



## BOARD OF COUNTY COMMISSIONERS

**DRAFT**

**4/7/2026 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*

*Elysse A. Elder, 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 ~ Reverend Anil K. Singh, Trinity United Methodist Church of Jensen Beach

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

#### **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 National Donate Life Month, declaring Child Abuse Prevention Month, and declaring Sexual Assault Awareness Month in Martin County, Florida.

Agenda Item: 26-0546

Communications Manager Laura Beaupre presented the proclamations to the Board.

LifeLink Foundation, Inc. volunteer Tara Mahovetz accepted the proclamation for National Donate Life Month.

Hibiscus Children's Center Executive Vice President Rey Navarro presented the Child Abuse Prevention Month proclamation.

The Inner Truth Project Board Member Jon Ryan accepted the Sexual Assault Awareness Month Proclamation.

## **COMMENTS**

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

Randy Jones spoke in favor of the self storage project in Hobe Sound. [DPQJ-1]

Jill Jones spoke in support of the Hobe Sound self storage. [DPQJ-1]

Derek Powell provided updates on the Pepperwood project's impact to his property. He requested a hedge to protect property and a drainage plan.

Chair Heard requested staff to visit Mr. Powell's property today.

Valerie Doyle spoke in opposition to the self storage in Hobe Sound.

Frank McCrystal spoke in opposition to AI data centers proposed in the Village of Indiantown.

Michael Dooley echoed comments of support of the Bridge Road self storage item.

Commissioners

### **AM**

Commissioner Vargas attended a fishing fundraiser in Indiantown.

Vice Chair Ciampi invited residents to attend Music in the Park at the Patio at Palm City Place on April 18th, 6:30p.m - 8:30 p.m.; and Dish with a Commish on April 24th at 8 a.m. at Charlie Leighton Park Community Center with special guest Dr. Choudhary. He shared Newfield will host an event at the Kiplinger Conservancy Trailhead on April 10th 9:30 a.m. - 11:30 a.m. for the gopher tortoise sanctuary. Vice Chair Ciampi requested a Countywide agenda item providing potential discounts and/or benefits for active duty personnel, veterans,

and first responders.

Commissioner Hetherington requested that FDOT's community meetings for Kanner Highway be posted on the County's website to address residents concerns. She also inquired about flooring protection at the Halpatioke Skate Rink.

Chair Heard attended a documentary film premier at the Blake Library.

County Administrator

County Administrator Don Donaldson will follow up regarding gopher tortoises and Kiplinger site.

## **CONSENT AGENDA**

MOTION: A motion was made by Commissioner Hetherington, 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: 26-0565

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 March 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: 26-0571

This item was approved.

### **CNST-3 ADOPT A PROCLAMATION RECOGNIZING MASTER GARDENERS VOLUNTEER WEEK IN MARTIN COUNTY, FLORIDA**

The Board is asked to adopt a proclamation recognizing Master Gardeners Volunteer

Week in Martin County, Florida.

Agenda Item: 26-0633

This item was approved.

**CNST-4 NEIGHBORHOOD ADVISORY COMMITTEE APPOINTMENTS**

After solicitation of applicants due to vacancies, a resignation, and terms expiring later this month, the Board is asked to make appointments to the Golden Gate, Hobe Sound, Jensen Beach, Old Palm City, Port Salerno, and Rio Neighborhood Advisory Committees (NAC).

Agenda Item: 26-0564

**RESOLUTION NO. 26-4.1**

This item was approved.

**CNST-5 APPROVAL OF THE STATE HOUSING INITIATIVE PARTNERSHIP PROGRAM (SHIP) FINAL 2022/2023 ANNUAL REPORT**

This is a request for review and approval for submittal of the final SHIP 2022/2023 annual report. Upon approval, the approval and certification of this report will be submitted to the Florida Housing Finance Corporation (FHFC).

Agenda Item: 26-0701

This item was approved.

**PUBLIC WORKS**

**CNST-6 ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING A UTILITY EASEMENT FROM KANNER INVESTMENT PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LOCATED ALONG THE CORNER OF SW LOCKS ROAD AND SW KANNER HIGHWAY**

This is a request for the adoption of a Resolution approving and accepting a Utility Easement from Kanner Investment Partners, LLC, a Florida limited liability company, to allow for utility related services and equipment on the corner of SW Locks Road and SW Kanner Highway in Stuart.

Agenda Item: 26-0655

**RESOLUTION NO. 26-4.2**

This item was approved.

**CNST-7 ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING A WARRANTY DEED FROM MCFL PROPERTIES, LLC FOR RIGHT-OF-WAY ALONG SE BRIDGE ROAD, AS A CONDITION OF POST-APPROVAL FOR THE BRIDGE ROAD CAR CLUB MAJOR FINAL SITE PLAN**

This is a request for the adoption of a resolution approving and accepting a Warranty Deed from MCFL Properties, LLC, a Florida limited liability company (MCFL), for 53,740 square feet of dedicated right-of-way (ROW) along SE Bridge Road, as a condition of post-approval for the Bridge Road Car Club Major Final Site Plan in Hobe

Sound.

Agenda Item: 26-0679

**RESOLUTION NO. 26-4.3**

This item was approved.

**CNST-8 APPOINTMENT OF MARTIN COUNTY REPRESENTATIVE FOR THE  
JUNE 4, 2026, PAL MAR WATER CONTROL DISTRICT ANNUAL  
LANDOWNERS' MEETING AND BOARD OF SUPERVISORS MEETING**

Commissioner Sarah Heard is Martin County's designated representative on the Pal Mar Water Control District. The Annual Landowners' Meeting and Board of Supervisors Meeting is June 4, 2026. It is necessary for the Board of County Commissioners to update the Proxy to authorize Commissioner Heard to vote on June 4, 2026, to effectuate Board of County Commissioner direction.

Agenda Item: 26-0692

This item was approved.

**ADMINISTRATION**

**CNST-9 ADOPT A PROCLAMATION DECLARING EARTH DAY IN MARTIN  
COUNTY, FLORIDA**

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

Agenda Item: 26-0729

This item was approved.

**BOARD AND COMMITTEE APPOINTMENTS**

**B&C-1 LIBRARY BOARD OF TRUSTEES APPOINTMENTS**

After solicitation of applicants due two members' terms expiring later this month, the Board is asked to make two appointments to the Library Board of Trustees.

Agenda Item: 26-0563

**RESOLUTION NO. 26-4.5**

Administrative Services Coordinator Donna Gordon announced the re-appointment of Paula Best Hundt and Roxanne Johnson to the Library Board of Trustees.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to appoint Paula Best Hundt and Roxanne Johnson to the Library Board of Trustees. 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. This item was continued from the March 10, 2026, Board hearing.

Agenda Item: 26-0685

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

COUNTY: Growth Management Principal Planner Luis Aguilar provided staff's presentation to the Board. Growth Management Deputy Director Peter Walden 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) Luis Aguilar's resume.

APPLICANT: McCarthy Summers Attorney Audra Creech addressed the Board on behalf of the applicant. Certification of re-notice was filed for the record.

McCarty & Associates Mike McCarty provided 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 Vargas, to deny the application. The motion carried by the following vote:

**Aye:** 4 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, and Chair Heard

**Nay:** 1 - Vice Chair Ciampi

**DEPARTMENTAL QUASI-JUDICIAL  
GROWTH MANAGEMENT**

**DPQJ-1 REQUEST FOR APPROVAL OF A PLANNED UNIT DEVELOPMENT (PUD) FINAL SITE PLAN FOR THE STORAGE RENTALS OF AMERICA PROJECT (O039-005)**

This is a request by Kimley-Horn and Associates, Inc., on behalf of Storage Rentals of America, for PUD final site plan approval to construct a 3-story, 97,500 square foot self-storage facility and associated infrastructure on an approximately 2.51-acre undeveloped parcel. The project is within the Eastridge Estates PUD and is consistent with the master plan approved in 1978. The property is located at the southwest corner of SE Dixie Highway and SE Osprey Street, in Hobe Sound. Included is a request for a Certificate of Public Facilities Reservation.

Agenda Item: 26-0681

**RESOLUTION NO. 26-4.7**

Ex parte communication disclosures were filed by the Commissioners. There were no interveners. No return receipts. 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 Deputy Director Peter Walden 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: Gunter Law Firm Land use Attorney Bob Raynes addressed the Board on behalf of the applicant. Ruben Cruz with Kimley Horn and Associates provided the applicant's presentation to the Board.

The following applicant's exhibit was filed for the record: (1) Ruben Cruz's resume.

Chair Heard solicited public comment; none were heard.

MOTION: A motion was made by Commissioner Capps, 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

**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: 26-0581

**RESOLUTION NOS. 26-4.8 through 26-4.10**

OMB Director Stephanie Merle presented the items to the Board.

The following items were approved: (1) Clean Vessel Act Operations Grant through FDEP for Sewage Removal Programs, Such as Martin County's Pump Out the Boat Operations Program, (2) FY 2026 FIND Waterway Assistance Program, (3) Florida DCF Reinvestment Grant, (4) BJA FY 2025 Edward Byrne Memorial Justice Assistance Grant- Local Formula O-BJA-2025-172542, and (5) Adjustments to Fiscal Year 2026 Budget (A) Request to Allocate the Sale Proceeds from the Jamsz Property in Palm City and (B) Request to Allocate Unanticipated Contribution from the Coastal Waste & Recycling PUD Third Amendment.

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**

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: 26-0341

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

The following items were approved: (1) Geotechnical Engineering & Quality Control Services and (2) General Contractor Services.

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

**FIRE RESCUE**

**DEPT-3 PRESENTATION OF MARTIN COUNTY FIRE RESCUE LITHIUM  
AWARENESS**

The purpose of this presentation is to provide the Board of County Commissioners with an overview of lithium-ion battery technology, the exposures in the community and how to mitigate risks.

Agenda Item: 26-0682

Martin County Fire Rescue Deputy Fire Marshal Kristopher Hansen and Community Risk Reduction Specialist Josh Jenkins provided the presentations to the Board.

**GROWTH MANAGEMENT**

**DEPT-4 REQUEST TO AMEND THE DEED OF CONSERVATION EASEMENT  
FOR NEWFIELD OPEN SPACE**

This is a request by Gunster, Yoakley & Stewart, P.A., on behalf of Mattamy Palm

Beach, LLC, for approval of an amendment to the Deed of Conservation Easement for Newfield Open Space recorded June 14, 2024, in Official Records Book 3442, at Page 2548, Public Records of Martin County, Florida. The purpose of the amendment is to remove certain lands of lower environmental value from the provisions of the easement and replace them with lands of higher environmental value, as well as to correct certain errors in the text of the easement and in the legal description.

Agenda Item: 26-0686

**RESOLUTION NO. 26-4.6**

Growth Management Principal Planner John Sinnott presented the item to the Board. Growth Management Deputy Director Peter Walden and Senior Assistant County Attorney Sebastian Fox assisted with Board questions.

Gunster Law Firm Attorney Christen Spake addressed the Board on behalf the applicant. James Fitzgerald with Mattamy Homes spoke of the power needs for the development. FPL Manager for Development Rachel Falcone assisted with Board questions.

Knight Kiplinger addressed the Board.

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

**PUBLIC WORKS**

**DEPT-5 ADOPT A RESOLUTION APPROVING AND ACCEPTING THE ACQUISITION OF TWO PARCELS IN HOBE SOUND TOTALING 3.29 ACRES, AS RECOMMENDED BY THE ENVIRONMENTAL LANDS OVERSIGHT COMMITTEE AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS**

This is a request for the adoption of a Resolution approving and accepting the acquisition of two contiguous parcels located on SE Cactus Trail in Hobe Sound totaling 3.29+/- acres (the Rogers Atlantic Ridge Property) from the Rogers Revocable Trust, as previously recommended by the Environmental Lands Oversight Committee (ELOC) and approved by the Board of County Commissioners (BOCC).

Agenda Item: 26-0625

**RESOLUTION NO. 26-4.11**

Public Works Deputy Director Marc Aveni presented the item to the Board. Public Works Director Jim Gorton and Senior Assistant County Attorney Sebastian Fox assisted with Board questions.

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

**DEPT-6 ADOPT A RESOLUTION APPROVING AND ACCEPTING THE DONATION OF A 1.28-ACRE PARCEL ALONG SE DIXIE HIGHWAY ADJACENT TO THE COUNTY OWNED HOBE SOUND SCRUB PRESERVE FOR CONSERVATION AND PERPETUAL PRESERVATION**

This is a request for the adoption of a resolution approving and accepting the donation of a 1.28-acre parcel located along SE Dixie Highway adjacent to the County owned Hobe Sound Scrub Preserve property in Hobe Sound (the "Property"). The Property is being generously donated to the County, for perpetual conservation and public use, by Ms. Louise C. Yeiser.

Agenda Item: 26-0694

**RESOLUTION NO. 26-4.4**

Environmental Resource Administrator John Maehl presented the item to the Board. Senior Assistant County Attorney Sebastian Fox assisted with Board questions.

Property owner Louise Yeiser addressed the Board.

The following members of the public addressed the Board in support of this item: Jeff Wittman and Michael Dooley.

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

**PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.**

None were heard.

**ADJOURN**

The Board of County Commissioners April 7, 2026 meeting adjourned at 12:08 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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