



BOARD OF COUNTY COMMISSIONERS

FINAL MINUTES
8/26/2025 9:00 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, Acting 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 ~ Sgt. Joe Angelico, United States Air Force

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 PRESENT PROCLAMATIONS PREVIOUSLY APPROVED VIA THE CONSENT AGENDA

Agenda Item: 25-1190

Communications Manager Laura Beaupre presented the proclamations to the Board.

The proclamation declaring The Faith Foundation Day in Martin County was presented; the recipient was not present.

Junior Achievement of the Palm Beaches & Treasure Coast Vice President Erica Henn accepted the National Financial Awareness Day proclamation.

COMMENTS

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

Dottie Lanci shared her frustrations with government policies impacting immigrants in Martin County. She urged the Commission to get involved as the impacts to the local community are prevalent.

Terry Kogl requested that the Board vote on evening meetings.

Tom Pine addressed concerns with the consent agenda.

Derrick Powell re-addressed flooding and drainage issues on Cove Road caused by [Pepperwood] developers and the costly impact to homeowners. Mr. Powell urged the Board to make infrastructure, roadway, drainage, and developer accountability a priority to restore public trust.

Commissioners

AM

Commissioner Hetherington requested staff to review CR-608 between SR-710 and Morgan Street due to reoccurring automobile accidents involving the power lines. Commissioner Hetherington discussed dialogue surrounding SB 180; she requested that staff return with an agenda item addressing the pros and cons of joining the lawsuit. She insisted that the Board remain proactive in protecting Home Rule.

Vice Chair Ciampi announced the passing of East Stuart Pastor Jerry Gore Sr. and Ken DeAngeles. He highlighted their contributions to Martin County.

Commissioner Capps shared he attended the Kiwanis Club back to school event at the Indiantown YMCA. He also attended the Pettway/Gomez neighborhood meeting to discuss water hookup cost. Commissioner Capps shared some advantages of the SHIP program.

Commissioner Vargas shared her concerns with SB 180 [Home Rule]; she suggested the Board's participation in efforts with other Counties.

PM

Commissioner Vargas urged the Board to hold at least one evening meeting a month. She also addressed the review of non-profit organizations as discussed at the previous Board meeting.

The Commissioners discussed this item.

Assistant County Administrator Matt Graham provided statistics from other counties regarding evening meetings.

MOTION: A motion was made by Commissioner Capps, seconded by Chair Heard, to not have evening meetings. The motion carried by the following vote:

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

Nay: 1 - Commissioner Vargas
County Administrator

AM

There were none at this time.

PM

County Administrator Don Donaldson provided an update on the non-profit organization review. He stated a report with the requested information will be prepared and sent to the Board.

CONSENT AGENDA

MOTION: A motion was made by Commissioner Capps, seconded by Vice Chair Ciampi, 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: 25-0674

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: 25-0678

This item was approved.

CNST-3 NOTED ITEMS

Agenda Item: 25-0679

This item was approved.

CNST-4 BOARD OF COUNTY COMMISSION MINUTES TO BE APPROVED

Agenda Item: 25-1154

This item was approved.

CNST-5 ADOPT A PROCLAMATION DECLARING HUNGER ACTION MONTH IN MARTIN COUNTY, FLORIDA

Agenda Item: 25-1155

This item was approved.

FIRE RESCUE

CNST-6 REQUEST FOR APPROVAL OF FIRST AMENDMENT TO AGREEMENT BETWEEN MARTIN COUNTY AND MARTIN COUNTY FIREFIGHTERS ASSOCIATION LOCAL 2959, IAFF

Agenda Item: 25-1222

This item was approved.

GROWTH MANAGEMENT

CNST-7 A REQUEST TO INITIATE AMENDMENTS TO THE COMPREHENSIVE GROWTH MANAGEMENT PLAN AND LAND DEVELOPMENT REGULATIONS OF MARTIN COUNTY REGARDING ACCESSORY DWELLING UNITS TO PROVIDE MORE OPTIONS OF AFFORDABLE HOUSING

Agenda Item: 25-1187

RESOLUTION NO. 25-8.16

This item was approved.

PUBLIC WORKS

CNST-8 REQUEST FOR AUTHORIZATION TO EXECUTE A TRI-PARTY AGREEMENT WITH THE UNITED STATES ARMY CORPS OF ENGINEERS, THE BUREAU OF OCEAN ENERGY MANAGEMENT AND MARTIN COUNTY FOR THE HUTCHINSON ISLAND SHORE PROTECTION PROJECT

Agenda Item: 25-1191

This item was approved.

CNST-9 MEMORANDUM OF AGREEMENT WITH THE TOWN OF JUPITER ISLAND FOR SAND BYPASSING

Agenda Item: 25-1211

This item was approved.

CNST-10 ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING A LEASE BETWEEN MARTIN COUNTY AND FLORIDA COMMUNITY HEALTH CENTERS, INC. TO PROVIDE HEALTH SERVICES TO THE PUBLIC AT THE MARTIN COUNTY HEALTH DEPARTMENT

Agenda Item: 25-1216

RESOLUTION NO. 25-8.17

This item was approved.

BOARD AND COMMITTEE APPOINTMENTS

B&C-1 AIRPORT NOISE ADVISORY COMMITTEE APPOINTMENTS

Agenda Item: 25-0318

RESOLUTION NO. 25-8.18

Administrative Services Program Coordinator Donna Gordon announced the appointment of Christina Ouillette to the Airport Noise Advisory Committee.

MOTION: A motion was made by Commissioner Hetherington, seconded by Commissioner Capps, to appoint Christina Ouillette to the Airport Noise Advisory Committee. The motion carried by the following vote:

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

PUBLIC HEARING

PH-1 PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE AMENDING THE LAND DEVELOPMENT REGULATIONS REGARDING PLATS

Agenda Item: 25-1221

ORDINANCE NO. 1264

County Engineer Mike Grzelka presented the item to the Board. Growth Management Director Paul Schilling, Interim County Attorney Elysse Elder, and County Administrator Don Donaldson assisted with Board questions.

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: 25-0682

RESOLUTION NOS. 25-8.19 through 25-8.32

OMB Director Stephanie Merle presented the items to the Board. Coastal Manager Jessica Garland and County Administrator Don Donaldson assisted with Board questions.

Martin County Fire Rescue Chief Chad Cianciulli provided a brief overview of the Maritime Response Team. Fire Rescue Finance Administrator Matt Resch and District Chief Joseph Lobosco assisted with Board questions.

The following items were approved: (1) Hazard Mitigation Grant Program for FEMA (Hurricane Milton for Automatic Transfer Switch Replacement, (2) FY 2026-2027 Local Government Funding Request from FDEP for the St. Lucie Inlet Management, (3) FY 2026-2027 FDEP Bathtub Beach Joint Project, (4) FY 2026-2027 FDEP for MacArthur Blvd Dune Project, (5) FY2026-2027 FDEP Shore Protection Project, (6) Fy 2025-2026 Spencer Educational Foundation Summer Intern Grant for a Risk Management Intern Student, (7) U.S. Department Homeland Security FEMA FY 2025 Port Security Grant Program, (8) Public Transportation Grant Agreement for FY 2026 for the Public Transit Block Grant, (9) FDEP Amendment No. 2 for Martin County Shore Protection Project, (10) FDEP St. Lucie Inlet Management Plan Implementation Project, (11) Fiscal Year Budget Adjustments: (A) Allocate Voter-Approved 1/2 Cent Conservation Lands Sales Tax, (B) Allocate Stop-Loss Insurance Proceeds into the Health Insurance Fund, (C) Allocate Insurance Proceeds from Hurricane Nicole into the Disaster Recovery Fund, (D) Allocate Revenues Collected Over Budget to Fund Contractual Needs for the Building Department, and (E) Allocate Additional Fire Impact Fees to Fund Fire Rescue Level of Service (LOS)Analysis.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to approve item 7. The motion carried by the following vote:

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

Agenda Item: 25-0682

MOTION: A motion was made by Commissioner Capps, seconded by Commissioner Hetherington, to approve the remaining 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**

Agenda Item: 25-0691

There were no items.

COUNTY ATTORNEY

**DEPT-3 REQUEST TO APPROVE SCORING CRITERIA AND BEGIN REQUEST
FOR PROPOSAL (RFP) FOR OFFICE SPACE AT THE MARTIN
COUNTY AIRPORT/WITHAM FIELD**

Agenda Item: 25-1257

Airport Director Andrew McBean provided the item to the Board. Senior Assistant County Attorney Sebastian Poprawski assisted with Board questions.

A motion was made by Commissioner Hetherington, seconded by Vice Chair Ciampi, that this agenda item be approved.. The motion carried by the following vote:

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

PUBLIC WORKS

DEPT-4 MARTIN COUNTY VULNERABILITY ASSESSMENT

Agenda Item: 25-1201

Environmental Resource Engineer Amy Eason provided the presentation to the Board.

**DEPT-5 ACQUISITION OF BAR-B-RANCH CONSERVATION EASEMENT -
ENVIRONMENTAL LANDS ACQUISITION PROGRAM**

Agenda Item: 25-1175

Public Works Senior Project Manager Michael Yuston presented the item to the Board. Senior County Attorney Sebastian Fox and County Administrator Don Donaldson assisted with Board questions.

The property owners, Brennan Troup and Lance Troup thanked the Board for their efforts to preserve land.

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

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

Terry Kogl asked the Board to take a vote on evening meetings.

ADJOURN

The Board of County Commissioners August 27, 2025 meeting adjourned at 12:08 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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