



BOARD OF COUNTY COMMISSIONERS

DRAFT

2/24/2026 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: 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 ~ Jon Szparaga, US Air Force Veteran & Veterans Services

Officer

APPROVAL OF AGENDA

MOTION: A motion was made by Commissioner Hetherington, seconded by Commissioner Capps, to approve the agenda and consent 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

The Board is asked to present proclamations declaring Charles F. Chapman School of Seamanship Week and commending National Engineers Week in Martin County, Florida.

Agenda Item: 26-0376

Communications Manager Laura Beaupre presented the proclamations to the Board.

Chapman School of Seamanship Executive Director, James Allen II, accepted the proclamation declaring Charles F. Chapman School of Seamanship Week.

County Engineer Michael Grzelka accepted the proclamation commending National Engineers Week.

COMMENTS

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

The following members of the public addressed the Board in opposition to Chancey Bay Ranch [dept-7]: Jacqui Thurlow Lippisch, Sam Hay, Vera Casselbury, Jim Moir, Anthony Zunino, Mark Perry, John Nelson, and Jeff Wittman.

Barbara Birdsey spoke about the environmental impacts of Chancey Bay [DEPT-7] and proposed legislation allowing for cattle ranching at state parks [HB1421 and SB1658].

Frank McChrystal spoke about the noise mitigation plan, expressing concerns regarding unsolicited meetings with potential developers.

Commissioners

AM

Commissioner Vargas attended several events including NACO, REACH Center ribbon cutting, and tours of the Pentagon and Secret Service facilities. She reiterated the valuable contributions that NACO and FAC provide for constituents.

Chair Heard spoke about refreshing Maggy's Hammock Park in the summer as addressed at the Joint Meeting. She recently visited the property of Derrick Powell with Public Works Director Jim Gorton and County Engineer Michael Grzelka; affirming the County is working to address Mr. Powell's concerns. Chair Heard announced the passing of Bob Mathieson.

Commissioner Hetherington shared she also visited Derrick Powell's property to address his concerns.

PM

Vice Chair Ciampi reminded residents that on Saturday, Tony Solomon will sponsor and perform at Music in the Park at the Patio at Palm City Place. At 6 p.m., the "It Was a Windy Day They Would Never Forget" sculpture will be unveiled.

County Administrator

AM

None at this time.

PM

None at this time.

CONSENT AGENDA

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: 26-0318

This item was approved by the first motion of the meeting.

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 January 26 and February 8, 2026. 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: 26-0324

This item was approved by the first motion of the meeting.

CNST-3 BOARD OF COUNTY COMMISSION MINUTES TO BE APPROVED

The Board is asked to approve minutes from the January 27, 2026 regular meeting.

Agenda Item: 26-0613

This item was approved by the first motion of the meeting.

CNST-4 AIRPORT NOISE ADVISORY COMMITTEE APPOINTMENTS

The Board is asked to make the necessary appointments to the Airport Noise Advisory Committee.

Agenda Item: 26-0355

RESOLUTION NO. 26-2.9

This item was approved by the first motion of the meeting.

CNST-5 NOTED ITEMS

Noted items are documents for the Board's information that must be a part of the record but do not require any action.

Agenda Item: 26-0328

This item was approved by the first motion of the meeting.

CNST-6 ADOPT A PROCLAMATION DESIGNATING MARCH 9-15 AS FLOOD AWARENESS WEEK IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation designating March 9-15 as Flood Awareness Week in Martin County, Florida that will be presented at the March 10, 2026 meeting.

Agenda Item: 26-0509

This item was approved by the first motion of the meeting.

CNST-7 ADOPT A PROCLAMATION DECLARING MARCH 2026 AS IRISH AMERICAN HERITAGE MONTH IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation declaring March 2026 as Irish American Heritage Month in Martin County, Florida.

Agenda Item: 26-0538

This item was approved by the first motion of the meeting.

CNST-8 ADOPT A PROCLAMATION DECLARING SURVEYORS AND MAPPERS WEEK IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation declaring Surveyors and Mappers Week in Martin County, Florida that will be presented at the March 10, 2026 meeting.

Agenda Item: 26-0599

This item was approved by the first motion of the meeting.

PUBLIC WORKS

CNST-9 ADOPT RESOLUTIONS ACCEPTING VARIOUS ROADWAY SEGMENTS INTO THE COUNTY'S ROAD INVENTORY

The Board of County Commissioners is asked to adopt six resolutions accepting various road segments into the County's Road Inventory.

Agenda Item: 26-0475

RESOLUTION NOs. 26-2.10 through 26-2.15

This item was approved by the first motion of the meeting.

CNST-10 PUBLIC TRANSPORTATION AGENCY SAFETY PLAN

The Federal Transit Administration (FTA) released a final rule outlining Public Transportation Agency Safety Plan (PTASP) requirements on July 19, 2019. The final

rule requires all transit agencies that receives funds under 49 U.S.C. Section 5307 to adopt a PTASP no later than July 20, 2020, and to certify this plan each year thereafter. PTASPs commit transit agencies to designate a Chief Safety Officer and to develop and implement a safety program.

Agenda Item: 26-0492

This item was approved by the first motion of the meeting.

CNST-11 APPROVAL OF A SECOND AMENDMENT TO LEASE AGREEMENT WITH HOBE SOUND-1 LLC, FOR THE CONTINUED USE OF THE CONSOLIDATED SATELLITE OFFICE SPACE CURRENTLY USED BY THE CONSTITUTIONAL OFFICES IN HOBE SOUND

Approval of the Second Amendment to the Lease Agreement with Hobe Sound-1, LLC, a Florida limited liability company (Landlord), to add a five year extension to the current lease agreement terms for the continued use of the satellite office space utilized by the Constitutional Offices in Phase II of Island Crossings in Hobe Sound.

Agenda Item: 26-0522

This item was approved by the first motion of the meeting.

BOARD AND COMMITTEE APPOINTMENTS

B&C-1 HEALTH FACILITIES AUTHORITY APPOINTMENTS

After solicitation of applicants due to members' term expiring, the Board is asked to make the necessary appointments to the Health Facilities Authority.

Agenda Item: 26-0383

RESOLUTION NO. 26-2.16

Administrative Services Program Coordinator Donna Gordon announced the re-appointment of Louis Mark Cocorullo and appointment of Geraldine Genco to the Health Facilities Authority.

MOTION: A motion was made by Commissioner Hetherington, seconded by Commissioner Capps, to re-appoint Louis Mark Cocorullo and appoint of Geraldine Genco to the Health Facilities Authority. The motion carried by the following vote:

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

B&C-2 ANIMAL CARE AND CONTROL OVERSIGHT BOARD APPOINTMENT

After solicitation of applicants, the Board is asked to make the necessary appointment to the Animal Care and Control Oversight Board.

Agenda Item: 26-0503

RESOLUTION NO. 26-2.17

Administrative Services Program Coordinator announced the re-appointment of Rita C. Nelson to the Animal Care and Control Oversight Board.

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

Commissioner Capps, to appoint Rita C. Nelson to the Animal Care and Control Oversight Board. The motion carried by the following vote:

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

B&C-3 INDUSTRIAL DEVELOPMENT AUTHORITY APPOINTMENT

After solicitation of applicants due to a member resigning, the Board is asked to make the necessary appointment to the Industrial Development Authority.

Agenda Item: 26-0356

RESOLUTION NO. 26-2.18

Administrative Services Program Coordinator Donna Gordon announced the appointment of Jaime Elfert to the Industrial Development Authority.

MOTION: A motion was made by Commissioner Hetherington, seconded by Commissioner Capps, to appoint Jaime Elfert to the Industrial Development Authority. 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 TO CONSIDER ADOPTION OF AN ORDINANCE AMENDING CHAPTER 111, ARTICLE 5, FALSE ALARM REDUCTION, GENERAL ORDINANCES, MARTIN COUNTY CODE AND ADOPTION OF A RESOLUTION ESTABLISHING AN ADMINISTRATIVE FEE FOR APPEALS

This is a public hearing to consider adoption of an ordinance amending Chapter 111, Article 5, False Alarm Reductions, General Ordinances, Martin County Code and adoption of a resolution establishing an administrative fee for appeals. The revisions to the False Alarm Ordinance were requested by the Martin County Sheriff's Office and the Martin County Code Enforcement Division.

Agenda Item: 26-0530

ORDINANCE NO. 1268 and RESOLUTION NO. 26-2.19

County Attorney Elysse Elder presented the item to the Board.

Martin County Sheriff John Budensiek addressed the Board with unrelated updates.

Chair Heard solicited public comment; none was heard.

MOTION: A motion was made by Commissioner Vargas, 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

PH-2

PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE AMENDING DIVISION 6, SITE DEVELOPMENT STANDARDS, ARTICLE 11, PLANNED MIXED-USE VILLAGE, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE, REGARDING EXCAVATION STANDARDS

This is a request by Gunster, Yoakley & Stewart, P.A., on behalf of Mattamy Palm Beach LLC, for approval of an amendment to Division 6, Site Development Standards, Article 11, Planned Mixed-Use Village, Land Development Regulations, Martin County Code, to add excavation standards for projects within the Planned Mixed Use Village Zoning District.

Agenda Item: 26-0529

ORDINANCE NO. 1269

Growth Management Principal Planner John Sinnott presented the item to the Board. Growth Management Deputy Director Peter Walden and Senior Assistant County Attorney Sebastian Fox assisted with Board questions.

Gunster Attorney Kristen Spake addressed the Board in support of staff's recommendation. Mattamy Homes Vice President of Development James Fitzgerald discussed the necessity for this request. Bob Higgins with Higgins Engineering spoke about excavating and water issues. Sean Mckenzie with McKenzie Engineering spoke regarding traffic issues.

The following member of the public addressed the Board regarding this item: Jacqui Thurlow-Lippisch.

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 Vargas, Commissioner Capps, and Vice Chair Ciampi

Nay: 1 - Chair Heard

PH-3

LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE AMENDING ARTICLE 3, ZONING DISTRICTS, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE, REGARDING ACCESSORY DWELLING UNITS, (LDR 25-03) A TEXT AMENDMENT

This is a request, initiated by the Board of County Commissioners (BCC), to amend Divisions 1, 2, 3, 4, and 7, Article 3, Zoning Districts, Land Development Regulations, Martin County Code, changing the text regarding Accessory Dwelling Units (ADUs) in the furtherance of affordable housing.

Agenda Item: 26-0443

ORDINANCE NO. 1270

Growth Management Planner Amy Offenbach presented the item to the Board. Growth Management Comprehensive Planning Administrator Clyde Dulin, Director Paul

Schilling, and Senior Assistant County Attorney Sebastian Fox assisted with Board questions.

The following member of the public addressed the Board regarding this issue: Rob Ranieri (House of Hope).

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 Hetherington, Commissioner Capps, and Vice Chair Ciampi

Nay: 2 - Commissioner Vargas, and Chair Heard

PH-4

FUND BALANCE ADJUSTMENTS THAT ARE NECESSARY FOR FISCAL YEAR 2026

Each year staff reviews fund balance, monies which are not expended at the end of each fiscal year and amends the budget accordingly. These adjustments are for projects that were planned and approved in Fiscal Year (FY) 2025 but not completed prior to September 30, 2025. Funds that are remaining that are not for a specific project in Fiscal Year 2026 will be placed in reserves

Agenda Item: 26-0536

RESOLUTION NOS. 26-2.20 through 26-2.45

OMB Director Stephanie Merle presented the fund balance adjustments for fiscal year 2026. County Administrator Don Donaldson assisted with Board questions.

Chair Heard solicited public comment; none was heard.

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 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: 26-0334

RESOLUTION NOS. 26-2.46 through 26-2.49

OMB Director Stephanie Merle presented the items to the Board. Public Works

Director Jim Gorton, Environmental Resource Administrator John Maehl, Ocean Rescue Chief Ian Montegelas, and County Administrator Don Donaldson assisted with Board questions.

The following items were approved: (1) AARP Community Challenge Grant, (2) FY26 Small County Outreach Program (SCOP) Grant for SW 84th Avenue and SW Busch Street Resurfacing and Reconstruction Project, (3) FY26 Small County Outreach Program (SCOP) Grant for SW Sunset Trail Resurfacing and Reconstruction Project, (4) FY2026 FFWCC State Wildlife Grant for MC-2 Shoreline Stabilization Project, (5) FDEP Grant for S-1 Canal and Channel Enhancement Project, and (6) FY26 Department of Children and Families (DCF) Water Safety Campaign RIP Current Simulator for Ocean Rescue.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, 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**

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: 26-0465

There were no items.

DEPT-3 LEGISLATIVE SESSION UPDATE

Each year the Board of County Commissioners adopts a state legislative program that sets the appropriations and policy priorities for the county. This presentation will discuss the 2026 Legislative Priorities, the successes, and any additional direction needed within the legislative program.

Agenda Item: 26-0609

Legislative Coordinator Sarah Powers presented mid session updates to the Board. OMB Director Stephanie Merle, Growth Management Comprehensive Planning Administrator Clyde Dulin, Growth Management Deputy Director Peter Walden, County Administrator Don Donaldson, and County Attorney Elysse Elder assisted with Board questions.

**DEPT-4 ART IN PUBLIC PLACES PROGRAM MANUAL AND BUDGET REVIEW
FOR APPROVAL**

The Martin County Art in Public Places (AIPP) program requests approval of the refreshed, updated Art in Public Places Program Manual, review of the current FY 2026 Budget, program activities/projects and the AIPP inventory.

Agenda Item: 26-0520

Office of Community Development Director Susan Kores presented the item to the

Board. Community Development Coordinator Elise Raffa and 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

GENERAL SERVICES

DEPT-5 PUBLIC MEETING FOR CONSIDERATION OF UNSOLICITED PROPOSAL FOR PUBLIC-PRIVATE PARTNERSHIP (P3) TO BUILD MARTIN COUNTY OPERATIONS FACILITY

In accordance with Section 255.065(3)(c), Florida Statutes, Martin County has received an unsolicited Public-Private Partnership (P3) proposal from Florida Development Solutions, LLC. to design, build, and convey a Maintenance and Operations Facility. This item is being presented to the Board for consideration and to provide the public with an opportunity to provide public comment.

Agenda Item: 26-0618

Assistant County Administrator Matt Graham presented the item to the Board. General Services Director Sean Donahue, OBM Director Stephanie Merle, and Assistant County Attorney Frank Moehrle assisted with Board questions.

MOTION: A motion was made by Commissioner Capps, seconded by Chair Heard, to deny DEPT-5 and continue with the expedited process and original proposal. The motion carried by the following vote:

Aye: 3 - Commissioner Hetherington, Commissioner Capps, and Chair Heard

Nay: 1 - Commissioner Vargas

Absent: 1 - Vice Chair Ciampi

DEPT-6 PUBLIC MEETING FOR EVALUATION OF UNSOLICITED PROPOSAL FOR PUBLIC-PRIVATE PARTNERSHIP (P3) - SECOND REQUIRED MEETING

This item represents the second of three required public meetings under Section 255.065(3)(c), Florida Statutes, for consideration of an unsolicited Public-Private Partnership proposal for a Martin County Operations Facility. Following Board direction at the December 2, 2025, meeting, staff has completed its evaluation of the proposal. This meeting presents the statutory findings, provides an opportunity for public comment, and includes the required statement explaining why the proposal should proceed.

Agenda Item: 26-0480

RESOLUTION NO. 26-2.50

Assistant County Administrator Matt Graham introduced the item to the Board. General Services Director Sean Donahue provided the presentation to the Board. OMB

Director Stephanie Merle provided a financial presentation to the Board. Assistant County Attorney Frank Moehrle, County Attorney Elysse Elder, and County Administrator Don Donaldson assisted with Board questions.

CPZ Architects Joe Berry presented the programming and conceptual design to the Board.

The following members of the public addressed the Board regarding this item: Lauren Hollander, John Fumero, Debbie Schatz, Greg Fagan, Brandon Smith, and Jonathan Atz.

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

Nay: 1 - Commissioner Vargas

GROWTH MANAGEMENT

DEPT-7 UPDATE ON CHANCEY BAY ANIMAL PROCESSING FACILITY

Staff presentation regarding a proposed, but now withdrawn, major site plan application for an animal processing facility in western Martin County.

Agenda Item: 26-0474

Growth Management Deputy Director Peter Walden presented the item to the Board. Growth Management Director Paul Schilling, Environmental Resource Administrator John Maehl, Senior Assistant County Attorney Sebastian Fox, and County Attorney Elysse Elder assisted with Board questions.

At Chair Heard's request, The Guardians of Martin County Executive Director Greg Braun provided a brief presentation to the Board.

The Board discussed this item in detail.

The following member of the public addressed the Board regarding this item: Carol Ann Leonard.

MOTION: A motion was made by Commissioner Capps, to authorize an independent legal review; and to consult The Guardians for the attorney selection. The motion failed for the lack of a second.

Agenda Item: 26-0474

MOTION: A motion was made by Commissioner Vargas, to conduct internal research. The motion failed for the lack of a second.

Agenda Item: 26-0474

MOTION: A motion was made by Commissioner Capps, seconded by Vice

Chair Ciampi, to direct staff to discuss this matter with property owners and report back to the Board. 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

DEPT-8 REQUEST FOR BOARD APPROVAL TO CONDUCT A FEASIBILITY STUDY REGARDING COUNTY ACQUISITION OF SOUTH MARTIN REGIONAL UTILITY (SMRU)

Jupiter Island has requested that Martin County consider potential acquisition of South Martin Regional Utility (SMRU) wastewater plant operations due to the need for significant facility upgrades. This item requests Board approval to conduct a feasibility study evaluating acquisition options, infrastructure requirements, and financial impacts. The study will assess whether wastewater flows could be conveyed to the County's Tropical Farms Wastewater Treatment Plant as a potentially lower-cost alternative to constructing a new facility.

Agenda Item: 26-0602

Assistant County Administrator Matt Graham 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 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.

Charles Chason spoke regarding a code enforcement matter on his property.

ADJOURN

The Board of County Commissioners February 24, 2026 meeting adjourned at 5:30 p.m.

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

Sarah Heard, Chair
Board of County Commissioners

Minutes approved:
