



## BOARD OF COUNTY COMMISSIONERS

### FINAL MINUTES

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**

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**

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**

Agenda Item: 25-0675

This item was approved.

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

Agenda Item: 25-0992

This item was approved.

### **CNST-4 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**

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**

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**

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**

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**

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**

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**

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**

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**

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**

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**

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**

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**

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**

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**

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**

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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