



BOARD OF COUNTY COMMISSIONERS

DRAFT

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

The Chair will present proclamations declaring The Faith Foundation Day and recognizing National Financial Awareness Day in Martin County, Florida.

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

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: 25-0674

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

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 July 28 and August 10, 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: 25-0678

This item was approved.

CNST-3 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: 25-0679

This item was approved.

CNST-4 BOARD OF COUNTY COMMISSION MINUTES TO BE APPROVED

The Board is asked to approve minutes from the August 12, 2025 regular meeting.

Agenda Item: 25-1154

This item was approved.

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

The Board is asked to 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

The County and Union entered into Collective Bargaining Agreement effective October 1, 2023, through September 30, 2026. Article 28 of the agreement provides guidelines for specialty teams that provide emergency response for unique and specialize incidents. The County and the Union desire to pilot two additional specialty teams to evaluate the viability and the need for such teams

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

This is a request to initiate amendments to the Comprehensive Growth Management Plan (CGMP) and the Land Development Regulations (LDR) for Accessory Dwelling Units (ADUs) as directed by the Board of County Commissioners (BCC).

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

The Board is requested to review and approve an agreement with the US Army Corps of Engineers and the Bureau of Ocean Energy Management for use of offshore sand resources for the upcoming 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

The Memorandum of Agreement provides an opportunity for Martin County and the Town of Jupiter Island to partner in a sand placement project. The Town administered the entire project which consists of a storm damage recovery component and a sand bypass component. Martin County will provide the funding for the sand bypass component, in compliance with the St. Lucie Inlet Management Plan.

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

Request that the Board adopt a Resolution approving and accepting a new lease with Florida Community Health Centers, Inc. (FCHC), to provide, adult primary care, immunizations, lab testing, maternity care services, pediatrics, dental services, and vaccinations at the Martin County Health Department (Health Department) located on

Willoughby Boulevard in Stuart.

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

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

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

The Board of County Commissioners is asked to consider adopting an ordinance to amend Article 4, Site Development Standards; Division 21, Subdivision Regulations and Article 10, Development Review Procedures, Land Development Regulations, Martin County Code. The amendments, regarding plats, are proposed for clarification and consistency with Chapter 177, Florida Statutes.

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**

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: 25-0682

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**

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: 25-0691

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**

In May 2025, BD Bard Liberator formally communicated its intention to exercise the renewal option for office space the company leases at the Martin County Airport/Witham Field, located at 1823 SE Airport Road, Stuart, Florida. Additionally, BD Bard Liberator has expressed a desire to remove the office building at 1921 SE Airport Rd. from their existing lease. In response, Airport staff recommends initiating a formal Request for Proposal for the 1921 SE Airport Road office space to identify a new tenant who can effectively utilize the area while adhering to all Federal and State obligations pertaining to its use.

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

The Vulnerability Assessment evaluates Martin County's critical assets exposure to climate threats such as tidal flooding, storm surge, and rainfall in association with sea level rise per the requirements set forth with the Florida Department of Environmental Protection.

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**

In November 2024, the voters of Martin County approved a referendum authorizing the collection of a 0.5% sales tax to fund the acquisition of environmentally sensitive lands. On June 25, 2025, the Environmental Lands Oversight Committee, a nine member BOCC appointed citizen advisory board, met and recommended acquisition of a conservation easement over a portion of the Bar-B-Ranch property. This item seeks initial BOCC authorization to use sales tax funds for the conservation easement. Before final acquisition, separate Board action will be required to approve a funding agreement with the state of Florida.

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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