to Amend Florida EMS Trust Fund Grant to Allocate Carryover Dollars from the Previous Year.

MOTION: A motion was made by Commissioner Capps, seconded by Vice Chair Ciampi, 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: 25-0690

Chief Procurement Officer Krysti Brotherton presented the items to the Board.

The following items were approved: (1) Utilities Plant Repair and Construction, (2)

HVAC Installation and Maintenance, (3) Fiber Optic Network Cabling, (4) Custodial Services for Public Buildings Non CJIS, and (5) Coastal Environmental Consulting.

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 REQUEST TO APPROVE AN ARTWORK FOR THE MANATEE POCKET MOORING FIELD FACILITY IN THE PORT SALERNO COMMUNITY REDEVELOPMENT AREA**

The Public Art Advisory Committee (PAAC) appointed a Subcommittee to review applications submitted in response to the Call for Artists for a mosaic installation on the Manatee Pocket Mooring Field Upland Facility. A publicly noticed meeting was convened to review the 15 submissions. Using prescribed scoring criteria, Subcommittee members reviewed, scored, and discussed all applications. Three finalists were brought to the PAAC on July 28th. They reviewed the applications using the same criteria and made a recommendation of two artworks for final selection and approval. The funds are available in the Art in Public Places (AIPP) capital budget.

Agenda Item: 25-1212

Office of Community Development Director Susan Kores presented the item to the Board. Assistant County Attorney Frank Moehrle assisted with Board questions.

Applicant Jim Dirks [Artist] addressed the Board.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to approve Jim Dirks submission to be installed on the Manatee Pocket Mooring Field Upland Facility. The motion carried by the following vote:

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

**COUNTY ATTORNEY**

**DEPT-4 ADOPT A RESOLUTION APPROVING LAND USE RESTRICTION AGREEMENT TEMPLATE FOR LIVE LOCAL ACT PROJECTS APPROVED PURSUANT TO SECTION 125.01055, FLORIDA STATUTES AND AUTHORIZING EXECUTION BY THE COUNTY ADMINISTRATOR**

This is a request for the adoption of a Resolution approving a Land Use Restriction Agreement template and authorizing execution by the County Administrator for projects approved under the Live Local Act.

Agenda Item: 25-1188

**RESOLUTION NO. 25-8.14**

Interim County Attorney Elysse Elder presented the item to the Board.

The following member of the public addressed the Board regarding potential impacts of this item: Attorney Nichols Geisler.

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

## **GENERAL SERVICES**

### **DEPT-5 REQUEST FOR APPROVAL OF ENERGY & ENERGY RELATED OPERATIONAL SAVINGS PROJECT CONTRACT AND FINANCIAL TERMS WITH TRANE U.S. INC. PURSUANT TO SECTION 489.145(4) (E), FLORIDA STATUTES**

The General Service Department is requesting approval of an Investment Grade Audit Report, Performance Agreement for Comfort (PACT Agreement) with Trane U.S. Inc. and a Master Tax-Exempt Equipment Lease/Purchase Agreement with Banc of America Public Capital Corp. The Energy Conservation Measures (EMCs) provided in the PACT Agreement are recommended by Trane U.S. Inc. in the Investment Grade Audit (IGA) Report. The Energy and Energy Related Operational Savings Project is required to be budget neutral and will be funded with future energy and operational savings. The Master Tax-Exempt Lease/Purchase Agreement will finance the project over a 15-year term.

Agenda Item: 25-1088

#### **RESOLUTION NOs. 25-8.5 and 25-8.6**

General Services Director Sean Donahue introduced the item to the Board. OMB Director Stephanie Merle provided a budget overview. Assistant County Attorney Frank Moehrle assisted with Board questions.

Trane Consultant Steve Corson provided a brief overview of the process and recommendations. PMF Financial Advisor Jake Lever provided details on the financial process.

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

## **PUBLIC WORKS**

### **PUBLIC WORKS**

#### **DEPT-6 BRIEF OVERVIEW OF REAL PROPERTY ADMINISTRATIVE POLICIES AND PROCEDURES**

This item is in response to the Board's direction to update the Real Property Policies and Procedures. The Real Property Division, in collaboration with the Legal Department, finalized the Administrative Memo and detailed Manual. Both the Memo



and Manual have been Administratively approved and staff is prepared to give a brief presentation to the Board.

Agenda Item: 25-1102

Real Property Manager Carla Segura presented the item to the Board. Senior Assistant County Attorney Sebastian Fox 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

#### **COUNTY ATTORNEY**

#### **DEPT-7 ADOPTION OF A RESOLUTION APPROVING THE ACQUISITION OF 429 VACANT LOTS, TOTALING 383.33 ACRES OF ENVIRONMENTALLY SENSITIVE VACANT LAND IN PALM BEACH HEIGHTS (PAL MAR)**

This is a request for the adoption of a resolution approving the acquisition of 429 vacant lots totaling 383.33 acres of environmentally sensitive vacant land in Palm Beach Heights (Pal Mar) as part of a Settlement, Land Exchange, and Purchase Agreement with Be A Man Buy Land, LLC.

Agenda Item: 25-1090

#### **RESOLUTION NO. 25-8.15**

Senior Assistant County Attorney Sebastian Poprawski presented the item to the Board. Senior Assistant County Attorney Sebastian Fox and County Administrator Don Donaldson assisted with Board questions.

The following member of the public addressed the Board to express his frustration with the process: Zach Gazza.

MOTION: A motion was made by Commissioner Vargas, seconded by Commissioner Capps, to approve this item with review and approval by the County Attorney's Office. 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.**

There were none heard.

#### **ADJOURN**

The Board of County Commissioners August 12, 2025 meeting adjourned at 5:07 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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