BOARD OF COUNTY COMMISSIONERS

DRAFT
6/23/2026 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 ~ Jo Anne Gillespie, Humanists of the Treasure Coast

Pledge of Allegiance ~ James Cubby, U.S. Marine

APPROVAL OF AGENDA

MOTION: A motion was made by Commissioner Hetherington, seconded by Commissioner Vargas, to approve the agenda with additional items of CNST-13 and DEPT-7. 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 a proclamation recognizing National Mosquito Control Awareness Week, declaring July 2026 as Parks and Recreation Month, declaring National Garden Week, and recognizing June 19, 2026 as Juneteenth Freedom Day in Martin County, Florida.

Agenda Item: 26-0719

Communications Manager Laura Beaupre presented the proclamations to the Board.

Mosquito Control Manager Roxanne Baudelaire accepted the National Mosquito Control Awareness Week Proclamation.

Parks and Recreations Director Kevin Abbate accepted the proclamation declaring July 2026 as Parks and Recreation Month. He also recognized Assistant Director Todd Faust on the occasion of his retirement. Assistant Director Todd Faust thanked the Board.

Garden Club of Stuart National Garden Week Committee Chair Linda Sarubbi accepted the National Garden Week proclamation.

The recipient for the proclamation recognizing June 19, 2026 as Juneteenth Freedom Day was not present.

COMMENTS

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

Charley Bartholomay addressed the Board on behalf of Lisa Copeland regarding dock permit issues.

Holly Merrill Raschein (AshBritt Director of Florida Government Relations and Monroe County Commissioner) shared her frustrations regarding the RFP process for DEPT-2 debris removal item. She requested that the Board re-bid for the RFP.

James Crocker addressed the Board in opposition to the proposed operations center [DEPT-7].

Jim Moir requested that the Board recognize July as Mangrove Month and/or July 26th as National Mangrove Day.

Chair Heard and Vice Chair Ciampi agreed with the request to designate July as Mangrove Month.

Frank McChrystal spoke regarding noise abatement at the airport.

Sabrina Stuart shared Tent City Helpers' efforts to support the unhoused population in the County.

Missy Harris requested the Board to include "so help me God" in the oaths.

Angela Harrison spoke on behalf of Tent City Helpers, advocating for the unhoused and possibly bringing forth an agenda item to discuss resolutions.

Justin Ducasse expressed concerns with HB1365.

Gary Ehrler requested the Board to include restrictive language in CRA grant applications for the enhancement and resell of property.

Vice Chair Ciampi directed staff to bring back a policy or criteria for business grants awarded in the CRA, that if sold within a certain time frame grant funds must be reimbursed. County Administrator Don Donaldson stated staff will research and bring back a policy on business grants awarded in the CRA.

Commissioners

AM
Commissioner Hetherington commented on Missy Harris' public comment to incorporate "so help me God' back into the oaths.

MOTION: A motion was made by Commissioner Hetherington, seconded by Vice Chair Ciampi, to include "so help me God" back into the oaths. The motion carried unanimously.

Vice Chair Ciampi invited residents to attend Music in the Park on June 27th. He also announced the passing of a community pillar Bob Burson.

Commissioner Capps discussed public comments from the last Joint Commission Meeting regarding a ballot referendum for a County community pool.

Commissioner Vargas also spoke about the pool and swim initiatives. She shared there is funding available and suggested that the organization look at current resources.

PM
There were none at this time.

County Administrator

AM
There were none at this time.

PM
There were none at this time.

CONSENT AGENDA

MOTION: A motion was made by Commissioner Hetherington, seconded by Commissioner Capps, 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: 26-0570

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 May 25 and June 7, 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: 26-0576

This item was approved.

CNST-3 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: 26-0579

This item was approved.

CNST-4 BOARDS AND COMMITTEES STATUS REPORT

This quarterly Status Report is provided to keep the Commission apprised of all the current vacancies, expired terms, etc. on their various boards and committees.

Agenda Item: 26-0580

This item was approved.

CNST-5 VALUE ADJUSTMENT BOARD APPOINTMENT

After solicitation of applicants due to a member's expired term, the Board is asked to appoint Victoria Sica as the citizen appointment to the Value Adjustment Board.

Agenda Item: 26-0837

At Commissioner Capp's request, Administrative Services Coordinator Donna Gordon presented the item to the Board.

The Board directed staff to re-solicit for applicants.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to continue this item until we can get clarification, and/or additional applicants. The motion carried by the following vote:

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

CNST-6 **BUSINESS DEVELOPMENT BOARD 2025 ANNUAL REPORT SUBMITTAL**

Pursuant to their contract, the Business Development Board is submitting their 2025 Annual Report, 2025 Audit, and their 26/27 proposed budget.

Agenda Item: 26-0948

At Commissioner Vargas' request, Assistant County Administrator George Stokus provided the item to the Board. Business Development Board Executive Director William Corbin assisted with Board questions.

This item was approved.

PUBLIC WORKS

CNST-7 **ADOPT A RESOLUTION TO ESTABLISH SPEED LIMITS AND TO AUTHORIZE TRAFFIC SIGNALS ON SW NEWFIELD PARKWAY**

The Board is asked to consider adopting a resolution to establish maximum speed limits on SW Newfield Parkway through the Crossroads Neighborhood and to authorize the installation of traffic signals on SW Newfield Parkway at its intersections with SW 84th Avenue and SW Pioneer Parkway.

Agenda Item: 26-0886

RESOLUTION NO. 26-6.14

This item was approved.

CNST-8 **ADOPT RESOLUTIONS ACCEPTING VARIOUS ROADWAY SEGMENTS INTO THE COUNTY'S ROAD INVENTORY**

The Board of County Commissioners is asked to adopt four Resolutions accepting various road segments into the County's Road Inventory.

Agenda Item: 26-0926

RESOLUTION NOs. 26-6.15 through 26-6.18

This item was approved.

CNST-9 **ADOPT A RESOLUTION ACCEPTING A QUIT CLAIM DEED FROM THE ROGERS REVOCABLE TRUST FOR ALL RIGHTS AND INTEREST IN THE PRIVATE ROADWAY ADJACENT TO PROPERTY RECENTLY ACQUIRED ALONG SE CACTUS TRAIL IN HOBE SOUND**

This is a request for the adoption of a Resolution approving and accepting a Quit Claim

Deed from the Rogers Revocable Trust for 900+/-square feet along the privately owned and maintained roadway known as SE Cactus Trail. This property is adjacent to property recently acquired as part of the lands recommended by the Environmental Lands Oversight Committee (ELOC) and approved by the Board of County Commissioners.

Agenda Item: 26-0929

RESOLUTION NO. 26-6.19

This item was approved.

CNST-10 ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING A WARRANTY DEED FOR RIGHT-OF-WAY DEDICATION FROM THE AMERICAN HUMANE ASSOCIATION, INC., AS A CONDITION OF APPROVAL OF THE MINOR FINAL SITE PLAN

This is a request for the adoption of a resolution approving and accepting a Warranty Deed from The American Humane Association, Inc., a District of Columbia not-for-profit corporation, (American Humane) for (i) 13,389 square feet of right-of-way (ROW) along SW Quail Hollow Street and (ii) an 817 square foot corner clip on SW Quail Hollow Road and SW Citrus Boulevard in Palm City as a condition of approval of a Minor Final Site Plan.

Agenda Item: 26-0969

RESOLUTION NO. 26-6.20

This item was approved.

UTILITIES AND SOLID WASTE

CNST-11 SOLID WASTE INITIAL ASSESSMENT RESOLUTION FOR FY2026/27

The Board of County Commissioners is requested to adopt the Initial Assessment Resolution for fiscal year 2027 (FY27) and approve notification to affected property owners advising of the solid waste assessment rate and public hearing.

Agenda Item: 26-0922

RESOLUTION NO. 26-6.21

This item was approved.

CNST-12 ADOPT AN ANNUAL ASSESSMENT RESOLUTION REQUIRED BY SECTION 71 OF THE MARTIN COUNTY CODE TO APPROVE NON-AD VALOREM ASSESSMENT ROLLS FOR FISCAL YEAR 2026/2027

The Board is requested to adopt the Annual Assessment Resolution approving Assessment Rolls.

Agenda Item: 26-0924

RESOLUTION NO. 26-6.22

This item was approved.

ADMINISTRATION

CNST-13 UPDATE ELECTION PRECINCTS AT THE REQUEST OF THE MARTIN COUNTY SUPERVISOR OF ELECTIONS

The Supervisor of Elections periodically amends voting precincts for a variety of reasons such as polling location changes, population adjustments, voting trends, among others. Chapter 101.001 FS provides a requirement that the Board of County

Commissioners approve changes to precinct creation and boundaries.

Agenda Item: 26-0986

This item was approved.

PUBLIC HEARING

PH-1 PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE AMENDING CHAPTER 151 SOLID WASTE; ARTICLE 1. GENERAL PROVISIONS; ARTICLE 3. ASSESSMENTS; ARTICLE 4. COLLECTION OF ASSESSMENTS; ARTICLE 5. COLLECTION AND DISPOSAL, GENERAL ORDINANCES, MARTIN COUNTY CODE

This is a public hearing to consider adoption of an ordinance amending Chapter 151 Solid Waste, Article 1. General Provisions; Article 3. Assessments; Article 4. Collection of Assessments; and Article 5 Collection and Disposal; General Ordinances, Martin County Code.

Agenda Item: 26-0951

ORDINANCE NO. 1276

Senior Assistant County Attorney Melissa Pietrzyk presented the item to the Board.

Chair Heard solicited public comment; none was 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

PUBLIC HEARING QUASI-JUDICIAL

PHQJ-1 PUBLIC HEARING TO CONSIDER ADOPTION OF AN AMENDMENT TO THE MARTIN COUNTY ZONING ATLAS TO CHANGE THE ZONING DISTRICT CLASSIFICATION FOR JESUS HOUSE OF HOPE, INC. (JO65-002)

Jesus House of Hope, Inc., is seeking approval of an amendment to the County zoning atlas consistent with the existing Agricultural Ranchette future land use. The proposed amendment is to change the existing zoning district on one parcel of land with an approximate area of 43.9-acres from A-2, Agricultural District, to AR-5A, Agricultural Ranchette District. The site is in the southeast quadrant of the intersection of SW Martin Highway and SW Martingale Drive approximately 0.5 miles east of Interstate 95 in Palm City. Included with this application is a request for a Certificate of Public Facilities Exemption.

Agenda Item: 26-0880

RESOLUTION NO. 26-6.23

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

COUNTY: Growth Management Principal Planner Brian Elam presented staff's presentation to the Board. Growth Management Deputy Director Peter Walden, Director Paul Schilling, County Administrator Don Donaldson, County Attorney Elysse Elder, 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) Brian Elam's resume.

APPLICANT: Leah Heinzelmann with Cotleur & Hearing provided the applicant's presentation to the Board. Coastal Life Church Lead Pastor James Pendleton 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

Agenda Item: 26-0880

MOTION: A motion was made by Commissioner Capps to go with PUD zoning on this property. The motion was withdrawn.

PHQJ-2 FIRST PUBLIC HEARING TO CONSIDER APPROVAL OF FIRST AMENDMENT TO DEVELOPMENT AGREEMENT BETWEEN MARTIN COUNTY AND MASTER DEVELOPER FOR NEWFIELD

This item is a request for approval of a First Amendment to Development Agreement Between Martin County and Master Developer for Newfield (P172-038), pursuant to Article 7, Land Development Regulations (LDR), Martin County Code. The proposed amendment addresses the identification of an approximately 125-acre “Environmental Parcel” to be used by Martin County for environmental purposes and the placement of certain excavated materials. The project is being developed according to Article 11, LDR, Martin County Code. This is the first of two public hearings.

Agenda Item: 26-0970

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

COUNTY: Growth Management Deputy Director Peter Walden presented staff's presentation to the Board. Environmental Resource Manager John Maehl, Growth Management Director Paul Schilling, County Attorney Elysse Elder, and Attorney Sebastian Fox assisted with Board questions.

USACE Deputy Commander Major Cory Bell and Michael Kennedy with FIND addressed the Board.

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

APPLICANT: Gunster Law Kristen Spake addressed the Board on behalf of the applicant; no presentation was given. Affidavits of Mailers were filed for the record.

The following member of the public addressed the Board regarding this item: Jim Moirer.

County Attorney Elysse Elder clarified Board action is not required on this item today; a second public hearing will be held at the next Board meeting.

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: 26-0586

RESOLUTION NOs. 26-6.24 through 26-6.30

OMB Director Stephanie Merle presented the items to the Board. Public Works Director Jim Gorton and County Administrator Don Donaldson assisted with Board questions.

The following items were approved: (1) BJA FY 2025 State Criminal Alien Assistance Program (SCAAP) Funding Opportunity, (2) Children Services Council Grant Program - After School/Out of School Program Grant, (3) Florida Department of State Division of Historical Resources Special Category Grant Program, (4) SCOPE Grant for SE Bridge Road Bascule Bridge Rehabilitation, (5) State of Florida Department of Health Bureau of Tobacco Free Florida Grant, (6) FAA Grant for the Extension of Taxiway A Hold Bay, (7) FAA Grant for the Reconstruction of Runway 12/30 Runway Identifier Lights, and (8) Budget Resolution to Accept 25/26 SHIP Funding.

MOTION: A motion was made by Commissioner Capps, seconded by Commissioner Vargas, 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: 26-0591

Commissioner Hetherington announced she will abstain from voting on item A1. She filed her Form 8B, Memorandum of Voting Conflict for the record. Assistant Procurement Supervisor Seth McConihe presented the items to the Board. Public Works Director Jim Gorton and County Administrator Don Donaldson assisted with Board questions.

The following items were approved: (1) SE County Line Road Bridge Replacement, (2) Professional Services for the Operation & Management of the St Lucie Inlet, and (3) Disaster Related Debris Removal.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Capps, to approve item A1. 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: 26-0591

MOTION: A motion was made by Commissioner Capps, seconded by Commissioner Hetherington, to approve item A2. The motion carried by the following vote:

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

Agenda Item: 26-0591

MOTION: A motion was made by Commissioner Vargas, to include an interview process, with a top score of 90 and above. The motion failed for the lack of a second.

Agenda Item: 26-0591

MOTION: A motion was made by Commissioner Hetherington, seconded by Commissioner Capps, to bring back the top five scoring companies to interview and re-score. The motion carried by the following vote:

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

DEPT-3 **PUBLIC RECORDS PROGRAM UPDATE**

Chapter 119, Florida Statutes, requires local governments to maintain public records and provide access to those records upon request within a reasonable time, subject to applicable exemptions and privileges. Staff will update the Board on the status of the public records program.

Agenda Item: 26-0941

Chief of Staff Kim Levee and Public Records Administrator Sangeeta Maragh provided the presentation to the Board.

BUILDING

DEPT-4 LEGISLATIVE MANDATES AFFECTING BUILDING DEPARTMENT OPERATIONS EFFECTIVE JULY 1, 2026 REQUIRING BOARD ACTION

Request to revise the permit fee schedule and authorize a Budget Transfer from Building Department Reserves for the Larry Massing Building Department Project to comply with House Bill 803.

Agenda Item: 26-0939

RESOLUTION NO. 26-6.31

Building Official Jeff Dougherty presented the item to the Board. Assistant Building Official Joshua Ney and Senior Assistant County Attorney Sebastian Poprawski 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

DEPT-5 PRESENTATION TO THE BOARD REGARDING HURRICANE PREPAREDNESS AND A REQUEST FOR CONTINUED SUPPORT OF COMMUNITY PREPAREDNESS INITIATIVES THAT ENHANCE THE SAFETY AND RESILIENCE OF MARTIN COUNTY RESIDENTS

Emergency Management continues to work year-round with local, state, federal, volunteer, and private-sector partners to enhance the county's preparedness, response, recovery, and mitigation capabilities. This presentation will provide the Board of County Commissioners with an overview. Emergency Management's Staff recommends the Board receive the hurricane preparedness update and continue supporting community preparedness initiatives to enhance the safety and resilience of Martin County residents, hurricane preparedness efforts, including emergency planning, public information and outreach, evacuation and sheltering operations. The update will also highlight lessons learned from recent storms, current readiness initiatives, and areas of focus for the 2026 hurricane season.

Agenda Item: 26-0960

Emergency Management Director Sally Waite provided the presentation to the Board.

PARKS AND RECREATION

DEPT-6 LANGFORD PARK PAVILION DONATION

The Jensen Beach Garden Club is leading a community project to build a public gazebo at Langford Park, providing covered seating for park users and event participants. A Jensen Beach High School design competition selected Tristan Zanfini's concept, with students assisting construction for hands-on learning. The effort includes partnerships with local schools, industry groups, and Martin County Parks and Recreation, supported by donations, services, and volunteer labor. The total project value is estimated at $85,000.

Agenda Item: 26-0942

Parks and Recreation Deputy Director Jessica Ballash provided the presentation to the Board. President of Jensen Beach Garden Club Dana Von Rintein addressed the Board.

MOTION: A motion was made by Commissioner Hetherington, 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

GENERAL SERVICES

DEPT-7 PRESENTATION REGARDING MARTIN COUNTY OPERATIONS FACILITY

This item provides an informational presentation regarding the Martin County Operations Facility project, including the history of the project, facility needs assessment, property acquisition efforts, public-private partnership evaluation process, Board actions, financing decisions, and current project status. The presentation is intended to provide a factual overview of the project development process and significant milestones that have occurred to date.

Agenda Item: 26-0971

Assistant County Administrator Matthew Graham presented the item to the Board. General Services Director Sean Donahue presented site infrastructure and facility features to the Board. OMB Director Stephanie Merle presented the financing structure. County Administrator Don Donaldson assisted with Board questions.

CPZ Architects President Joe Berry, PFM Financial Municipal Advisor Jay Glover, and Building Tomorrow's Infrastructure (BTI) Lauren Hollander addressed the Board.

The following members of the public addressed the Board: Gary Erhler, Kevin Powers, and Rick Mancil.

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

Gary Ehrler addressed proposed budget cuts to NAC and CRA budgets. Mr. Ehrler wants to ensure funding is prioritized for New Monrovia septic to sewer. He also asked the Board to properly secure a dumpster at the upland mooring facility.

ADJOURN

The Board of County Commissioners June 23, 2026 meeting adjourned at 4:34 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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