



BOARD OF COUNTY COMMISSIONERS

DRAFT

3/10/2026 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

Invocation ~ Pastor Jim Harp, Stuart Alliance Church

Present: 5 - Commissioner Stacey Hetherington
Commissioner Eileen Vargas
Commissioner J. Blake Capps
Chair Sarah Heard
Vice Chair Edward V. Ciampi

Pledge of Allegiance ~ Sherilyn Scraders, U.S. Army Veteran & Human and Veterans Services Coordinator

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 EMPLOYEE RECOGNITION - SPOT ON PEER-TO-PEER RECOGNITION AND SAFETY ON THE SPOT

The County Administrator would like to recognize two employees as part of our Employee Recognition Program. The program has two components SpotOn and Safety on the Spot. SpotOn peer-to-peer allows employees to nominate their peers who have gone above and beyond doing their job and demonstrate exceptional performance. The Safety on the Spot program provides an opportunity for employees to regularly be spotted demonstrating excellence in safety-conscious behaviors.

Agenda Item: 26-0629

County Administrator Don Donaldson presented the employee recognition for the Spot On Peer-To-Peer Recognition and Safety on the Spot.

Martin County Fire Rescue District Chief Kevin Moore and Public Works Department Field Supervisor Tony Wojnar accepted the 2025 Spot On Peer-To-Peer Recognition and Safety on the Spot award.

PROC-2 PRESENT PROCLAMATIONS PREVIOUSLY APPROVED VIA THE CONSENT AGENDA

The Chair will present proclamations declaring March 2026 as Irish American Heritage Month, designating March 9-15 as Flood Awareness Week, and declaring Surveyors and Mappers Week in Martin County, Florida.

Agenda Item: 26-0510

Communications Manager Laura Beaupre presented the proclamations to the Board.

Ancient Order of Hibernians National Secretary Raymond Lynch accepted the Irish American Heritage Month proclamation.

Public Works Department Engineering Permit Manager Christine Madsen accepted the Flood Awareness Week proclamation.

County Engineer Michael Grzelka accepted the Surveyors and Mappers Week proclamation on behalf of Project Surveyor Jet Martel.

COMMENTS

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

Susan Hargreaves (Founder, Be An Animal Hero) addressed the Board in opposition to the Chancey Bay Ranch facility, she spoke regarding the environmental impacts.

Jim Porter spoke in support of the self storage project on Bridge Road.

Janiene Baxter spoke in support of the self storage facility.

Samuel Allcock addressed Code Enforcement issues with his Port Salerno rental property [Commerce and Salerno Rd].

Nicole Watson spoke in support of Samuel Allcock and the Port Salerno Dock Authority [DEPT-4].

James Crowley spoke as the landlord on behalf of Samuel Allcock, requesting that the Board amicably resolve the Code Enforcement issue. He also spoke in opposition to the Chancey Bay Ranch facility.

Dawn Tatrault spoke in support of Samuel Allcock.

Commissioners

AM

Commissioner Vargas asked staff to look into Mr. Allcock's Code Enforcement issue. She attended an event supporting youth sailing at the Sailing Center. Commissioner Vargas invited residents to attend the ribbon cutting for the Hoke Library Gazebo in Jensen Beach and City of Stuart's Amphitheater.

County Administrator Don Donaldson confirmed staff will provide a memo to the Board regarding the status of the Code Enforcement case.

Commissioner Capps attended the Martin County Employee Picnic this past Saturday; he thanked staff for all they do.

Chair Heard requested staff to pause actions in Samuel Allcock's case. She requested two Chair letters on behalf of New Horizons of the Treasure Coast to assist with funding support for a new central receiving facility and replacement roof. Chair Heard shared photos of potential Code Enforcement issues in Pal Mar; and requested that the Sheriff accompany Code Enforcement staff.

Vice Chair Ciampi suggested a regulated area for residents who own recreational vehicles to enjoy.

Commissioner Hetherington echoed comments regarding Samuel Allcock to ease Code Enforcement issues. She attended a ribbon cutting for the Golden Gate Cassidy Center Garden.

PM

Vice Chair Ciampi congratulated Growth Management Senior Planner John Sinnott on the occasion of his marriage.

Commissioner Vargas also congratulated John Sinnott.

County Administrator

AM

County Administrator Don Donaldson presented a letter to the Board requesting a public meeting with the City of Stuart regarding an Interlocal Agreement for Fire Suppression and Emergency Medical Services.

The Board discussed this item.

MOTION: A motion was made by Commissioner Capps, seconded by Commissioner Vargas, for the Chair and County Administrator to meet with the City of Stuart to resolve issues with the Interlocal Agreement. The motion was withdrawn for lack of a second.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, directing staff to prepare an agenda item for the March 24, 2026 meeting, including Martin County Fire Rescue and Cleveland Clinic before moving forward with the City of Stuart; and authorize Martin County Fire Rescue to transport if an issue occurs within the next two weeks. The motion carried unanimously.

PM

There were none.

CONSENT AGENDA

MOTION: A motion was made by Commissioner Capps, 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: 26-0319

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 February 9 and 22, 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: 26-0325

This item was approved.

CNST-3 BOARD OF COUNTY COMMISSION MINUTES TO BE APPROVED

The Board is asked to approve minutes from the February 10, 2026 regular meeting.

Agenda Item: 26-0641

This item was approved.

CNST-4 ADOPT A PROCLAMATION RECOGNIZING AMERICAN RED CROSS MONTH IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation recognizing American Red Cross Month in Martin County, Florida.

Agenda Item: 26-0635

This item was approved.

PUBLIC WORKS

CNST-5 ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING A WARRANTY DEED FOR RIGHT-OF-WAY DEDICATION, FROM FAZLUL AHMED AND ZARNA AHMED, AS A CONDITION OF APPROVAL OF THE SW 96TH STREET CONVENIENCE STORE MINOR FINAL SITE PLAN

This is a request for the adoption of a resolution approving and accepting a Warranty Deed from Fazlul Ahmed and Zarna Ahmed, husband and wife (Ahmed), for 2,133 square feet fronting SW 96th Street in Stuart for dedicated right-of-way (ROW) as a condition of approval of the SW 96th Street Convenience Store Minor Final Site Plan.

Agenda Item: 26-0535

RESOLUTION NO. 26-3.1

This item was approved.

CNST-6 ADOPTION OF A RESOLUTION ACCEPTING AND APPROVING THE PARTIAL RELEASE OF A NON-EXCLUSIVE WATER AND SEWER EASEMENT BETWEEN THE CITY OF STUART AND MARTIN COUNTY AT THE MARTIN COUNTY AIRPORT

This is a request for the adoption of a resolution approving and accepting a Partial Release of Non-Exclusive Water and Sewer Easement from the City of Stuart, releasing a portion of an existing Non-Exclusive Water and Sewer Easement dated September 25, 2012, recorded in OR Book 2664, Page 1888, of the Public Records of Martin County, Florida ("2012 Utility Easement"). It has been determined a portion of the 2012 Utility Easement is no longer needed and can be released.

Agenda Item: 26-0540

RESOLUTION NO. 26-3.2

This item was approved.

BOARD AND COMMITTEE APPOINTMENTS

B&C-1 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: 26-0357

RESOLUTION NO. 26-3.3

Administrative Service Program Coordinator Donna Gordon announced the re-appointments of Nick Blount, Lucille Schilling, Justin D'Angelo, James Moir, and John Polikandriotis to the Affordable Housing Committee.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Capps, to appoint Nick Blount, Lucille Schilling, Justin D'Angelo, James Moir, and John Polikandriotis to the Affordable Housing 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 DIVISIONS 1 & 5, ARTICLE 12, COMMUNITY REDEVELOPMENT CODE, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE, REGARDING RECREATIONAL VEHICLE PARKS IN THE HOBE SOUND COMMUNITY REDEVELOPMENT AREA

This is a request by Floridays Mobile Park, LLC, to amend Division 1, Uniform Redevelopment Standards, and Division 5, Hobe Sound, Article 12, Community Redevelopment Code, Land Development Regulations, Martin County Code (LDR), to modify the recreational vehicle (RV) park standards specific to the Hobe Sound Community Redevelopment Area (CRA).

Agenda Item: 26-0620

Growth Management Senior Planner John Sinnott and Senior Assistant County Attorney Sebastian Fox opened the item.

Polymack Law Attorney Krista Storey addressed the Board on behalf of the applicant. This item was continued to the May 19, 2026 meeting at the applicant's request.

MOTION: A motion was made by Commissioner Hetherington, seconded by Vice Chair Ciampi, to continue this item to the May 19, 2026 meeting. The motion carried by the following vote:

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

PUBLIC HEARING QUASI-JUDICIAL

PHQJ-1 PUBLIC HEARING TO REQUEST APPROVAL OF THE SIXTH AMENDMENT TO THE ISLAND CROSSINGS COMMERCIAL PLANNED UNIT DEVELOPMENT (PUD) ZONING AGREEMENT (R059-011) INCLUDING A REVISED MASTER SITE PLAN AND OUTPARCEL "A" FINAL SITE PLAN

This is a request by McCarty & Associates Land Planning & Design on behalf of Buhl Land South LLC for approval of the Sixth Amendment to the Island Crossings Commercial PUD Agreement, including a revised master site plan and final site plan for Outparcel "A". The proposed development of Outparcel "A" consists of a two-story, 99,922 square-foot residential storage facility and associated infrastructure. Outparcel "A" consists of approximately 6.83 acres located at 11850 SE Federal Highway, Hobe Sound. Included is a request for a Certificate of Public Facilities Reservation.

Agenda Item: 26-0619

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 presented 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: McCarthy Summers Land Use Attorney Audra Creech addressed the Board on behalf of the applicant. Mike McCarty with McCarty & Associates provided the site presentation to the Board.

The following applicant exhibits were filed for the record: (1) Final Determination from Publix for out parcel D, (2) H. Allen Holmes Inc. and Hobe Sound Beach Shop letters of support, and (3) Randy Jones' resume.

The following member of the public spoke in support of this item: Jessica Ambrose.

The applicant requested to continue the hearing to the April 7, 2026 meeting.

MOTION: A motion was made by Commissioner Capps, to deny. The motion failed for the lack of a second.

Agenda Item: 26-0619

MOTION: A motion was made by Commissioner Vargas, seconded by Vice Chair Ciampi, to continue this item to the April 7, 2026 meeting. 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: 26-0335

There were no items.

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: 26-0340

Chief Procurement Officer Krysti Brotherton presented the item to the Board.

The following item was approved: (1) Survey & Mapping Services.

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

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

DEPT-3 DISCUSS 2026 PRIORITIES OF THE BOARD OF COUNTY COMMISSIONERS

The County Administrator has asked the Board of County Commissioners to submit their priorities lists for discussion during the regular meeting scheduled for March 10, 2026.

Agenda Item: 26-0627

County Administrator Don Donaldstroduced the item to the Board.

Commissioner Vargas presented District 1 2026 priorities.

1. The County is strategically advancing redevelopment planning for the Ricou Terrace property, working with qualified consultants to evaluate opportunities and innovative approaches for the site. Our focus is to secure the highest and best use that provides clear public benefit, strengthens surrounding commercial activity, and delivers long-term value to Martin County residents.
2. Advocate for state and federal funding that will ensure that local tax dollars are leveraged on state and federal priorities that align with the Martin County Forever

program.

3. Advocate for federal funding for the construction of the St. Lucie Inlet Operation and Maintenance, continuing progress on the South Jetty Reconstruction, and Hutchinson Island Shore Protection Project.
4. Support state and federal funding for grants that will support completion of Martin County's septic-to-sewer projects and stormwater retrofits.
5. Support increased state and federal funding for CERP and expedited construction of projects that benefit the St. Lucie River and Estuary, particularly encouraging the Army Corps of Engineers to expedite planning and design of the St. Lucie River Muck Removal Project.

Commissioner Hetherington presented District 2 2025 priorities.

1. Fiscal Responsibility: Reduce or maintain current property tax rates and user fees for public recreation facilities to ensure affordability for residents.
2. St. Lucie Boulevard Pedestrian Safety Enhancements: a) implement traffic calming measures along the St. Lucie Boulevard corridor. Enhance crosswalk visibility and install additional safety features. b) Complete crosswalk realignment at Sandsprit Park to improve pedestrian safety.
3. Coral Gardens Neighborhood Septic-to-Sewer and Drainage Improvements: a) complete additional drainage improvements, b) ensure timely completion of the sewer project, followed by neighborhood restoration and roadway resurfacing.
4. Rail Corridor Quiet Zones: implement Quiet Zones throughout the rail corridor to improve quality of life by reducing train horn noise while maintaining safety standards.

Commissioner Capps presented the District 3 2025 priorities.

1. Improving water quality by purchasing conservation lands and converting from septic to sewer.
2. Dixie Highway streetscape project in Hobe Sound.
3. New pavilion, fire rescue, and bathroom building at Hobe Sound Beach.
4. 714/710 road re-alignment in Indiantown.
5. New bridge on County Line Road.

Office of Community Development Director Susan Kores gave a brief update on the Dixie Highway streetscape.

General Services Director Sean Donahue provided an update on the Hobe Sound Beach.

Public Works Director Jim Gorton provided an update on the 714/710 re-alignment project and County Line Road bridge project.

Chair Heard presented District 4 2026 priorities.

1. Stop overdevelopment in Martin County.
2. Acquisition of the natural lands component for completion of Indian River Lagoon South.

3. Port Salerno CRA.
4. Cease gunfire and illegal activity in Pal Mar.
5. Identify spoil sites for placement of 9 million cubic yards of muck dredged from the St. Lucie Estuary and Indian River Lagoon as authorized in IRL South Advance dredging contracts.

Vice Chair Ciampi presented District 5 2025 priorities.

1. Expedite “Septic to Sewer” conversion and water projects in Palm City.
2. Continue Palm City Farms drainage construction projects.
3. Construct and open a dog park at Justin Wilson Park.
4. Correct the Citrus Grove Elementary School Zone crosswalk issue.
5. Construct an indoor athletic facility as a P3 project.

DEPT-4 APPROVE FACILITY USE AGREEMENT FOR UPLAND SINGLE OCCUPANCY RESTROOM BETWEEN MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS AND PORT SALERNO COMMERCIAL FISHING DOCK AUTHORITY

This agenda item seeks Board of County Commissioner’s approval to enter into a Facility Use Agreement between the County and the Port Salerno Commercial Fishing Dock Authority. The purpose of the agreement is to allow the Dock Authority to utilize a designated one-room restroom in the upland facilities building, and the agreement sets forth the duties, responsibilities, and rights of termination.

Agenda Item: 26-0611

Assistant County Administrator George Stokus presented the item to the Board. Senior Assistant County Attorney Melissa Pietryzk assisted with Board questions.

Butch Olsen addressed the Board on behalf of the Port Salerno Dock Authority.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to approve staff's recommendation; and amend to include that the County may terminate the agreement with cause upon 90 days notice. The motion carried by the following vote:

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

Nay: 1 - Chair Heard

PUBLIC WORKS

DEPT-5 ADOPT A RESOLUTION APPROVING THE ACQUISITION OF 94 PARCELS LOCATED IN POINCIANA GARDENS FOR ENVIRONMENTAL PURPOSES, AS RECOMMENDED BY THE ENVIRONMENTAL LANDS OVERSIGHT COMMITTEE (ELOC) AND APPROVED BY THE BOARD

This is a request for the adoption of a resolution approving and accepting the acquisition of 94 parcels, located within Poinciana Gardens, with 37 parcels owned by PC Realty Ventures, LLC, a Florida limited liability company (10.089 acres) and 57

parcels owned by Luna Blu, Inc., a Florida profit corporation f/k/a Ken Marlin Stuart, Inc. (21.189 acres). These environmentally sensitive parcels are being acquired by the County with proceeds from the one-half cent sales surtax.

Agenda Item: 26-0550

RESOLUTION NO. 26-3.4

Real Property Manager Carla Segura presented the item to the Board. Public Works Senior Project Manager Michael Yustin, Public Works Environmental Resource Administrator John Maehl, and Senior Assistant County Attorney Sebastian Fox assisted with Board questions.

MOTION: A motion was made by Commissioner Hetherington, 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

DEPT-6 ADOPT A RESOLUTION APPROVING THE ACQUISITION OF TWO PARCELS OF ENVIRONMENTALLY SENSITIVE LAND LOCATED IN POINCIANA GARDENS, AS RECOMMENDED BY THE ENVIRONMENTAL LANDS OVERSIGHT COMMITTEE (ELOC) AND APPROVED BY THE BOARD

This is a request for adoption of a resolution approving the acquisition of two parcels located within Poinciana Gardens in Hobe Sound. The subject parcels consist of .532 acres and are owned by Leonor S. Sardinha. The acquisition will be funded through the voter approved ½ cent Sales Tax Referendum.

Agenda Item: 26-0562

RESOLUTION NO. 26-3.5

Public Works Real Property Manager Carla Segura presented the item to the Board. Public Works Senior Project Manager Michael Yustin, Public Works Environmental Resource Administrator John Maehl, and Senior Assistant County Attorney Sebastian Fox assisted with Board questions.

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

DEPT-7 ADOPT A RESOLUTION APPROVING THE ACQUISITION OF A 315-ACRE PARCEL LOCATED BETWEEN PRATT WHITNEY ROAD AND SW TRAILSIDE PATH FOR ENVIRONMENTAL PURPOSES, AS RECOMMENDED BY THE ENVIRONMENTAL LANDS OVERSIGHT COMMITTEE AND APPROVED BY THE BOARD

This is a request for the adoption of a resolution approving and accepting the acquisition of a 315-acre parcel, located west of SW Pratt Whitney Road and east of SW Trailside Path in Stuart (Elise J. Parcel), from Elise J. LLC, a Florida limited liability

company. This environmentally sensitive parcel is being acquired by the County with proceeds from the one-half cent sales surtax.

Agenda Item: 26-0626

RESOLUTION NO. 26-3.6

Public Works Real Property Manager Carla Segura presented the item to the Board. Public Works Senior Project Manager Michael Yustin, Environmental Resource Administrator John Maehl, and Senior Assistant County Attorney Sebastian Fox 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.

There were none.

ADJOURN

The Board of County Commissioners March 10, 2026 meeting adjourned at 12:02 p.m.

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

Sarah Heard, Chair
Board of County Commissioners

Minutes approved:
