



## BOARD OF COUNTY COMMISSIONERS

**FINAL MINUTES**  
**2/11/2025 9:00 AM**

**MINUTES**  
**COMMISSION CHAMBERS**  
**2401 SE MONTEREY ROAD, STUART, FLORIDA 34996**

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### **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*

*Sarah W. Woods, County Attorney*

*Carolyn Timmann, Clerk of the Circuit Court and*

*Comptroller*

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### **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 ~ Michael Drost, Veterans Services Manager

### **APPROVAL OF AGENDA**

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

### **COMMENTS**

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

The following members of the public spoke in support of a stop sign on Jefferson Street [DEPT-4]: Saadia Tsafarides and Julie Preast.

Lawrence Leeb, a homeowner in South Fork Estates [Section 2], addressed concerns with connectivity to County water.

Chair Heard requested that Utilities staff contact Mr. Leeb.

Brian Allen and Charles Marshall spoke about the variance on Mango Terrace. Both speakers commented on the property owner's intent to develop the parcels as provided in a [real estate] sales listing.

Vice Chair Ciampi requested that legal staff review the process and ad for Mango Terrace; and provide a briefing at a commission meeting. County Attorney Sarah Woods confirmed that staff will prepare a response and provide briefing at a commission meeting.

Gary Ehrler shared concerns regarding the upland facility at the Port Salerno Mooring Field. He spoke about the lack of dumpsters and safety precautions.

Chair Heard asked the County Administrator to ensure that the project remain in compliance.

John Dial commented on the Jefferson Street stop sign and the rescinding of CRA funds from within the communities. He also spoke about effective communications from the County to the public beyond BOCC meetings.

The following members of the public addressed the Board regarding the re-instatement of NAC members [B&C-1]: Tammy Mazzota, Amy Pritchett, and Kathy Harvey.

The following members of the public addressed the Board regarding the Hobe Sound Storage Facility [PH-1 and PHQJ-1]: Angela Garcia, Jeff Wittman and Elaine Calendrillo.

Frank McChrystal spoke about pickleball and tennis in Jensen Beach.

Tom Pine addressed routine expenditures in the consent agenda and the proposed rv park at Phipps Park. He also commented on the sale of County property in Palm City.

## Commissioners

### **AM**

Commissioner Vargas shared that she attended the Florida Association of Counties Tech Summit and National Conference on Beach Preservation Technology.

Commissioner Capps highlighted some of his activities since the previous meeting [toured environmental lands in Martin County with Michael Yustin and the Martin County Sheriff's Office; Hobe Sound Festival of the Arts; and toured the Daher Aerospace and Volunteers in Medicine facilities].

Vice Chair Ciampi invited residents to attend Music in the Park at The Patio at Palm City Place.

Commissioner Hetherington shared that she toured Daher Aerospace facility and attended Arts Fest in Downtown Stuart. Commissioner Hetherington also shared that she spoke with Mr. [John] Dial about improving communications with the public; she confirmed a presentation from Communications will be provided in the future.

Chair Heard commented on reports of the pollution in the South Fork [River]. She announced that she accepted a proclamation from state legislation on behalf of the Board in honor of the County's centennial.

**PM**

Commissioner Vargas shared information with Commissioner Ciampi regarding those underserved by internet connection in Palm City.

County Administrator

**AM**

None at this time.

**PM**

County Administrator Don Donaldson shared the State of the County Address will take place Thursday, February 20, 2025 at Palm City New Hope to review highlights and accomplishments from 2024.

**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**

Agenda Item: 25-0346

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**

Agenda Item: 25-0357

This item was approved.

**CNST-3 BOARD OF COUNTY COMMISSION MINUTES TO BE APPROVED**

Agenda Item: 25-0499

This item was approved.

**CNST-4 ADOPT A PROCLAMATION DECLARING 2-1-1 AWARENESS MONTH IN MARTIN COUNTY, FLORIDA**

Agenda Item: 25-0582

This item was approved.

**CNST-5 HEALTH FACILITIES AUTHORITY APPOINTMENT**

Agenda Item: 25-0450

**RESOLUTION NO. 25-2.1**

This item was approved.

**CNST-6 HISTORIC PRESERVATION BOARD APPOINTMENTS**

Agenda Item: 25-0577

**RESOLUTION NO. 25-2.2**

This item was approved.

**BUILDING**

**CNST-7 REQUEST FOR APPROVAL OF FINE REDUCTION STIPULATION AND AGREED RECOMMENDED ORDER REGARDING THE CODE ENFORCEMENT CASE OF DAVID A. BRIGGS CASE NUMBER ENF2023030944**

Agenda Item: 25-0605

This item was approved.

**CNST-8 REQUEST FOR APPROVAL OF FINE REDUCTION STIPULATION AND AGREED RECOMMENDED ORDER REGARDING THE CODE ENFORCEMENT CASE OF DAVID A. BRIGGS CASE NUMBER 10-0035834**

Agenda Item: 25-0606

This item was approved.

**PUBLIC WORKS**

**CNST-9 REQUEST FOR ADOPTION OF A RESOLUTION AUTHORIZING EXECUTION OF A MEMORANDUM OF AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE MAINTENANCE OF THE BRIDGE ON CR-708 (SE BRIDGE ROAD) OVER FLORIDA'S TURNPIKE**

Agenda Item: 25-0573

**RESOLUTION NO. 25-2.3**

This item was approved.

**CNST-10 ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING TEN PERPETUAL EASEMENTS, FOR SHORELINE RESTORATION, AS PART OF THE MACARTHUR BOULEVARD DUNE AND BEACH PROJECT**

Agenda Item: 25-0575

**RESOLUTION NO. 25-2.4**

This item was approved.

**CNST-11 ADOPT A RESOLUTION SUPPORTING THE FLORIDA DEPARTMENT OF TRANSPORTATION MANAGING THE FUNDS AND DELIVERING A PROJECT ANTICIPATED TO BE PRIORITIZED BY THE METROPOLITAN PLANNING ORGANIZATION ON THE STATE HIGHWAY SYSTEM**

Agenda Item: 25-0591

**RESOLUTION NO. 25-2.5**

This item was approved.

**CNST-12 REQUEST THAT MARTIN COUNTY GRANT AN EASEMENT TO FLORIDA POWER & LIGHT COMPANY (FPL) FOR UTILITY SERVICES AT THE NEW REIMAGINING EDUCATION AND CAREER HELP (REACH) CENTER AT THE MARTIN COUNTY AIRPORT**

Agenda Item: 25-0607

This item was approved.

**BOARD AND COMMITTEE APPOINTMENTS**

**B&C-1 NEIGHBORHOOD ADVISORY COMMITTEE APPOINTMENTS**

Agenda Item: 25-0452

**RESOLUTION NO. 25-2.12**

Administrative Coordinator Donna Gordon announced the appointment of Michael Banas, Susan Butler, Gerald Cass, Cathy Harvey, and Jaime Taylor Rolle to the Neighborhood Advisory Committee. Office of Community Development Manager

Susan Kores assisted with Board questions.

The following member of the public addressed the Board regarding this item: Dr. Susan Fogalson (NAC applicant).

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to appoint Michael Banas, Susan Butler, Gerald Cass, Cathy Harvey, and Jaime Taylor Rolle to the Neighborhood 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 LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF COMPREHENSIVE PLAN AMENDMENT 23-02, HOBE SOUND STORAGE, AMENDING THE FUTURE LAND USE MAP (FLUM) OF THE MARTIN COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN (CGMP)**

Agenda Item: 25-0291

Growth Management Planner Amy Offenbach presented the item to the Board. Growth Management Comprehensive Planning Administrator Clyde Dulin and Deputy County Attorney Elysse Elder assisted with Board questions.

Gunster Law Firm Land Use Attorney Bob Raynes addressed the Board on behalf of the applicant. Proof of Notices were filed for the record.

The following members of the public addressed the Board in opposition to this item: Lori Whalen and Susan Rezendes.

MOTION: A motion was made by Commissioner Capps, seconded by Commissioner Vargas, to deny the amendment. The motion carried by the following vote:

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

## **PUBLIC HEARINGS QUASI-JUDICIAL**

### **PHQJ-1 PUBLIC HEARING TO CONSIDER AN AMENDMENT TO THE MARTIN COUNTY ZONING ATLAS FOR HOBE SOUND STORAGE**

Agenda Item: 25-0404

This item was not considered because the amendment [PH-1] was denied.

**PHQJ-2 PUBLIC HEARING TO CONSIDER A REQUEST FOR APPROVAL OF MAJOR FINAL SITE PLAN AND PRESERVE AREA MANAGEMENT PLAN (PAMP) FOR THE HOBE SOUND STORAGE PROJECT (H164-002)**

Agenda Item: 25-0486

This item was not considered because the amendment [PH-1] was denied.

**PHQJ-3 PUBLIC HEARING TO CONSIDER A REQUEST TO DESIGNATE A BROWNFIELD BY 9670 SW MARINE WAY, LLC**

Agenda Item: 25-0576

**RESOLUTION NO. 25-2.6**

Commissioner Hetherington announced she will abstain from voting on this item; she filed Form 8B Memorandum of Voting Conflict for the record.

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

COUNTY: Growth Management Senior Planner Jenna Knobbe provided staff's presentation to the Board. Deputy County Attorney Elysse Elder assisted with Board questions.

The following County exhibits were filed for the record: (1) agenda item/staff report and (2) Jenna Knobbe's resume.

APPLICANT: Brett Brumund with Goldstein Law Firm addressed the Board on behalf of the applicant.

Chair Heard solicited public comment; none was 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:** 4 - Commissioner Vargas, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

**Abstain:** 1 - Commissioner Hetherington

**DEPARTMENTAL QUASI-JUDICIAL**

**GROWTH MANAGEMENT**

**DPQJ-1 REQUEST FOR APPROVAL OF THE FIRST AMENDMENT TO THE SEVEN J'S NORTH INDUSTRIAL PARK PLANNED UNIT DEVELOPMENT (PUD) ZONING AGREEMENT INCLUDING REVISED MASTER/FINAL SITE PLAN (P102-083)**

Agenda Item: 25-0564

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

COUNTY: Growth Management Principal Planner Brian Elam provided staff's presentation to the Board. Deputy County Attorney Elysse Elder and Deputy Growth Management Director Peter Walden assisted with Board questions.

The following County exhibits were filed for the record: (1) agenda item/staff report, (2) applicant's resume, and (3) Brian Elam's resume.

APPLICANT: Gunster Law Firm Land Use Attorney Bob Raynes addressed the Board in support of staff's recommendation. Steve Cooper with SCP Engineers presented the applicant's presentation to the Board.

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

**Nay:** 1 - Chair Heard

## **DEPARTMENTAL**

### **ADMINISTRATION**

#### **DEPT-1 OFFICE OF MANAGEMENT AND BUDGET ITEMS WHICH REQUIRE BOARD APPROVAL**

Agenda Item: 25-0376

#### **RESOLUTION NOs. 25-2.7 through 25-2.11**

OMB Director Stephanie Merle presented the items to the Board.

The following items were approved: (1) FY 2025-2026 Supporting Healthy Aging Through Parks and Recreation Grant, (2) FDOT Local Agency Program for SE Monterey Road and CR-A1A Multimodal Pathway Project, (3) BJA FY 2024 Criminal Alien Assistance Program Grant, (4) FDOT Runway 12-30 Precision Approach Path Indicator (PAPI) and Runway End Identifier Lights (REIL) Replacement (Design), (5) FDOT Public Transportation Grant Witham Field Hold Bay Extension, (6) FDOT Public Transportation Grant Rehabilitation of Taxilane B Construction, and (7) Budget Transfer and CIP Modification from Utilities Department.

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

**DEPT-2 CONTRACTS THAT MEET THE THRESHOLD FOR BOARD APPROVAL  
\$1 MILLION OR GREATER**

Agenda Item: 25-0387

Commissioner Hetherington announced she will abstain from voting on Item A2; she filed Form 8B Memorandum of Voting Conflict for the record.

Chief Procurement Officer Krysti Brotherton presented the items to the Board. Public Works Deputy Director George Dzama, Coastal Program Manager Jessica Garland, and County Administrator Don Donaldson assisted with Board questions.

The following items were approved: (A1) Professional Services for the Bathtub Beach/Sailfish Point Beach Nourishment Project, (A2) Port Salerno Peninsula, and (B1) Professional Services for the Operation & Management of the St. Lucie Inlet.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Capps, to approve item A2. 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: 25-0387

MOTION: A motion was made by Commissioner Hetherington, seconded by Commissioner Vargas, to approve items A1 and B1. The motion carried by the following vote:

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

**DEPT-3 DISCUSS 2025 PRIORITIES OF THE BOARD OF COUNTY  
COMMISSIONERS**

Agenda Item: 25-0602

The Commissioners each shared and discussed their 2025 priorities.

District 1 - Commissioner Vargas

1. Develop a plan to renovate, surplus, or lease the County Building on Ricou Terrace, in Jensen Beach, for a County benefit.
2. Advocate for state and federal funding that funds the preservation of the Florida Wildlife Corridor and any program that identifies and protects Martin County's western lands for habitat, water quality, sustainable agriculture, and public recreation.
3. Advocate for federal funding for construction of the St Lucie Inlet Operation and Maintenance, South Jetty Construction, and Hutchinson Island Shore Protection

Project.

4. Support State and Federal funding for Water Quality Improvement Grants, Hazard Mitigation Grant Program, and State Revolving Loan Programs.
5. Support increased funding for CERP and expedited construction of projects that benefit the St. Lucie River and Estuary.

#### District 2 - Commissioner Hetherington

1. Secure additional funding and complete Golden Gate El Camino Trail including increased Art In Public Places within the District: CRA and Parks.
2. St. Lucie Boulevard Pedestrian Safety Enhancements: a) St. Lucie Boulevard/Jefferson Street intersection stop sign, crosswalk improvements/traffic calming measures (excluding speed tables), and b) complete crosswalk realignment at Sandsprit Park.
3. Continue to prioritize Septic-to-Sewer countywide for water quality, complete the Coral Gardens drainage project, secure SRF funds for Coral Gardens S2S, and move the project to bid and construction phase.
4. Expand workforce housing opportunities and advocate for environmentally sensitive land conservation, leveraging voter-approved land acquisition funds.
5. Reduce or maintain current tax rates and reduce or maintain user fees for recreation facilities.

#### District 3 - Commissioner Capps

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

#### District 4 - Chair Heard

1. Stop overdevelopment in Martin County.
2. Acquisition of natural lands component for completion of Indian River Lagoon South.
3. Port Salerno Community Redevelopment Area.
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.

#### District 5 - Vice Chair Ciampi

1. Correct broadband connection issues.
2. Begin construction of projects to correct Palm City Farms Drainage/Flooding issues.
3. Construct and open a dog park in Palm City.
4. Begin construction on the "Septic to Sewer" conversion project.

## **PUBLIC WORKS**

**DEPT-4 REQUEST TO CONSIDER THE INSTALLATION OF STOP SIGNS ON SE JEFFERSON STREET AT ITS INTERSECTION WITH SE EVERGREEN AVENUE**

Agenda Item: 25-0597

**RESOLUTION NO. 25-2.13**

County Engineer Michael Grzelka presented the item to the Board. Deputy County Attorney Elyse Elder assisted with Board questions.

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

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

**DEPT-5 CONSIDER APPROVAL OF A RESOLUTION ESTABLISHING THE ENVIRONMENTAL LANDS OVERSIGHT COMMITTEE**

Agenda Item: 25-0596

**RESOLUTION NO. 25-2.14**

Public Works Senior Project Manager for Environmental Michael Yustin provided the update to the Board. Senior County Attorney Sebastian Poprawski, Environmental Resource Administrator John Maehl, County Attorney Sarah Woods, and County Administrator Don Donaldson assisted with Board questions.

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

None at this time.

**ADJOURN**

The Board of County Commissioners February 11, 2025 meeting adjourned at 12:31 p.m.

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

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Sarah Heard, Chair  
Board of County Commissioners

Minutes approved:

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