



## BOARD OF COUNTY COMMISSIONERS

### FINAL MINUTES

10/21/2025 10:00 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, 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 - Deputy Rhyss Heeter, U.S. Army

#### **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

## **PROCLAMATIONS AND SPECIAL PRESENTATIONS**

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

Agenda Item: 26-0096

Communications Manager Laura Beaupre presented the proclamations to the Board.

Conney Dahn with Radiant Voices accepted the National Disability Employment Awareness Month proclamation.

Safe Space CEO Jennifer Fox accepted the proclamation for Domestic Violence Awareness Month.

## **COMMENTS**

Public (10:05 AM) - Please limit comments to three minutes.

The following members of the public addressed the denial of the Meadow Run at Fox Groves site plan amendment at the October 7th BOCC meeting: Christopher Corey, Jesse Fulton, Matthew Hight, Bobbie Moran, John Moran, Annmarie Hight, Vincent D'Aquino, and Jeff Cabel.

???Justin Andre Lamoreaux spoke regarding a custody issue.

Tom Pine addressed the Board regarding the proposed Mental Health POD, fire stations, Parks and Recreation, and other County spending in the consent agenda.

Commissioners

### **AM**

Commissioner Vargas addressed the Meadow Run site plan amendment. She requested that an item return before the Board for reconsideration. County Administrator Don Donaldson provided clarifying remarks.

MOTION: A motion was made by Commissioner Vargas, seconded by Vice Chair Ciampi, to reconsider the Meadow Run at Fox Grove Subdivision agenda item. The motion carried unanimously.

Commissioner Capps expressed his appreciation to Chair Heard and County Administrator Donaldson for representing the County at the legislative meeting. He thanked Radiant Voices for their performance.

Commissioner Vargas thanked Radiant Voices and Chair Heard and County Administrator Donaldson for representing the County.

### **PM**

There were none.

County Administrator

**AM**

County Administrator Don Donaldson shared the request by Oasis Development LLC for a brownfield public hearing; the brownfield public notice disclosure was read for the record.

**PM**

County Administrator Don Donaldson announced that the Office of Community Development Director Susan Kores received the American Planners Association 2nd place award for Great Places in Florida (Patio at Palm City Place); he thanked Ms. Kores on her achievements.

Office of Community Development Director Susan Kores provided details on the award. Ms. Kores also shared that her staff received the Live from Martin County, Capital Projects and Infrastructure, and the President's Award for the Patio at Palm City Place. She thanked everyone involved with the success of the Patio at Palm City Place.

County Attorney Elysse Elder issued an apology to Chair Heard<sup>2</sup> and thanked the Board for the opportunity to serve as County Attorney.

**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**

Agenda Item: 26-0005

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: 26-0011

This item was approved.

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

Agenda Item: 26-0194

This item was approved.

**CNST-4 NOTED ITEMS**

Agenda Item: 26-0016

This item was approved.

**CNST-5 ADOPT A PROCLAMATION DECLARING VETERAN'S DAY IN MARTIN COUNTY, FLORIDA**

Agenda Item: 26-0002

This item was approved.

**CNST-6 REQUEST TO APPROVE THE CONTRACT BETWEEN THE BOARD OF COUNTY COMMISSIONERS AND STATE OF FLORIDA DEPARTMENT OF HEALTH FOR THE OPERATION OF THE COUNTY HEALTH DEPARTMENT CONTRACT YEAR 2025-2026 AND THE ASSOCIATED FEE SCHEDULE**

Agenda Item: 26-0100

**RESOLUTION NO. 25-10.12**

This item was approved.

**CNST-7 APPROVAL OF THE TREASURE COAST SPORTS COMMISSION CONTRACT FOR FISCAL YEAR 2026**

Agenda Item: 26-0138

This item was approved.

**CNST-8 EMERGENCY MEDICAL SERVICES ADVISORY COUNCIL APPOINTMENT**

Agenda Item: 26-0158

**RESOLUTION NO. 25-10.13**

This item was approved.

**COUNTY ATTORNEY**

**CNST-9 ADOPTION OF A RESOLUTION GRANTING THE COUNTY ADMINISTRATOR AUTHORITY TO DISPOSE OF TANGIBLE PERSONAL PROPERTY OWNED BY MARTIN COUNTY PURSUANT TO SECTION 274.07, FLORIDA STATUTES**

Agenda Item: 26-0140

**RESOLUTION NO. 25-10.14**

This item was approved.

**CNST-10 ADOPTION OF A RESOLUTION AMENDING SECTION 17.6,  
PUBLIC-PRIVATE PARTNERSHIPS, OF THE PURCHASING MANUAL  
AND ADOPTION OF A RESOLUTION AMENDING THE APPLICATION  
FEE FOR UNSOLICITED PROPOSALS FOR PUBLIC-PRIVATE  
PARTNERSHIPS**

Agenda Item: 26-0146

**RESOLUTION NOs. 25-10.15 through 25-10.18**

This item was approved.

**CNST-11 APPROVAL OF LEASE AMENDMENT WITH LIBERATOR MEDICAL  
SUPPLY, INC. AT MARTIN COUNTY AIRPORT/WITHAM FIELD**

Agenda Item: 26-0185

This item was approved.

**PUBLIC WORKS**

**CNST-12 ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING A  
NON-EXCLUSIVE FLOW THROUGH DRAINAGE AND ACCESS  
EASEMENT AND APPROVAL OF A PARTIAL RELEASE OF  
DRAINAGE EASEMENT FOR STUART AUTO VAULT LLC**

Agenda Item: 26-0091

**RESOLUTION NO. 25-10.19**

This item was approved.

**CNST-13 ADOPTION OF RESOLUTIONS REGARDING UTILITY EASEMENTS  
FROM WAL-MART STORES EAST, LP FOR WATER AND  
SEWER-RELATED SERVICES ON THE PROPERTY LOCATED AT THE  
NORTHEAST CORNER OF US HIGHWAY 1 AND SE MARKET PLACE  
IN STUART**

Agenda Item: 26-0122

**RESOLUTION NOs. 25-10.20 and 25-10.21**

This item was approved.

**CNST-14 ADOPT A RESOLUTION TO AUTHORIZE EXECUTION OF A  
MAINTENANCE MEMORANDUM OF AGREEMENT WITH THE  
FLORIDA DEPARTMENT OF TRANSPORTATION FOR A MULTI-USE  
TRAIL ALONG SR-5 (US-1/SE FEDERAL HIGHWAY) IN HOBE SOUND**

Agenda Item: 26-0121

**RESOLUTION NO. 25-10.22**

At the request of Commissioner Capps, Public Works Director Jim Gorton presented the item to the Board.

MOTION: A motion was made by Commissioner Capps, seconded by Vice Chair Ciampi, to approve CNST-14. The motion carried by the following vote:

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

#### **UTILITIES AND SOLID WASTE**

##### **CNST-15 INITIAL ASSESSMENT RESOLUTION FOR THE CORAL GARDENS WASTEWATER MUNICIPAL SERVICE BENEFIT UNIT**

Agenda Item: 26-0071

##### **RESOLUTION NO. 25-10.23**

This item was approved.

#### **PUBLIC HEARING**

##### **PH-1 PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE AMENDING CHAPTER 83, GENERAL ORDINANCES, MARTIN COUNTY CODE RELATING TO FISH AND WILDLIFE AND THE LAKE OKEECHOBEE FISH AND WILDLIFE ADVISORY COUNCIL**

Agenda Item: 26-0085

##### **ORDINANCE NO. 1265**

Senior Assistant County Attorney Sebastian Fox presented the item to the Board. Public Works Director Jim Gorton assisted with Board questions.

The following member of the public addressed the Board regarding this item: Arthur Rinc.

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**

#### **GROWTH MANAGEMENT**

##### **DPQJ-1 REQUEST FOR APPROVAL OF THE HIGHPOINTE PLANNED UNIT DEVELOPMENT PHASE 2 REVISED FINAL SITE PLAN (C148-017)**

Agenda Item: 26-0099

##### **RESOLUTION NO. 25-10.24**

Ex parte communication disclosures were provided by the Commissioners. There were no receipts. 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. 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: George Missimer with Cotleur and Hearing addressed the Board on behalf of the applicant; 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

## **DEPARTMENTAL**

### **ADMINISTRATION**

#### **DEPT-1 OFFICE OF MANAGEMENT AND BUDGET ITEMS WHICH REQUIRE BOARD APPROVAL**

Agenda Item: 26-0021

##### **RESOLUTION NOS. 25-10.25 through 25-10.29**

OMB Director Stephanie Merle presented the items to the Board. Public Works Director Jim Gorton, Utilities Solid Waste Director Sam Amerson, and County Administrator Don Donaldson assisted with Board questions.

The following items were approved: (1) FDOT Local Agency Program Grant for SE Washington Street Sidewalk Project, (2) Clean Water State Revolving Fund Amendment # 1, (3) FDOT Public Transportation Grant Agreement for Runway 1230 PAPI and REIL Replacement, and (4) Mosquito Control Annual Certified Budget and Updated Detailed Work Plan.

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

#### **DEPT-2 CONTRACTS THAT MEET THE THRESHOLD FOR BOARD APPROVAL \$1 MILLION OR GREATER**

Agenda Item: 26-0027

There were no items.

**DEPT-3 DISCUSSION OF RECRUITMENT FOR COUNTY ATTORNEY POSITION**

Agenda Item: 26-0108

**RESOLUTION NO. 25-10.30**

County Administrator Don Donaldson presented the item to the Board. Human Resource Director Heather Dayan and County Administrator Don Donaldson assisted with Board questions. Clerk of the Circuit Court and Comptroller Carolyn Timmann and Martin County Sheriff John Budensiek addressed the Board on behalf of the selection committee.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to permanently hire Elysse Elder as County Attorney. The motion carried by the following vote:

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

**Nay:** 1 - Chair Heard

**DEPT-4 SOLICITATION FOR PUBLIC-PRIVATE PARTNERSHIP (P3) FOR A PUBLIC FACILITY**

Agenda Item: 26-0101

**RESOLUTION NO. 25-10.30**

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

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-5 CONSIDERATION TO ADOPT AN OFFICIAL MARTIN COUNTY FLAG II**

Agenda Item: 26-0131

Assistant County Administrator George Stokus presented the item to the Board.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to approve option A as the official County flag, with the enhancement of the blue water and correction of the fish silhouette to a sailfish. The motion carried by the following vote:

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

**Nay:** 1 - Chair Heard

**BUILDING**



**DEPT-6 REQUEST APPROVAL OF SERVICES AGREEMENT WITH  
PROPLOGIX, LLC, D/B/A ORANGE DATA SYSTEMS AND ADOPT A  
RESOLUTION ESTABLISHING A FEE SCHEDULE**

Agenda Item: 26-0119

**RESOLUTION NO. 25-10.31**

Building Department Director Jeff Dougherty presented the item to the Board. Senior Assistant County Attorney Sebastian Poprawski assisted with Board questions.

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

**GENERAL SERVICES**

**DEPT-7 PERMISSION TO USE CONSTRUCTION MANAGEMENT AT RISK  
(CMAR) DELIVERY METHOD FOR THE HOBE SOUND BEACH OCEAN  
RESCUE BUILDING**

Agenda Item: 26-0115

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

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-8 PERMISSION TO USE CONSTRUCTION MANAGEMENT AT RISK  
(CMAR) DELIVERY METHOD FOR THE MARTIN COUNTY SHERIFF'S  
OFFICE FIREARMS TRAINING FACILITY**

Agenda Item: 26-0116

General Services Director Sean Donahue presented the item to the Board. Assistant County Attorney Frank Moehrle assisted with Board questions.

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

**DEPT-9 PERMISSION TO USE CONSTRUCTION MANAGEMENT AT RISK  
(CMAR) DELIVERY METHOD FOR THE SUPERVISOR OF ELECTIONS  
EXPANSION**

Agenda Item: 26-0117

General Services Director Sean Donahue presented the item to the Board. Assistant County Attorney Frank Moehrle assisted with Board questions.

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

**PUBLIC WORKS**

**DEPT-10 ENVIRONMENTAL LANDS ACQUISITION PROGRAM: APPROVAL OF PROPERTIES RECOMMENDED BY THE ENVIRONMENTAL LANDS OVERSIGHT COMMITTEE (ELOC) AS 2024 SALES TAX PROGRAM ACQUISITIONS**

Agenda Item: 26-0124

Environmental Resource Senior Project Manager Michael Yustin provided the presentation to Board. Senior Assistant County Attorney Sebastian Fox assisted with Board questions.

MOTION: A motion was made by Commissioner Capps, seconded by Vice Chair Ciampi, to approve staff's recommendation; and non-binding letter to prospective sellers or funding partners showing the County's interest, signed by the Board. 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.

**ADJOURN**

The Board of County Commissioners October 21, 2025 meeting adjourned at 1:30 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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