



BOARD OF COUNTY COMMISSIONERS

DRAFT

9/9/2025 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 ~ Reverend Anil K. Singh, Trinity United Methodist Church of Jensen
Beach

Pledge of Allegiance ~ Lt. Micah Skowronski, U.S. Army

APPROVAL OF AGENDA

MOTION: A motion was made by Commissioner Hetherington, seconded by Vice Chair Ciampi, 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 A PROCLAMATION PREVIOUSLY APPROVED VIA THE CONSENT AGENDA

The Chair will present a proclamation declaring Hunger Action Month in Martin County, Florida.

Agenda Item: 25-1156

Communications Manager Laura Beaupre presented the proclamation to the Board.

Andrea Santos and Jennifer Mahone with the Treasure Coast Food Bank accepted the Hunger Action Month proclamation.

COMMENTS

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

Julie Bjornson announced that a 9/11 display will be set up at a designated location in Palm City. She provided a brief historical overview of the 9/11 events and cautioned everyone to remain vigilant. Ms. Bjornson congratulated Chair Heard on her appointment of BOCC Chair.

Derrick Powell addressed the adverse impact that development has caused to his neighborhood. Chair Heard assured Mr. Powell that the County is attentive to this matter and will ensure the issues are resolved.

Patty Marchesi spoke against overdevelopment in the County and in support of the Ranch project. [DPQJ-1]

Tom Pine requested help from the Martin County Bar Association regarding the purpose of a consent agenda. He also addressed County spending.

Commissioners

AM

Commissioner Vargas addressed concerns with the consent agenda. She inquired about an alteration to an existing PAMP [CNST-9] with gopher tortoises. Growth Management Director Paul Schilling provided clarifying remarks.

Vice Chair Ciampi announced there will be a walk and ceremony to commemorate 9/11 at Jock Leighton Park in Palm City. He thanked staff for their continuous efforts in celebrating 9/11.

Commissioner Hetherington shared she spoke with Mr. Powell (public speaker) and agreed to view his property. She encouraged the Board's assistance with address this matter.

Vice Chair Ciampi requested the trees be replaced on Mr. Powell's property immediately if the removal was accidental.

PM

At the request of Vice Chair Ciampi, Office of Community Redevelopment Director Susan

Kores announced that the Patio at Palm City Place was named a finalist for Great Places in Florida Peoples Choice Award. She encouraged residents to vote through September 26th.

County Administrator

AM

County Administrator Don Donaldson provided an update on the County Attorney selection process. He confirmed staff will return with a ranked list of County Attorney candidates after interviews are conducted.

PM

There were none.

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: 25-0672

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 August 11 and August 24, 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: 25-0676

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 July 21, 2025 budget workshop meeting; the July 31, 2025 joint meeting with the City of Stuart, School Board, and Village of Indiantown; and the August 26, 2025 regular meeting.

Agenda Item: 25-1284

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

CNST-4 ADOPT A PROCLAMATION RECOGNIZING THE 25TH ANNUAL BIBLE READING MARATHON IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation recognizing the 25th Annual Bible Reading Marathon in Martin County, Florida.

Agenda Item: 25-1234

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

CNST-5 ADOPT A PROCLAMATION DECLARING SUICIDE PREVENTION AWARENESS MONTH IN MARTIN COUNTY, FLORIDA

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

Agenda Item: 25-1298

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

CNST-6 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), which approved the technical revision to the LHAP on July 7, 2025. The Affordable Housing Advisory Committee (AHAC) reviewed and agreed to the changes at their meeting on August 13, 2025.

Agenda Item: 25-1231

RESOLUTION NO. 25-9.1

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

CNST-7 MARTIN COUNTY LOCAL BILL REQUEST – INDIGENT HEALTH CARE

The Board of County Commissioners is requested to provide staff direction regarding a potential local bill for the 2026 Legislative Session regarding indigent health care.

Agenda Item: 25-1295

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

COUNTY ATTORNEY

CNST-8 ADOPT A RESOLUTION RELATING TO THE SCHEDULE OF CIVIL PENALTIES, FINES, RULES, AND REGULATIONS FOR ANIMAL CONTROL VIOLATIONS, LICENSING, AND VACCINATIONS

Pursuant to Chapter 9 Animals, General Ordinances, Martin County Code, the Board may adopt a Resolution to establish the penalties, fines, rules, and regulations for animal control violations, and for licensing and vaccinations. This amended Resolution updates the fines and penalties imposed for violations of the designated County ordinances, which are civil infractions.

Agenda Item: 25-1285

RESOLUTION NO. 25-9.2

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

GROWTH MANAGEMENT

CNST-9 REQUEST FOR APPROVAL OF ALTERATION TO AN EXISTING PRESERVE AREA AND AMENDMENT OF AN APPROVED PRESERVE AREA MANAGEMENT PLAN

This is a request from Gaynam and Alexis Rackstraw for an amendment to the existing preserve area boundary under an approved Preserve Area Management Plan (PAMP) that was issued in 2023. Pursuant to Section 4.36.C, Land Development Regulations (LDR), Martin County Code, any alteration to the size, shape, or design of a previously approved preserve area shall be approved by the Board of County Commissioners.

Agenda Item: 25-1272

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

PUBLIC WORKS

CNST-10 REQUEST THAT MARTIN COUNTY GRANT A UTILITY EASEMENT ON COUNTY-OWNED PROPERTY TO THE CITY OF STUART FOR USE BY APP JET CENTER AT MARTIN COUNTY AIRPORT, WITHAM FIELD

This is a request for permission to grant a Utility Easement on County-owned property at Martin County Airport, Witham Field, to the City of Stuart for an extension of utility services to APP Jet Center's new hangar (Hangar 10) located on SE Witham Field Drive, City of Stuart.

Agenda Item: 25-1246

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

BOARD AND COMMITTEE APPOINTMENTS

B&C-1 HEALTH FACILITIES AUTHORITY APPOINTMENT

After solicitation of applicants due to a member's term expiring, the Board is asked to make the necessary appointment to the Health Facilities Authority.

Agenda Item: 25-1140

RESOLUTION NO. 25-9-3

Administrative Services Program Coordinator Donna Gordon announced the appointment of Charles Cleaver to the Health Facilities Authority.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Capps, to appoint Charles Cleaver 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 AFFORDABLE HOUSING ADVISORY COMMITTEE APPOINTMENTS

After solicitation of applicants due to members' terms expiring, the Board is asked to

make the necessary appointments to the Affordable Housing Advisory Committee.

Agenda Item: 25-1141

RESOLUTION NO. 25-9.4

Administrative Services Program Coordinator Donna Gordon announced the appointment of Jodi Dupuis, Deborah Allen, and Diana Owens to the Affordable Housing Advisory Committee.

MOTION: A motion was made by Commissioner Capps, seconded by Commissioner Hetherington, to appoint Jodi Dupuis, Deborah Allen, and Diana Owens to the Affordable Housing Advisory Committee. The motion carried by the following vote:

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

B&C-3 BUSINESS DEVELOPMENT BOARD APPOINTMENT

After solicitation of applicants due to a member's term expiring, the Board is asked to make the necessary appointment to be the Martin County representative to the Business Development Board.

Agenda Item: 25-1142

Administrative Services Program Coordinator Donna Gordon announced the appointment of Giuseppe Pistone to the Business Development Board.

MOTION: A motion was made by Commissioner Hetherington, seconded by Vice Chair Ciampi, to appoint Giuseppe Pistone to the Business Development Board. The motion carried by the following vote:

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

B&C-4 LIBRARY BOARD OF TRUSTEES APPOINTMENTS

After solicitation of applicants due to terms expiring, the Board is asked to make the necessary appointments to the Library Board of Trustees.

Agenda Item: 25-1143

RESOLUTION NO. 25-9.5

Administrative Services Program Coordinator Donna Gordon announced the appointment of Joy Banks, Susan Hauer, and Katherine Spurgeon to the Library Board of Trustees.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to appoint Joy Banks, Susan Hauer, and Katherine Spurgeon to the Library Board of Trustees. 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 APPROVAL OF THE PHASE 1 FINAL SITE PLAN FOR THE RANCH PLANNED UNIT DEVELOPMENT (PUD) (S239-006)

This is a request by Urban Design Studio and Tyson J. Waters, Esq., on behalf of JWA Ranch, LLC, for approval of The Ranch PUD Phase 1 Final Site Plan. The development of Phase 1 includes agricultural activities, two 18-hole golf courses, short course, clubhouse, cart barns, operations/maintenance facility, range building, training facility, seven golf cottages, and associated infrastructure. Phase 1 consists of approximately 1,842 acres located on the south side of SW Kanner Highway and SW Bridge Road in Stuart. Included is a request for a Certificate of Public Facilities Reservation.

Agenda Item: 25-1268

RESOLUTION NO. 25-9.6

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

COUNTY: Growth Management Principal Planner John Sinnott provided staff's presentation to the Board. Growth Management Deputy Director Peter Walden 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) John Sinnott's resume.

APPLICANT: Attorney Tyson Waters provided the applicants presentation to the Board. Representative Toby Overdorf provided the environmental benefits of the property. Tom McNicholas presented the off-site public benefits. Jason Webber with Kimley Horn spoke on the storm water drainage.

The following members of the public addressed the Board regarding this item: David Hafner, Brandon Tucker, Jennifer Pelham, John Boyer, Terry Gibson, and Harry MacArthur.

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

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: 25-0683

RESOLUTION NOs. 25-9.7 through 25-9.10

OMB Director Stephanie Merle presented the items to the Board. Martin County Ocean Rescue Chief Ian Montgelas, Building Official Jeff Dougherty, and County Administrator Don Donaldson assisted with Board questions.

The following items were approved: (1) Surfing's Evolution and Preservation Foundation Grant, (2) Funding from FIND for the Derelict Vessel Removal Fund, (3) Amendment to FDEP Resilient Florida Planning Grant, (4) Florida Statewide for Opioid Abatement, (5) FAA Grant for the Rehab of Taxi-lane Bravo Construction, (6) Budget Resolution FY 2025 Transportation Disadvantage Grant, (7) Adjustment to FY 2025 Budget Resolution to Allocate Unanticipated Contribution from the US Sailing Center for Overflow Parking Lot at Indian Riverside Park, and (8) \$2,500 from General Reserves for the 9/11 Memorial Service to be held in Palm City.

MOTION: A motion was made by Commissioner Capps, seconded by Commissioner Hetherington, to approve all items, including additional item 8. 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**

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Agenda Item: 25-0692

Commissioner Hetherington announced she will abstain from voting on item A1; she filed her form 8B Memorandum of Voting Conflict for the record. Senior Purchasing Agent Seth McConihe presented the items to the Board.

The following items were approved: (1) Shoreline Stabilization & Restoration Services, (2) Painting Services, (3) Utility Infrastructure Painting, (4) Electrical Services, and (5) Hobe Sound Drawbridge Repairs and Maintenance.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Capps, to approve item A1. The motion carried by the following vote:

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

Abstain: 1 - Commissioner Hetherington

Agenda Item: 25-0692

MOTION: A motion was made by Commissioner Hetherington, seconded by Commissioner Capps, to approve all remaining items. 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 September 9, 2025 meeting adjourned at 11:16 a.m.

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

Sarah Heard, Chair
Board of County Commissioners

Minutes approved:

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