



BOARD OF COUNTY COMMISSIONERS

FINAL MINUTES
10/21/2025 10:00 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 - 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? 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 Coteur 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
PROLOGIX, 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.

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

Sarah Heard, Chair
Board of County Commissioners

Minutes approved:

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