



BOARD OF COUNTY COMMISSIONERS

DRAFT

4/21/2026 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

Moment of Silence

Pledge of Allegiance

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 Board is asked to present proclamations recognizing Master Gardeners Volunteer Week and declaring Earth Day in Martin County, Florida.

Agenda Item: 26-0634

Communications Manager Laura Beaupre presented the proclamation to the Board.

University of Florida IFAS Extension Martin County Office, County Extension Director and Urban Horticulture Agent Jennifer Pelham accepted the Master Gardeners Volunteer Week.

Florida Oceanographic Center Executive Director & CEO Mark Perry accepted the Earth Day proclamation.

PROC-2 ADOPT AND PRESENT A PROCLAMATION HONORING NURSES WEEK IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt and present a proclamation honoring Nurses Week in Martin County, Florida.

Agenda Item: 26-0760

Communications Manager Laura Beaupre presented the proclamation Honoring Nurses Week to the Board. [Recipient Lisa Rivera was not in attendance.]

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to adopt the proclamation. 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.

Justin Ducasse expressed concerns with the impact of HB1365 on the unhoused population.

Charlie Bartholomuy spoke regarding water and sewer in CRAs.

Joe Flanagan announced he has stepped down as the Veterans Parade planner, and suggested that the Board consider replacements to fill the role.

Commissioners

AM

Commissioner Vargas recognized the University of Florida IFAS Extension for assistance with her gardens. She attended Commissioner Training in Gainesville. Commissioner Vargas requested that public speaker Justin Ducasse be referred to Social Services.

Commissioner Capps attended the Apollo School Winter Speaker Series and invited all to attend the ribbon cutting event at the House of Refuge on May 2, 2026.

Chair Heard attended various events to include: a visit to the Little Lights Dentistry with the Children's Services Council, Banner Lake, and Bar B Ranch easement acquisition celebration in Indiantown.

Vice Chair Ciampi addressed public speaker Joe Flanagan's comment. He suggested the County offer discounted and/or incentivized services to the Veteran's, active duty military, and first responders. Vice Chair Ciampi also invited residents to attend Dish With a Commish, on Friday, April 24, 2026 at the Palm City Community Center with special guest Dr. Choudhary.

Commissioner Hetherington recognized the success of Martin County Forever and the Troop family on the acquisition of Bar-B-Ranch.

PM

Commissioner Hetherington wished District 2 Aide Patricia Higginbottom and all administrative professionals a Happy Administrative Professionals Day.

Commissioner Vargas thanked her aide, Kathy Boden and all aides for their efforts.

County Administrator

AM

None at this time.

PM

County Administrator Don Donaldson thanked County Attorney Elysse Elder and legal staff for efforts on the P3 initiative. He acknowledged award recipients from the Safety Council of Palm Beach to include: Risk Management, Fire District Chief Kevin Moore, Sailfish Splash, and Utilities and Solid Waste.

CONSENT AGENDA

MOTION: A motion was made by Vice Chair Ciampi, 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: 26-0566

There were no items.

CNST-2 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: 26-0577

This item was approved.

CNST-3 ADOPT A PROCLAMATION RECOGNIZING MAY 20TH AS FLORIDA EMANCIPATION DAY IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation recognizing May 20th as Florida Emancipation Day in Martin County, Florida.

Agenda Item: 26-0621

This item was approved.

CNST-4 ADOPT A PROCLAMATION DECLARING STAMP OUT HUNGER DAY IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation declaring Stamp Out Hunger Day in Martin County, Florida.

Agenda Item: 26-0631

This item was approved.

CNST-5 ADOPT A PROCLAMATION DECLARING HURRICANE PREPAREDNESS WEEK IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation declaring Hurricane Preparedness Week in Martin County, Florida.

Agenda Item: 26-0669

This item was approved.

CNST-6 ADOPT A PROCLAMATION DECLARING HISTORIC PRESERVATION MONTH IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation declaring Historic Preservation Month in Martin County, Florida.

Agenda Item: 26-0717

This item was approved.

CNST-7 EMERGENCY MEDICAL SERVICES ADVISORY COUNCIL APPOINTMENT

The Board is asked to make an appointment to the Emergency Medical Services Advisory Council.

Agenda Item: 26-0721

RESOLUTION NO. 26-4.12

This item was approved.

CNST-8 ADOPT PROCLAMATIONS COMMENDING KEVIN JOSEPH O'CONNOR, NICHOLAS DI GRAZIA, GRAYDON MILLER, AND JAKE CROTEAU UPON THE ACHIEVEMENTS OF EAGLE SCOUT

The Board extends greetings and congratulations to scouts achieving the rank of Eagle Scout.

Agenda Item: 26-0782

This item was approved.

CNST-9 LOCAL PLANNING AGENCY COMMISSION DISTRICT 1 APPOINTMENT

The Board is asked to confirm the appointment of Jo Neeson to be Commissioner Vargas's representative on the Local Planning Agency.

Agenda Item: 26-0780

RESOLUTION NO. 26-4.13

This item was approved.

PUBLIC HEARING QUASI-JUDICIAL

PHQJ-1 REQUEST FOR APPROVAL OF A REVISED MAJOR MASTER SITE PLAN FOR PALM PIKE CROSSING AND REVISED FINAL SITE PLAN FOR LOT 5 (P175-012)

This is a request by Cotleur & Hearing, on behalf of Bradford Trading Partners, LLC, for approval to (i) revise the master plan of Palm Pike Crossing to expand Lot 5 and (ii) revise the Lot 5 final site plan for the construction of a three-story, 105-unit hotel, totaling 62,877 square feet. The property is approximately 6.57 acres located at the SW portion of Palm Pike Crossing, a master planned commercial development, on the south side of SW Martin Highway, west of SW High Meadow Avenue in Palm City. Included is a request for Certificate of Public Facilities Reservation.

Agenda Item: 26-0712

RESOLUTION NOS. 26-4.18 and 26-4.19

Ex parte communication disclosures were filed by the Commissioners. There were no interveners. Proof of Notices were filed at the LPA. The participants were sworn in by the deputy clerk.

COUNTY: Growth Management Principal Planner Luis Aguilar presented staff's presentation to the Board. Growth Management Director Paul Schilling and Senior Asssistant County Attorney Sebastian Fox assisted with Board questions.

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

APPLICANT: Leah Heinzelmann with Cotleur & Hearing presented the applicant's presentation to the Board. The applicant, Raj Patel addressed the Board.

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: 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: 26-0582

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: 26-0587

There were no items.

GENERAL SERVICES

DEPT-3 PUBLIC MEETING FOR CONSIDERATION AND APPROVAL OF COMPREHENSIVE AGREEMENT FOR PUBLIC-PRIVATE PARTNERSHIP (P3) - THIRD REQUIRED MEETING

This is the third required public meeting under Section 255.065 (3)(c), Florida Statutes, for consideration of the unsolicited Public-Private Partnership proposal for a Martin County Operations Facility. Following the Board's public interest determination and authorization for staff to negotiate a Comprehensive Agreement with Building Tomorrow's Schools, Inc., staff has completed negotiations with the proposer. This meeting provides the Board and the public an opportunity to review and comment on the negotiated Comprehensive Agreement prior to final Board consideration and potential approval.

Agenda Item: 26-0707

RESOLUTION NOs. 26-4.14 through 26-4.16

Assistant County Administrator Matthew Graham presented the item to the Board.

County Administrator Don Donaldson and Public Works Director Jim Gorton assisted with Board questions.

General Services Director Sean Donahue provided an overview of the extensive evaluation.

OMB Director Stephanie Merle presented the financing structure to the Board.

The following member of the public addressed the Board regarding this item: Frank McChrystal.

MOTION: A motion was made by Commissioner Capps, seconded by Vice Chair Ciampi, to approve this project; (items 1, 2, and 4). The motion carried by the following vote:

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

Nay: 1 - Commissioner Vargas

Agenda Item: 26-0707

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to approve items 3 and 5. The motion carried by the following vote:

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

Nay: 1 - Commissioner Vargas

PUBLIC WORKS

DEPT-4 ADOPTION OF A RESOLUTION APPROVING THE SURPLUS AND DISPOSITION OF A COUNTY-OWNED PROPERTY TO THE TOWN OF SEWALL'S POINT FOR THE BENEFIT OF PUBLIC OR COMMUNITY INTEREST AND WELFARE

Request for acceptance and approval of a Resolution for the surplus and disposition of a 0.23-acre County-owned property adjacent to the Sewall's Point Town Hall. The subject property is currently leased to the Town of Sewall's Point (TSP), and the lease term expires on May 10, 2026. The property is not currently needed for County purposes, and TSP has proposed purchasing the property for public or community interest and welfare.

Agenda Item: 26-0708

RESOLUTION NO. 26-4.17

Public Works Real Property Manager Carla Segura presented the item to the Board. Senior Assistant County Attorney Sebastian Fox and Public Works Director Jim Gorton assisted with Board questions.

Town of Sewall's Point Town Manager Bob Daniels addressed 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: 5 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

WORKSHOP

WORK-1 REVIEW THE FISCAL YEAR (FY) 2027 TENTATIVE CAPITAL IMPROVEMENT PLAN (CIP)

The draft Fiscal Year 2027 Capital Improvement Plan will be presented for the Board's review.

Agenda Item: 26-0705

County Administrator Don Donaldson provided an overview.

Budget and CIP Coordinator Shelby Della Pietra presented the Fiscal Year 2027 tentative Capital Improvement Plan to the Board. OMB Director Stephanie Merle assisted with Board questions.

AIRPORT

Airport Director Andrew McBean presented the Airport's tentative CIP sheet.

MOTION: A motion was made by Commissioner Capps, seconded by Commissioner Hetherington, to tentatively approve the Airport CIP. The motion carried by the following vote:

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

Agenda Item: 26-0705

COMMUNITY DEVELOPMENT

Office of Community Development Director Susan Kores presented the tentative Community Development CIP. Assistant Manager Jordan Pastorius assisted with Board questions.

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

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

Agenda Item: 26-0705

FIRE RESCUE

Martin County Fire Rescue Chief Chad Cianciulli and Fire Rescue Administrator Matt

Resch presented the Fire Rescue tentative CIP sheet.

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

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

Agenda Item: 26-0705

LIBRARY

Library Director Jennifer Salas presented the Library's tentative CIP sheet.

MOTION: A motion was made by Commissioner Hetherington, seconded by Commissioner Capps, to tentatively approve the Library CIP. The motion carried by the following vote:

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

Agenda Item: 26-0705

PUBLIC BUILDINGS & LAW ENFORCEMENT

General Services Director Sean Donahue presented the Public Buildings and Law Enforcement tentative CIP sheet. OMB Director Stephanie Merle and Martin County Fire Rescue Chief Chad Ciancuilli assisted with Board questions.

MOTION: A motion was made by Commissioner Hetherington, seconded by Commissioner Capps, to tentatively approve the Public Buildings and Law Enforcement CIP. The motion carried by the following vote:

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

Agenda Item: 26-0705

PARKS AND RECREATION

Parks and Recreation Director Kevin Abbate presented the Parks and Recreation tentative CIP sheet. County Administrator Don Donaldson and Budget and CIP Coordinator Shelby Della Pietra assisted with Board questions.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to advance the Palm City Dog Park CIP. The motion carried by the following vote:

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

Agenda Item: 26-0705

MOTION: A motion was made by Commissioner Hetherington, seconded by Commissioner Capps, to approve the Halpatiokee Skate Rink floor cover. The motion carried by the following vote:

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

Agenda Item: 26-0705

MOTION: A motion was made by Commissioner Hetherington, seconded by Commissioner Vargas, to tentatively approve the Parks and Recreation CIP. The motion carried by the following vote:

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

Agenda Item: 26-0705

MISCELLANEOUS

CIP and Budget Coordinator Shelby Della-Pietra presented the tentative Miscellaneous CIP sheet. Chief Information Officer Erika Sinclair assisted with Board questions.

MOTION: A motion was made by Commissioner Hetherington, seconded by Commissioner Capps, to tentatively approve the Miscellaneous CIP. The motion carried by the following vote:

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

Agenda Item: 26-0705

COASTAL

Public Works Deputy Director Marc Aveni presented the tentative Coastal CIP sheet. Public Works Director Jim Gorton assisted with Board questions.

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

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

Agenda Item: 26-0705

ECOSYSTEM MANAGEMENT

Public Works Deputy Director Marc Aveni presented the tentative Ecosystem CIP sheet. Public Works Director Jim Gorton and County Administrator Don Donaldson assisted with Board questions.

MOTION: A motion was made by Commissioner Capps, seconded by Vice Chair Ciampi, to increase the budget by \$300,000. The motion carried by the following vote:

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

Agenda Item: 26-0705

MOTION: A motion was made by Commissioner Capps, seconded by Commissioner Hetherington, to tentatively approve the Ecosystem Management CIP. The motion carried by the following vote:

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

Agenda Item: 26-0705

PUBLIC TRANSPORTATION

Public Works Director Jim Gorton presented the tentative Public Transportation CIP sheet. Public Works Deputy Director Marc Aveni assisted with Board questions.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Capps, to tentatively approve the Public Transportation CIP. The motion carried by the following vote:

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

Agenda Item: 26-0705

ROADS

Public Works Director Jim Gorton presented the tentative Roads CIP sheet. County Administrator Don Donaldson assisted with Board questions.

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

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

Agenda Item: 26-0705

STORMWATER

Public Works Deputy Director Marc Aveni presented the tentative Stormwater CIP sheet. Public Works Director Jim Gorton and County Administrator Don Donaldson assisted with Board questions.

MOTION: A motion was made by Commissioner Vargas, seconded by Vice Chair Ciampi, to tentatively approve the Stormwater CIP. The motion carried by the following vote:

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

Agenda Item: 26-0705

SOLID WASTE

Utilities and Solid Waste Department Deputy Director Jeremy Covey presented the tentative Solid Waste CIP sheet.

MOTION: A motion was made by Commissioner Hetherington, seconded by

Vice Chair Ciampi, to tentatively approve the Solid Waste CIP. The motion carried by the following vote:

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

Agenda Item: 26-0705

UTILITIES

Utilities and Solid Waste Department Deputy Director Jeremy Covey presented the tentative Utilities CIP sheet.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to tentatively approve the Utilities CIP. 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 at this time.

ADJOURN

The Board of County Commissioners April 21, 2026 meeting adjourned at 1:02 p.m.

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

Sarah Heard, Chair
Board of County Commissioners

Minutes approved:
