



BOARD OF COUNTY COMMISSIONERS

DRAFT

2/10/2026 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 ~ Pastor James Pendleton, Coastal Life Church

Pledge of Allegiance ~ Michael Drost, U.S. Marine & Veterans Services Manager

APPROVAL OF AGENDA

MOTION: A motion was made by Commissioner Hetherington, seconded by Commissioner Capps, 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 A PROCLAMATION DECLARING BLACK HISTORY MONTH IN MARTIN COUNTY, FLORIDA

The Board is asked to present a proclamation declaring Black History Month in Martin County, Florida.

Agenda Item: 26-0462

Tourism Director Nerissa Okiye presented the proclamation declaring Black History Month in Martin County. (The recipient was not in attendance.)

Chair Heard presented County Administrator Don Donaldson with the Outstanding Service Award on behalf of the Board. County Administrator Don Donaldson shared a few remarks.

COMMENTS

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

Robert Mac Keen (Executive Director of the Marine Industries of the Treasure Coast) addressed the Board highlighting successes of the Stuart Air Show and Economic Impact Breakfast.

Frank McChrystal congratulated County Administrator Don Donaldson. He spoke regarding the fire burn center at the airport. Mr. McChrystal requested the Board organize the burns to reduce the frequency, refrain from making the facility regional, and publish a burn schedule for the surrounding residents' benefit.

Commissioners

AM

Commissioner Vargas inquired about the flag presentation. County Administrator Don Donaldson stated he'll provide an update before the end of the day.

Commissioner Capps shared updates from events he attended, including the 70th Anniversary of Audubon, Martin County CARES program, and the Indiantown Kiwanis Club meeting.

Chair Heard commented on wading birds. Chair Heard provided updates from the Responsible Management for Lake Okeechobee meeting. She noted there will be a dredging competition to determine who removes the most phosphorus.

Commissioner Hetherington congratulated Martin County Arts Council on a successful arts show. She highlighted the Marine Industries Economic Impact Breakfast. Commissioner Hetherington inquired about the use of FEC rails to haul trash from Miami-Dade County.

County Administrator Don Donaldson provided clarifying remarks and confirmed staff is actively looking into the issue.

PM

Vice Chair Ciampi commented on the new microphone system. He requested staff form a committee with the Clerk of the Circuit Court and Comptroller and Office of Management and Budget, to bring forward criteria and guidelines for Commissioner expenses and to set parameters. Vice Chair Ciampi also requested a review of the County's need to continue participation in NACo [National Association of Counties].

The Board provided comments regarding the requests.

County Administrator

AM

County Administrator Don Donaldson announced Commissioner Vargas will visit Sedron Technologies site in Seattle; he sought the interest of the other Commissioners.

PM

County Administrator Don Donaldson presented the new County flag. He shared centennial books will be handed out to the current CARES class.

CONSENT AGENDA

MOTION: A motion was made by Commissioner Hetherington, seconded by Commissioner Vargas, 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: 26-0317

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 January 12 and 25, 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: 26-0323

This item was approved.

CNST-3 BOARD OF COUNTY COMMISSION MINUTES TO BE APPROVED

The Board is asked to approve minutes from the November 18, December 2, December 9, December 30, 2025 and January 6, 2026 meetings.

Agenda Item: 26-0387

This item was approved.

CNST-4 ADOPT A PROCLAMATION DECLARING CHARLES F. CHAPMAN SCHOOL OF SEAMANSHIP WEEK IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation declaring Charles F. Chapman School of Seamanship Week in Martin County, Florida.

Agenda Item: 26-0375

This item was approved.

CNST-5 ADOPT A PROCLAMATION COMMENDING NATIONAL ENGINEERS WEEK IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation commending National Engineers Week that will be presented at the February 24, 2026 meeting.

Agenda Item: 26-0528

This item was approved.

CNST-6 PUBLIC ARTWORK DECOMMISSION

Staff recommends the decommissioning of two artworks: "Yap Money Stones" by artist Gary Gresko, currently installed in Gazebo Park, Stuart and "Live, Learn, Loggerhead" by artist Mia Lindberg, currently installed at Hobe Sound Beach.

Agenda Item: 26-0479

This item was approved.

GROWTH MANAGEMENT

CNST-7 REQUEST TO INITIATE A TEXT AMENDMENT TO CHAPTER 5, TRANSPORTATION ELEMENT, COMPREHENSIVE GROWTH MANAGEMENT PLAN, TO INCORPORATE THE 2050 LONG RANGE TRANSPORTATION PLAN

This is a request for the Board of County Commissioners to initiate a text amendment to Chapter 5, Transportation Element, Comprehensive Growth Management Plan (CGMP). The request would amend portions of Chapter 5 to be consistent with the 2050 Long Range Transportation Plan (LRTP), recently adopted by the Martin County Metropolitan Planning Organization.

Agenda Item: 26-0477

RESOLUTION NO. 26-2.1

This item was approved.

PARKS AND RECREATION

CNST-8 REQUEST FOR ADOPTION OF A RESOLUTION AMENDING THE PARKS AND RECREATION ADVISORY BOARD (PRAB) MEETING SCHEDULE AND ATTENDANCE REQUIREMENTS

At the direction of the Board, the Parks and Recreation Department amends the Resolution governing the PRAB related to meeting schedule and attendance requirements to enhance quorum reliability and support more consistent board participation.

Agenda Item: 26-0504

RESOLUTION NO. 26-2.2

At the request of Chair Heard, Parks and Recreation Director Kevin Abbate provided the update to the Board. Parks and Recreation Deputy Director Kevin Kerwin and Senior Assistant County Attorney Melissa Pietryzk assisted with Board questions.

PUBLIC WORKS

CNST-9 ACCEPTANCE AND APPROVAL OF A RELEASE OF UTILITY EASEMENT WHICH IS NO LONGER REQUIRED ON PROPERTY LOCATED WITHIN THE VILLAGE OF INDIANTOWN AND OWNED BY INDIANTOWN NONPROFIT HOUSING, INC.

This is a request for the approval of a Release of Utility Easement on property located in Indiantown and owned by Indiantown Nonprofit Housing, Inc., a Florida non-profit corporation, and accepted pursuant to Resolution No. 88-4.19, recorded in OR Book 763, Page 339, along with the Utility Easement recorded in OR Book 763, Page 2037, all of the Public Records of Martin County. The Utility Easement is no longer needed as owner and vendor have requested it be released.

Agenda Item: 26-0433

This item was approved.

UTILITIES AND SOLID WASTE

CNST-10 FIRST AMENDMENT TO INTERLOCAL AGREEMENT FOR RECLAIMED WATER SERVICE WITH THE CITY OF STUART

On October 25, 2011, an Interlocal Agreement (ILA) was executed between the Martin County Board of County Commissioners (County) and the City of Stuart (City) allowing the County to purchase additional reclaimed water to meet the irrigation capacity needs of its utility service and for the benefit of the region. The County has determined that the original ILA is no longer beneficial and desires to terminate the Agreement.

Agenda Item: 26-0505

This item was approved.

CNST-11 BARON'S LANDING (FORMERLY KNOWN AS GOLF WORLD) TERMINATION OF INTERIM UTILITY AGREEMENT

The developers of the Baron's Landing Project G076 (formerly known as Golf World) desires the termination of a 1988 Interim Water System agreement and a 1990

Declaration of Restrictions related to water and wastewater supply. The developers of the commercial portion have recently entered into a Water and Wastewater Service Agreement with Martin County.

Agenda Item: 26-0506

This item was approved.

**CNST-12 INTERLOCAL AGREEMENT FOR THE SOUTH SEWALL'S POINT
FORCE MAIN EXTENSION PROJECT PHASE 3**

The Board of County Commissioners is requested to authorize execution of the Interlocal Agreement between Martin County and the Town of Sewall's Point for the South Sewall's Point Force Main Extension.

Agenda Item: 26-0507

At the request of Commissioner Vargas, Utilities and Solid Waste Technical Service Administrator Leo Repetti presented the item to the Board. Assistant County Attorney Frank Moehrle and County Administrator Don Donaldson assisted with Board questions.

The Board shared their perspectives.

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

MOTION: A motion was made by Commissioner Capps, seconded by Vice Chair Ciampi, to allow the Town of Sewall's Point to address the Board at today's meeting; and take the issue up after they've had the opportunity to speak. The motion carried by the following vote:

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

Agenda Item: 26-0507

At the Board's direction, the Town of Sewall's Point Town Manager Robert Daniels and Town Engineer Joe Capra addressed the Board and residents' concerns.

Utilities and Solid Waste Director Sam Amerson, Assistant County Attorney Frank Moehrle, and County Administrator Don Donaldson assisted with Board questions.

Chair Heard solicited public comment; none were 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: 3 - Commissioner Hetherington, Commissioner Capps, and Vice Chair Ciampi

Nay: 2 - Commissioner Vargas, and Chair Heard

PUBLIC HEARING QUASI-JUDICIAL

PHQJ-1 PUBLIC HEARING TO REQUEST APPROVAL OF THE MAJOR FINAL SITE PLAN FOR BRIDGE ROAD CAR CLUB (T130-005)

This is a request by HJA Design Studio, LLC, on behalf of MCFL Properties, LLC, for major final site plan approval to construct 3 one-story vehicular self-storage buildings and associated infrastructure. The buildings consist of 36 storage units totaling approximately 55,823 square feet. The subject 32.27-acre site is currently undeveloped and is located at 7550 SE Bridge Road, approximately 0.32 miles northeast of the intersection of SE Powerline Avenue and SE Bridge Road, in Hobe Sound. Included is a request for a Certificate of Public Facilities Reservation.

Agenda Item: 26-0482

RESOLUTION NO. 26-2.3

Ex parte communication disclosures were filed 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 Senior Planner John Sinnott provided staff's presentation to the Board. Growth Management Director Paul Schilling 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: Erika Breitler with HJA Design Studios presented the applicant's presentation to the Board.

Chair Heard solicited public comment; none were 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 QUASI-JUDICIAL

GROWTH MANAGEMENT

DPQJ-1 REQUEST APPROVAL OF THE THIRD AMENDMENT TO THE COASTAL WASTE & RECYCLING (FKA NU-WAY RECYCLING) PLANNED UNIT DEVELOPMENT (PUD) ZONING AGREEMENT (N024-009) INCLUDING A REVISED MASTER/FINAL SITE PLAN

This is a request by HJA Design Studio on behalf of Coastal Waste & Recycling of Martin County, LLC, for approval of the Third Amendment to the Coastal Waste & Recycling PUD Zoning Agreement including a revised master/final site plan to construct

an approximately 7,800 square foot vehicular maintenance building, a 4,000 square foot office building, and associated infrastructure. The 22.7-acre site is located at 12967 SE Suzanne Drive, approximately 0.25 miles southeast of the intersection of SE Suzanne Drive and SE Bridge Road, in Hobe Sound. Included is a request for a Certificate of Public Facilities Reservation.

Agenda Item: 26-0438

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

COUNTY: Growth Management Senior Planner John Sinnott provided staff's presentation to the Board. Growth Management Director Paul Schilling 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: Gunster Law Firm Attorney Christine Spake addressed the Board on behalf of the applicant. Erika Breitler with HJA Design Studios presented the applicant's presentation to the Board.

Chair Heard solicited public comment; none were heard.

MOTION: A motion was made by Commissioner Capps, 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: 26-0333

RESOLUTION NOs. 26-2.4 through 26-2.8

OMB Director Stephanie Merle presented the items to the Board.

The following items were approved: (1) FY26 Local Road Safety Program for the CR-708/SE Bridge Road Left Turn Lane at SE Powerline Avenue Project, (2) Local Agency Program Supplemental Agreement No. 1 for the SR-714 SE Monterey Road and CR-A1A Multimodal Pathway Project, (3) Budget Resolution to Amend the Surfing's Evolution and Preservation Foundation Grant, (4) Budget Resolution to

Amend the Florida EMS Trust Fund Carryover Grant, and (5) Martin County Sheriff's Office Request for Law Enforcement Trust Fund (LETF) Funds.

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: 26-0339

Chief Procurement Officer Krysti Brotherton presented the items to the Board. County Administrator Don Donaldson and Public Works Deputy Director Marc Aveni assisted with Board questions.

The following items were approved: A (1) Specialized Geospatial Coastal Survey and Services and B (1) Fire Rescue Facility Design: Public Safety Training Complex.

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

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

Agenda Item: 26-0339

MOTION: A motion was made by Commissioner Hetherington, seconded by Vice Chair Ciampi, to approve item B1. The motion carried by the following vote:

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

Nay: 2 - Commissioner Vargas, and Chair Heard

UTILITIES AND SOLID WASTE

**DEPT-3 PRESENTATION ON HOUSEHOLD HAZARDOUS WASTE AND
HAZMOBILE SERVICES**

Martin County Solid Waste provides for collection, management and disposal of household hazardous waste in accordance with the Florida Department of Environmental Protection (FDEP) regulations. Staff is prepared to make a brief presentation further detailing these services and activities.

Agenda Item: 26-0532

Utilities and Solid Waste Director Sam Amerson introduced the item to the Board. Utilities and Solid Waste Lead Hazwaste Technician Michael Carroll provided the presentation to the Board. Assistant County Attorney Frank Moehrle assisted with Board questions.

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

Frank McChrystal spoke on various concerns with the airport. He also spoke against data centers in the County.

ADJOURN

The Board of County Commissioners February 10, 2026 meeting adjourned at 11:51 a.m.

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

Sarah Heard, Chair
Board of County Commissioners

Minutes approved:
