



BOARD OF COUNTY COMMISSIONERS

DRAFT

10/7/2025 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, County Attorney

*Carolyn Timmann, Clerk of the Circuit Court and
Comptroller*

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 ~ Lt. John Bowdoin, U.S. Marine

APPROVAL OF AGENDA

MOTION: A motion was made by Commissioner Hetherington, seconded by Vice Chair Ciampi, to approve the agenda, with additional item CNST-12 and withdrawal of DEPT-3. 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

The Chair will present proclamations recognizing the 100th Anniversary of the Historic Apollo School, declaring Fire Prevention Week, declaring 4-H Week, and declaring International Day of Air Traffic Controller in Martin County, Florida.

Agenda Item: 25-1243

Communications Manager Laura Beaupre presented the proclamations to the Board.

Apollo School Foundation President Kathy Spurgeon accepted the proclamation recognizing the 100th Anniversary of the Historic Apollo School.

Fire Marshall Doug Killane, Deputy Fire Marshall Kristopher Hansen, and Community Risk Reduction Specialist Josh Jenkins accepted the Fire Prevention Month proclamation and provided a brief presentation.

4-H Youth Development Agent David Hafner accepted the proclamation declaring 4-H Week.

Air Traffic Manager Tim Barrett accepted the International Day of Air Traffic Controller proclamation.

COMMENTS

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

Annmarie Hight (President of Meadow Run POA) requested permission to use a secondary rear access to Leighton Farms Road. [DPQJ-1]

The following members of the public spoke in support of the Martin County FAIR Lease extension [DEPT-4]: David Nickerson, David Hafner, and Dennis Ciaglo.

Cheree Ramirez provided a brief overview of the Helping People Succeed program and thanked the Board for their support.

Shannon Wilson (Director of Successful Futures) thanked the Board for their support and impact on the community.

Tom Pine spoke about the consent agenda and County spending.

Daryl Magill addressed the Board regarding the potential violations of his civil rights by the FAIR Association.

Corrie Reckamp addressed the need for paved roads in various locations. She also shared her support for the fair and 4-H.

Commissioners

AM

Commissioner Capps thanked residents for their participation in the public meeting process. He spoke to the public speaker's concerns regarding road pavement. Commissioner Capps shared he recently toured the Salvation Army's facility and shared a letter from 1000 Friends of Florida regarding SB 180. Commissioner Capps requested the Board's support in repealing portions of the bill that limits the County's abilities.

Vice Chair Ciampi announced that Music in the Park will begin again on October 18th at the Patio at Palm City Place.

Commissioner Hetherington thanked 4-H members for attending. She highlighted the Business Development Board awards ceremony and congratulated the award recipients.

Chair Heard shared that she attended the Governor's Cabinet Meeting in Washington, D.C. with Environmental Resource Manager John Maehl.

PM

Vice Chair Ciampi reminded everyone to attend Music in the Park on October 18th. He wished his wife a happy birthday.

County Administrator

AM

County Administrator Don Donaldson thanked Chair Heard and Environmental Resource Manager John Maehl for attending DC sessions on behalf of the County.

PM

There were none.

CONSENT AGENDA

MOTION: A motion was made by Commissioner Capps, seconded by Commissioner Hetherington, to approve the consent agenda except for CNST-8. 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

This item is a placeholder on all Board meeting agendas to streamline the process for

items that meet the Board approval threshold. Specific items requiring approval, if any, will be provided by Supplemental Memorandum. If there are no items, a Supplemental Memorandum will not be attached.

Agenda Item: 26-0004

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

Pursuant to Chapter 136.06, Florida Statutes, checks, and electronic payments issued by the Board of County Commissioners are to be recorded in the Board meeting minutes. In compliance with statutory requirements, the Warrant List is added to the Consent Agenda for approval by the Board of County Commissioners. This Warrant List is for disbursements made between September 8 and 21, 2025. Additional details related to these disbursements may be viewed in the office of the Martin County Clerk of Court and Comptroller or on the Clerk's website.

Agenda Item: 26-0010

This item was approved.

CNST-3 BOARD OF COUNTY COMMISSION MINUTES TO BE APPROVED

The Board is asked to approve minutes from the September 9, 2025 regular meeting and the September 10, 2025 first budget public hearing meeting.

Agenda Item: 26-0088

This item was approved.

CNST-4 APPROVAL OF REVISED LOCAL HOUSING ASSISTANCE PLAN (LHAP) FY 2020-2023

The Local Housing Assistance Plan (LHAP) governs Martin County's State Housing Initiative Partnership Program (SHIP) programming and expenditures. The revised 2020-2023 LHAP was prepared by staff and reviewed by Florida Housing Finance Corporation (FHFC), which approved the technical revision to the LHAP on September 9, 2025.

Agenda Item: 26-0106

RESOLUTION NO. 25-10.1

This item was approved.

CNST-5 APPROVAL OF REVISED LOCAL HOUSING ASSISTANCE PLAN (LHAP) FY 2023-2026

The Local Housing Assistance Plan (LHAP) governs Martin County's State Housing Initiative Partnership Program (SHIP) programming and expenditures. The revised 2023-2026 LHAP was prepared by staff and reviewed by Florida Housing Finance Corporation (FHFC), who approved the technical revision to the LHAP on September 9, 2025.

Agenda Item: 26-0107

RESOLUTION NO. 25-10.2

This item was approved.

**CNST-6 ADOPT A PROCLAMATION RECOGNIZING NATIONAL DISABILITY
EMPLOYMENT AWARENESS MONTH IN MARTIN COUNTY, FLORIDA**

The Board is asked to adopt a proclamation recognizing National Disability
Employment Awareness Month in Martin County, Florida.

Agenda Item: 26-0095

This item was approved.

**CNST-7 ADOPT A PROCLAMATION DECLARING DOMESTIC VIOLENCE
AWARENESS MONTH IN MARTIN COUNTY, FLORIDA**

The Board is asked to adopt a proclamation declaring Domestic Violence Awareness
Month in Martin County, Florida.

Agenda Item: 26-0128

This item was approved.

COUNTY ATTORNEY

**CNST-8 REQUEST FOR THE ADOPTION OF A RESOLUTION REVISING THE
DEVELOPMENT REVIEW AND INSPECTION FEE SCHEDULES FOR
GROWTH MANAGEMENT, FIRE PREVENTION AND ENGINEERING
SERVICES**

The Martin County Land Development Regulations provide that fees for development
review shall be established by resolution of the Board of County Commissioners. The
current development review fees were established in 2013 and 2016. The Board is
being asked to consider the adoption of a resolution adjusting the development review
fees for Growth Management, Engineering Services, and Fire Prevention.

Agenda Item: 26-0089

RESOLUTION NO. 25-10.6

At the request of Chair Heard, Growth Management Director Paul Schilling presented
the item to the Board.

County Engineer Michael Grzelka and County Administrator Don Donaldson 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: 3 - Commissioner Hetherington, Commissioner Capps, and Vice Chair
Ciampi

Nay: 1 - Chair Heard

Absent: 1 - Commissioner Vargas

PUBLIC WORKS

CNST-9 REQUEST THAT MARTIN COUNTY GRANT A UTILITY EASEMENT TO SOUTH MARTIN REGIONAL UTILITY (SMRU) FOR UTILITY ASSETS ALONG SE KINGSWAY STREET IN HOBE SOUND FOR THE GOMEZ PETTWAY POTABLE WATER MAIN INSTALLATION PROJECT

SMRU has requested approval of a Utility Easement for utility assets along the northern portion of the right of way on SE Kingsway Street extending to the corner at SE Dixie Highway in Hobe Sound for the Gomez/Pettway Potable Water Main Installation Project.

Agenda Item: 26-0052

This item was approved.

CNST-10 ADOPTION OF A RESOLUTION ACCEPTING AND APPROVING A UTILITY EASEMENT FROM MONTE MCLENDON AKA MONTE P MCLENDON ALONG NW CHARLIE GREEN DRIVE NEAR NW BAKER ROAD IN STUART

This is a request for the adoption of a Resolution accepting and approving a Utility Easement, from Monte McLendon a/k/a Monte P. McLendon, to allow for water and sewer related services and equipment along NW Charlie Green Drive near NW Baker Road in Stuart.

Agenda Item: 26-0070

RESOLUTION NO. 25-10.3

This item was approved.

CNST-11 ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING A WARRANTY DEED FOR RIGHT-OF-WAY DEDICATION, FROM JWA RANCH, LLC, AS A CONDITION OF APPROVAL OF THE RANCH PHASE 1 FINAL SITE PLAN PUD

This is a request for the adoption of a resolution approving and accepting a Warranty Deed from JWA Ranch, LLC, a Delaware limited liability company (JWA) for 100,746 square feet fronting SE Bridge Road for dedication of right-of-way (ROW) as a condition of approval of The Ranch Phase 1 Final Site Plan.

Agenda Item: 26-0103

RESOLUTION NO. 25-10.4

This item was approved.

CNST-12 REQUEST TO EXECUTE UPDATED COOPERATION AGREEMENT WITH THE ARMY CORPS OF ENGINEERS FOR THE HUTCHINSON ISLAND SHORE PROTECTION PROJECT

The Board is requested to review and approve the updated Cooperation Agreement with the US Army Corps of Engineers (USACE) for the upcoming Hutchinson Island Shore Protection Project. This agreement was approved initially by the Board on May 25, 2025. Prior to the USACE execution of the agreement, the contract was updated to

reflect consistency with new language ratified in the Water Resources Development Act of 2024. The new language grants a waiver from the perpetual easement requirement for projects that begin prior to January 2027.

Agenda Item: 26-0132

This item was approved.

PUBLIC HEARING QUASI-JUDICIAL

PHQJ-1 PUBLIC HEARING TO CONSIDER ADOPTION OF AN AMENDMENT TO THE MARTIN COUNTY ZONING ATLAS TO CHANGE THE ZONING CLASSIFICATION FOR 5000 SW GREEN FARMS LANE, LLC (G091-002)

This is a request from Cotleur & Hearing on behalf of 5000 SW Green Farms Lane, LLC, for a proposed amendment to the County Zoning Atlas to change the zoning district classification for an approximately 111.11-acre undeveloped site from A-2, Agricultural District to AG-20A, General Agricultural District. The site is located at 5000 SW Green Farms Lane in Palm City. Included with this application is a request for a Certificate of Public Facilities Exemption.

Agenda Item: 26-0087

RESOLUTION NO. 25-10.7

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 Luis Aguilar presented staff's presentation to the Board. Growth Management Director Paul Schilling, Acting County Attorney Elysse Elder, and 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) Luis Aguilar's resume.

APPLICANT: George Missimer with Cotleur & Hearing addressed the Board on behalf of the applicant. The affidavits were filed for the record.

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 FOR REVISED FINAL SITE PLAN APPROVAL FOR MEADOW RUN AT FOX GROVE SUBDIVISION, F.K.A., FOX GROVE (F084-007)

This is a request by MacKenzie Engineering and Planning Inc., on behalf of Meadow Run Property Owners Association Inc., for approval of a revised final site plan to add a rear entry gate at the cul-de-sac on SW Briarbrook Way for the purpose of accessing SW Leighton Farm Avenue. The property is located east of SW Citrus Boulevard, North of I-95 and west of SW Leighton Farm Avenue at 4350 SW Stoneybrook Way in Palm City. Included with this application is a request for a Certificate of Public Facilities Reservation.

Agenda Item: 26-0093

RESOLUTION NO. 25-10.5

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 presented staff's presentation to the Board.

Growth Management Director Paul Schilling, County Engineer Michael Grzelka, Senior Assistant County Attorney Sebastian Fox, County Administrator Don Donaldson, and Acting 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: Chris Menninger with MacKenzie Engineering addressed the Board on behalf of the applicant; no presentation was given.

The following members of the public addressed the Board in opposition to this item: Jesse Fulton, Chris Hamilton, Ninel Corey, Elliot Matta, and Marvin Pinder.

MOTION: A motion was made by Commissioner Hetherington, seconded by Chair Heard, for denial. The motion carried by the following vote:

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

Absent: 1 - Commissioner Vargas

DEPARTMENTAL ADMINISTRATION

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

This is a placeholder on all Board meeting agendas to streamline the process for grant applications, awards, budget resolutions, budget transfers from reserves, and CIP amendments. Specific items requiring approval, if any, will be provided by Supplemental Memorandum.

Agenda Item: 26-0020

RESOLUTION NOS. 25-10.8 through 25-10.11

OMB Director Stephanie Merle presented the items to the Board. Human Health Services Director Michelle Miller assisted with Board questions.

The following items were approved: (1) 2025-2026 Children's Services Council Grant Program After School/Out of School Program Grant, (2) Mental Health Awareness Training Grant, (3) Community Services Block Grant for 2025-2026, and (4) Edward Byrne Memorial Justice Assistance Grant.

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

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

This item is a placeholder on all Board meeting agendas to streamline the process for items that meet the Board approval threshold. Specific items requiring approval, if any, will be provided by Supplemental Memorandum. If there are no items, a Supplemental Memorandum will not be attached.

Agenda Item: 26-0026

Commissioner Hetherington announced she will abstain from voting on this item; she filed her Form 8B Memorandum of Voting Conflict for the record. Chief Procurement Officer Krysti Brotherton presented the item to the Board. Public Works Director Jim Gorton assisted with Board questions.

The following item was approved: (1) Bridge Construction and Maintenance.

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

Absent: 1 - Commissioner Vargas

Abstain: 1 - Commissioner Hetherington

DEPT-3 REQUEST TO APPROVE PROPOSED CHANGES TO THE MARTIN COUNTY ART IN PUBLIC PLACES PROGRAM MANUAL AND PROGRAM UPDATE

This is a request for the Board to approve changes to the Martin County Art in Public Places (AIPP) Program Manual (Manual). This presentation will also include a budget update and summary of the projects and activities of the Martin County AIPP Program.

Agenda Item: 25-1245

This item was withdrawn at staff's request.

DEPT-4 MARTIN COUNTY FAIRGROUNDS UPDATE AND REQUESTS

The Martin County Fair Association Inc. (Fair), a nonprofit corporation, requests that the Martin County Board of County Commissioners (BCC) approve a one-year extension of its current lease and authorize staff to prepare a new Lease Agreement for approximately 30+/- acres, along with an access easement to get to the property, relieving traffic along Citrus Boulevard.

Agenda Item: 26-0075

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

The following members of the public addressed Board in support of this item: Susan Gibbs Thomas, Vera Howe, Dennis Ciaglo (Martin County Model Railroaders President), and Michael Robinson (FAIR Executive Director).

MOTION: A motion was made by Commissioner Capps, seconded by Commissioner Hetherington, to approve staff's recommendation to approve the extension. The motion carried by the following vote:

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

Absent: 1 - Commissioner Vargas

Agenda Item: 26-0075

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to enter negotiations for an extended performance base lease for a term of 40 years, with a 5 year performance on construction to be negotiated mutually between the (FAIR) Association and the County; and items mentioned by the Assistant County Administrator (Mr. Stokus). The motion carried by the following vote:

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

Absent: 1 - Commissioner Vargas

DEPT-5 2026 STATE AND FEDERAL LEGISLATIVE PROGRAMS

Every year the Board of County Commissioners adopts a state and federal legislative program that outlines the county's legislative priorities. This presentation will discuss the proposed 2026 Legislative Priorities and direction of the legislative program for the

upcoming year.

Agenda Item: 26-0130

Legislative Coordinator Sarah Powers presented the 2026 State and Federal legislative priorities to the Board. County Administrator Don Donaldson assisted with Board questions.

Chair Heard requested the inclusion of muck removal from Indian River Lagoon South to the federal program.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to approve the legislative priorities as presented. The motion carried by the following vote:

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

Absent: 1 - Commissioner Vargas

GENERAL SERVICES

DEPT-6 HOLT CORRECTIONAL FACILITY MENTAL HEALTH HOUSING PODS DESIGN UPDATE

This item provides the Board with an update on the design of the Holt Correctional Facility Mental Health Housing Pods at the Martin County Jail. The State approved funding for the design in 2024. The conceptual design phase is complete and includes two pods that expand classification capacity, improve inmate and staff safety, and provide specialized housing for the growing mental health population.

Agenda Item: 26-0118

General Services Director Sean Donahue introduced the item to the Board.

Martin County Sheriff John Budensiek provided a historical overview. Joseph Mrak with Securitecture presented the Mental Health Housing POD design to the Board.

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

Joe Flanagan presented the Commissioners with plaques for their support of Project Graduation.

ADJOURN

The Board of County Commissioners October 7, 2025 meeting adjourned at 3:29 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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