



BOARD OF COUNTY COMMISSIONERS

FINAL MINUTES
6/17/2025 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 ~ Pastor Stan Allen, Redeemer Lutheran Church & School

Pledge of Allegiance ~ Collin Ridle, U.S. Marine

APPROVAL OF AGENDA

MOTION: A motion was made by Commissioner Hetherington, seconded by Vice Chair Ciampi, 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 RECOGNIZE THE BOYS & GIRLS CLUBS OF MARTIN COUNTY
(BGCMC) YOUTH OF THE YEAR**

Agenda Item: 25-1037

Communications Manager Laura Beaupre introduced the item to the Board.

Martin County Boys and Girls Club Director of Marketing and External Affairs Megan Shirey presented the Boys and Girls Club of Martin County Youth of the Year.

Youth of the Year recipient Mildred Castillo addressed the Board.

COMMENTS

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

The following members of the public addressed the Board in support of Martin County PAL [PH-1]: Martin County PAL Executive Director Noel DeValle, Mayce DeValle, Jake DeValle, Lillian Melton, Evie Klaassen [on behalf of her grandson Austin], Steve Klaassen, Bob Thornton, Eric Escalante, Steven Iscowitz, Jim Boyle, Kenneth Russell, and Jackson Henderson.

William Reppy expressed frustration regarding an incident that resulted in injuries to his small dog.

Terry Kogl addressed the Board in opposition to the complete streets design on SE Dixie Highway.

Jay Nuffer encouraged support of PAL initiatives and addressed the rezoning of the Kanner Highway parcel [PHQJ-1].

Randy Cleveland spoke about the rezoning for PHQJ-1 and traffic concerns.

Tom Pine addressed the consent agenda, transparency, and democracy. He recapped a recent meeting with the Director of Parks and Recreation and the District 1 Commissioner.

Commissioners

AM

Commissioner Vargas attended legislative sessions in Washington D.C.

Commissioner Capps also shared that he attended sessions in Washington D.C. to advocate for Everglades restoration. He thanked staff for their effort and expertise.

Vice Chair Ciampi discussed the recent drowning deaths of two children under five. He emphasized the importance of pool safety and ensuring that proper protective measures are in place. Vice Chair Ciampi confirmed the County offers free swimming lessons for children ages 6 months to 17 years old. He extended his heartfelt condolences to the families.

Commissioner Hetherington thanked her colleagues for their attendance at the legislative sessions in Washington D.C. She represented the Board at the Larry Pendleton Awards for the Treasure Coast Sports Commission. Commissioner Hetherington recognized audience attendee Sydney Spears [Martin County High School] for being accepted into Girls State.

PM

Commissioner Vargas thanked the Board for the opportunity to attend sessions in Washington DC.

Chair Heard highlighted the recent renovations to the Commission Chambers. She thanked all staff involved in the process.

Vice Chair Ciampi wished all a Happy Fourth of July.

Commissioner Capps thanked Congressman Brian Mast and Congresswoman Lois Frankle for meeting with the County Commissioners.

County Administrator

AM

County Administrator Don Donaldson acknowledged the Utilities Department for being recognized for the 'Best Tasting Drinking Water' by the Florida Section of American Water Works Association. Mr. Donaldson congratulated Joanne Green for being recognized by the Florida Association of Counties for her advocacy.

PM

County Administrator Don Donaldson thanked the Board for the opportunity to attend sessions in Washington DC.

CONSENT AGENDA

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, 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: 25-0355

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: 25-0366

This item was approved.

CNST-3 NOTED ITEMS

Agenda Item: 25-0372

This item was approved.

CNST-4 ADOPT A PROCLAMATION DECLARING JULY 2025 AS PARKS AND RECREATION MONTH IN MARTIN COUNTY, FLORIDA

Agenda Item: 25-1010

This item was approved.

CNST-5 ADOPT A PROCLAMATION DECLARING TREASURE COAST WATERWAY CLEANUP WEEK IN MARTIN COUNTY, FLORIDA

Agenda Item: 25-1021

This item was approved.

CNST-6 BOARDS AND COMMITTEES STATUS REPORT

Agenda Item: 25-0374

This item was approved.

CNST-7 LOCAL PLANNING AGENCY SCHOOL DISTRICT APPOINTMENT

Agenda Item: 25-1027

RESOLUTION NO. 25-6.1

This item was approved.

CNST-8 TOURIST DEVELOPMENT COUNCIL APPOINTMENTS

Agenda Item: 25-0940

RESOLUTION NO. 25-6.2

This item was approved.

CNST-9 TREASURE COAST COMMUNITY ACTION AGENCY ADVISORY BOARD APPOINTMENT

Agenda Item: 25-0835

This item was approved.

CNST-10 FIRST AMENDMENT TO THE 2023 INTERLOCAL FOR THE PROPOSED MEDICAL EXAMINER FACILITY

Agenda Item: 25-1050

This item was approved.

PUBLIC WORKS

CNST-11 ADOPT A RESOLUTION TO AUTHORIZE THE REQUEST TO INSTALL STOP SIGNS ON SE GOMEZ AVENUE AT ITS INTERSECTION WITH SE HILL TERRACE AT THE ENTRANCE TO LOBLOLLY COMMUNITY

Agenda Item: 25-1016

RESOLUTION NO. 25-6.3

This item was approved.

CNST-12 ADOPT A RESOLUTION TO AUTHORIZE EXECUTION OF A STATE HIGHWAY LIGHTING, MAINTENANCE, AND COMPENSATION AGREEMENT

Agenda Item: 25-1022

RESOLUTION NO. 25-6.4

This item was approved.

BOARD AND COMMITTEE APPOINTMENT

B&C-1 VALUE ADJUSTMENT BOARD APPOINTMENT

Agenda Item: 25-0946

RESOLUTION NO. 25-6.6

Administrative Services Program Coordinator Donna Gordon announced the appointment of Diane Castellucci to the Value Adjustment Board.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to appoint Diane Castellucci to the Value Adjustment Board. 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 FOR BOARD DIRECTION ON A COUNTY OWNED VACANT PARCEL LOCATED AT 2769 SE FAIRMONT STREET IN GOLDEN GATE

Agenda Item: 25-0954

RESOLUTION NO. 25-6.5

Public Works Real Property Professional Mandee Johns presented the item to the Board. Assistant County Administrator George Stokus and Deputy County Attorney Elyse Elder 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

PH-2 PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE AMENDING THE BOUNDARIES OF THE WATERSIDE COMMUNITY DEVELOPMENT DISTRICT (S265-020)

Agenda Item: 25-1020

ORDINANCE NO. 1260

Growth Management Principal Planner Brian Elam presented the item to the Board. Growth Management Deputy Director Peter Walden and Deputy County Attorney Elyse Elder assisted with Board questions.

Ryan Duggan with Kutak Rock addressed the Board on behalf of the applicant.

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

Nay: 2 - Commissioner Vargas, and Chair Heard

PUBLIC HEARINGS QUASI-JUDICIAL

PHQJ-1 PUBLIC HEARING TO CONSIDER ADOPTION OF AN AMENDMENT TO THE MARTIN COUNTY ZONING ATLAS TO CHANGE THE ZONING CLASSIFICATION FOR DRIVEN BRANDS, INC. (D066-001)

Agenda Item: 25-1023

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

COUNTY: Growth Management Principal Planner Luis Aguilar provided staff's presentation to the Board. Growth Management Deputy Director Peter Walden and Deputy County Attorney Elyse Elder assisted with Board questions.

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

APPLICANT: Shailah Steck with Bowman Consulting Group provided the applicant's presentation to the Board.

Bill Barbaro with Bowman Consulting Group addressed the Board.

Chair Heard solicited public comment; none was heard.

MOTION: A motion was made by Vice Chair Ciampi, to approve staff's recommendation. The motion failed for the lack of a second.

Agenda Item: 25-1023

MOTION: A motion was made by Commissioner Capps, to approve community commercial. The motion failed for the lack of a second.

Agenda Item: 25-1023

MOTION: A motion was made by Commissioner Vargas, seconded by Vice Chair Ciampi, to renegotiate a PUD. The motion carried by the following vote:

Aye: 3 - Commissioner Hetherington, Commissioner Vargas, and Vice Chair Ciampi

Nay: 2 - Commissioner Capps, and Chair Heard

PHQJ-2 PUBLIC HEARING TO CONSIDER ADOPTION OF AN AMENDMENT TO THE MARTIN COUNTY ZONING ATLAS TO CHANGE THE ZONING DISTRICT CLASSIFICATION FOR THE AMERICAN HUMANE ASSOCIATION, INC. (A089-002)

Agenda Item: 25-0913

RESOLUTION NO. 25-6.7

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

COUNTY: Growth Management Principal Planner Brian Elam provided staff's presentation to the Board. Growth Management Deputy Director Peter Walden 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: Attorney Gary Oldehoff addressed the Board on behalf of the applicant; no presentation was given. American Humane Society CEO Dr. Robin Ganzert (applicant) addressed the Board.

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

PHQJ-3 REQUEST FOR APPROVAL OF REVISED MAJOR FINAL SITE PLAN FOR PARROT CIRCLE STORAGE FACILITY (C145-017) F/K/A C&C RECREATIONAL VEHICLE (RV) RESORT DEVELOPMENT

Agenda Item: 25-0953

RESOLUTION NO. 25-6.8

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

COUNTY: Growth Management Principal Planner Brian Elam provided staff's presentation to the Board. Growth Management Deputy Director Peter Walden 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: Erika Breitler with HJA Design Studios provided the applicant's 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: 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 FINAL SITE PLAN FOR DISCOVERY PUD, PHASE 3C CLUBHOUSE TRACT (H123-031)

Agenda Item: 25-0995

RESOLUTION NO. 25-6.9

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

COUNTY: Growth Management Principal Planner Brian Elam provided staff's presentation to the Board. Growth Management Deputy Director Peter Walden 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: Gunster Law Firm Attorney Bob Raynes addressed the Board on behalf of the applicant; no presentation was given. Lucido & Associates Senior Partner Morris Crady addressed the Board.

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

DPQJ-2 REQUEST FOR APPROVAL OF THE FINAL SITE PLAN FOR DISCOVERY PUD, PHASE 3B GOLF PERFORMANCE CENTER TRACT (H123-028)

Agenda Item: 25-1001

RESOLUTION NO. 25-6.10

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

COUNTY: Growth Management Principal Planner Brian Elam provided staff's presentation to the Board. Growth Management Deputy Director Peter Walden 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: Gunster Law Firm Attorney Bob Raynes addressed the Board on behalf of the applicant; no presentation was given. Lucido & Associates Senior Partner Morris Crady addressed 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

DPQJ-3 REQUEST FOR APPROVAL OF THE FINAL SITE PLAN FOR DISCOVERY PUD, PHASE 1C TRACT M2 (H123-029)

Agenda Item: 25-1002

RESOLUTION NO. 25-6.11

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

COUNTY: Growth Management Principal Planner Brian Elam provided staff's presentation to the Board. Growth Management Deputy Director Peter Walden 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 resolution) and (2) Brian Elam's resume.

APPLICANT: Gunster Law Firm Attorney Bob Raynes addressed the Board on behalf of the applicant; no presentation was given. Lucido & Associates Senior Partner Morris Crady addressed the Board. Applicant Rick Melchori with Atlantic Fields provided a progress update.

Chair Heard solicited public comment; none was heard.

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

DEPARTMENTAL
ADMINISTRATION

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

Agenda Item: 25-0385

RESOLUTION NOs. 25-6.12 through 25-6.19

OMB Director Stephanie Merle presented the items to the Board.

The following items were approved: (1) Children's Council Grant Program - After School/Out of School Program Grant, (2) FDOT Public Transportation Grant Agreement for FY26 Section 5311 Non-Urbanized Area Formula Funds for Operating Assistance, (3) State of Florida Department of Health FY25 Emergency Medical Services Trust Fund Grant, (4) Small County Outreach Program for SW Fox Brown Road Project (from SR-710/SW Warfield Boulevard to SR-714/SW Martin Highway), (5) United States Environmental Protection Agency 2023 South Florida Geographic Initiatives Grant, (6) Amendment No. 1 to Agreement No. LPA0187 Martin County Port Salerno/New Monrovia Vacuum Sewer System Project, (7) Clean Vessel Act Grant, and (8) Florida Department of State Division Library and Information Services State Aid to Libraries 2025 Grant Funds.

MOTION: A motion was made by Commissioner Hetherington, 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**

Agenda Item: 25-0396

Senior Purchasing Agent Seth McConihe presented the items to the Board. Utilities and Solid Waste Director Sam Amerson and County Administrator Don Donaldson assisted with Board questions.

The following items were approved: (1) Water Meter Installation and (2) Banner Financial Management System (FMS) Technical and Financial Support.

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 AFFORDABLE HOUSING UPDATE

Agenda Item: 25-1031

Assistant County Administrator George Stokus presented the item to the Board. Deputy County Attorney Elysse Elder assisted with Board questions.

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

**DEPT-4 CONTRIBUTION TOWARD CITY OF STUART'S 4TH OF JULY
FIREWORKS SHOW**

Agenda Item: 25-1042

County Administrator Don Donaldson introduced the item to the Board.

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 - PLEASE LIMIT COMMENTS TO THREE MINUTES.

There were none heard.

ADJOURN

The Board of County Commissioners June 17, 2025 meeting adjourned at 2:58 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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