



BOARD OF COUNTY COMMISSIONERS

DRAFT

3/24/2026 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 ~ Pastor Blaine Albright, Christ Fellowship Church

Pledge of Allegiance ~ Ashley Western, U.S. Marine & Veterans Services Officer

APPROVAL OF AGENDA

MOTION: A motion was made by Commissioner Capps, 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 The Lyric Theatre's Centennial Celebration and recognizing American Red Cross Month in Martin County, Florida.

Agenda Item: 26-0429

Communications Manager Laura Beaupre presented the proclamations to the Board.

Friends of the Lyric Theatre President/CEO Kia Fontaine accepted The Lyric Theatre's Centennial Celebration proclamation.

Palm Beach & Treasure Coast Chapter of the American Red Cross, South Florida Region Jim Hagen accepted the American Red Cross proclamation.

COMMENTS

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

Denise Moczydlowski addressed the Board regarding illegal barn fires on Martin County beaches, she spoke of the dangers from the leftover debris. Ms. Moczydlowski requested signs and night time monitoring.

Terry Kogl requested night time meetings to allow participation for all residents.

Dr. Kenneth Schuckey (Department Secretary for the Department of Health) addressed inter-hospital transfers and issues with the City of Stuart Fire Rescue [DEPT-6].

City of Stuart Mayor Christopher Collins addressed Fire Rescue updates to the existing Interlocal Agreement [DEPT-6]; he requested a public meeting to update the agreement.

Corey Crowley spoke about the state of CRAs and usurping of local control by the state government.

Commissioners

AM

Commissioner Vargas addressed comments regarding night time meetings and illegal barn fires on the beaches. She recognized OMB on their award.

County Administrator Don Donaldson will provide additional follow up regarding barn fires.

Commissioner Capps emphasized no interest in evening meetings due to history of long meetings and engagement.

Chair Heard announced OMB received the Government Finance Officers Association Distinguished Budget Award.

Vice Chair Ciampi acknowledged the 70th Anniversary of the Lawrence Welk Show, he

requested a letter of support from the Board.

Commissioner Hetherington thanked the CRA and Public Works staff for the work performed to El Camino Trail. Commissioner Hetherington also noted she supports all evening or all day meetings, but not combination.

Vice Chair Ciampi addressed public comment regarding the Office of Community Development Director.

PM

Commissioner Capps commented on state legislation and new bills impacting local government.

Commissioner Vargas addressed recent arrests on Alice Street in Jensen Beach involving short term rentals and renters fraud.

At the request of Commissioner Vargas, Tourism Director Nerissa Okiye and Senior Assistant County Attorney Melissa Pietryzk assisted with questions regarding this issue. Commissioner Hetherington confirmed the TDC will provide recommendations to the Board after its July meeting.

MOTION: A motion was made by Commissioner Hetherington, seconded by Commissioner Vargas, for the TDC to bring recommendations back to the Board based on strategic objectives in the Strategic Plan for initiating Bed Tax collections. The motion carried by the following vote:

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

CONSENT AGENDA

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, 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: 26-0320

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 23 and March 8, 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: 26-0326

This item was approved.

CNST-3 BOARD OF COUNTY COMMISSION MINUTES TO BE APPROVED

The Board is asked to approve minutes from the February 17, 2026 joint meeting and the February 24, 2026 regular meeting.

Agenda Item: 26-0678

This item was approved.

CNST-4 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: 26-0329

This item was approved.

CNST-5 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: 26-0330

This item was approved.

CNST-6 ADOPT A PROCLAMATION RECOGNIZING NATIONAL DONATE LIFE MONTH IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation recognizing National Donate Life Month in Martin County, Florida.

Agenda Item: 26-0545

This item was approved.

CNST-7 ADOPT A PROCLAMATION DECLARING CHILD ABUSE PREVENTION MONTH IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation declaring Child Abuse Prevention Month in Martin County, Florida.

Agenda Item: 26-0668

This item was approved.

CNST-8 ADOPT A PROCLAMATION DECLARING SEXUAL ASSAULT AWARENESS MONTH IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation declaring Sexual Assault Awareness Month in Martin County, Florida.

Agenda Item: 26-0684

This item was approved.

CNST-9 REQUEST TO APPROVE THE LOCAL HOUSING ASSISTANCE PLAN (LHAP) FOR FY2026-2029

Florida Administrative Code 67-37.005 requires the County to submit a new LHAP, which governs Martin County's State Housing Initiative Partnership Program (SHIP) programming and expenditures, every 3 years to the Florida Housing Finance Corporation (FHFC). The 2026-2029 LHAP was prepared by staff, reviewed and approved by FHFC, and subsequently approved by the Affordable Housing Advisory Committee (AHAC) at a public hearing held during the February 11, 2026 AHAC meeting. The AHAC recommended that the Board of County Commissioners (BOCC) approve the 2026-2029 LHAP for final submission to the FHFC.

Agenda Item: 26-0640

RESOLUTION NO. 26-3.10

At the request of Chair Heard and Commissioner Capps, Human Services Director Michelle Miller presented the item to the Board. Assistant County Attorney Frank Moehrle assisted with Board questions.

BUILDING

CNST-10 REQUEST TO CHARGE CONVENIENCE FEES FOR CREDIT CARDS AND ESTABLISH ACCESS TO AN AUTOMATED CLEARING HOUSE ELECTRONIC TRANSACTIONS

Adoption of a resolution establishing convenience fees for the use of credit cards, charge cards, debit cards or electronic funds transfers, and access to an Automated Clearing House (ACH) electronic transaction without cost, as an alternative.

Agenda Item: 26-0648

RESOLUTION NO. 26-3.7

This item was approved.

COUNTY ATTORNEY

CNST-11 REQUEST FOR APPROVAL OF FIRST AMENDMENT TO INTERLOCAL AGREEMENT FOR FISCAL AGENT SERVICES FOR THE STATE ATTORNEY'S VICTIM SERVICE DEPARTMENT

The County currently has an Interlocal Agreement with the State Attorney for the 19th

Judicial Circuit, Indian River County, Okeechobee County and St. Lucie County to provide fiscal agent services for the State Attorney's Victim Service Department. This amendment changes all references of "State Attorney's Victim Services Department" to read "Sexual Assault Assistance Program of the Treasure Coast and Okeechobee County" as well as updates St. Lucie's fiscal agent responsibilities to include IT related and payroll services.

Agenda Item: 26-0644

This item was approved.

PUBLIC WORKS

CNST-12 APPROVAL OF MEMORANDUM OF AGREEMENT BETWEEN MARTIN COUNTY AND SAILFISH POINT PROPERTY OWNERS AND COUNTRY CLUB ASSOCIATION FOR BATHTUB BEACH RESTORATION PROJECT

The Board is requested to approve and execute a Memorandum of Agreement (MOA) with the Sailfish Point Property Owners and Country Club Association, Inc. (SPPOA) to establish a long-term agreement for a joint restoration project on Bathtub Beach and Sailfish Point beaches.

Agenda Item: 26-0624

This item was approved.

CNST-13 ADOPTION OF A RESOLUTION ACCEPTING AND APPROVING A UTILITY EASEMENT FROM RCA HOLDINGS, LLC, ALONG SW JACK JAMES DRIVE IN STUART

This is a request for the adoption of a Resolution accepting and approving a Utility Easement from RCA Holdings, LLC, a Florida limited liability company, to allow for water and sewer related services and equipment on two parcels off SW Jack James Drive, near SW Commerce Way, in Stuart.

Agenda Item: 26-0630

RESOLUTION NO. 26-3.8

This item was approved.

CNST-14 ADOPTION OF A RESOLUTION ACCEPTING AND APPROVING A UTILITY EASEMENT FROM IM 02 JENSEN LLC AND IM 02 JENSEN RESI LLC, ALONG NE INDIAN RIVER DRIVE IN JENSEN BEACH

This is a request for the adoption of a Resolution accepting and approving a Utility Easement from IM 02 Jensen LLC, a Delaware limited liability company, and IM 02 Jensen Resi LLC, a Delaware limited liability company, to allow for water and sewer related services and equipment on two parcels, both having the same managing member, located at 2225 and 2105 NE Indian River Drive, in Jensen Beach.

Agenda Item: 26-0642

RESOLUTION NO. 26-3.9

This item was approved.

PUBLIC HEARING QUASI-JUDICIAL

PHQJ-1 PUBLIC HEARING TO CONSIDER A REQUEST FOR APPROVAL OF A REVISED MAJOR FINAL SITE PLAN FOR THE EXTRA SPACE STORAGE PROJECT (E040-004)

This is a request by Corporate Property Services, Inc., on behalf of Extra Space Storage, for approval of a Revised Major Final Site Plan to construct a two-story, 63,114-square-foot self-storage facility and associated infrastructure on approximately 2.51 acres, currently utilized for outdoor storage space. The subject property is located just west of the Cedar Pointe Plaza at 1990 NW Federal Highway in Stuart. Included is a request for a Certificate of Public Facilities Reservation.

Agenda Item: 26-0639

RESOLUTION NO. 26-3.11

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 provided 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) Luis Aguilar's resume.

APPLICANT: Craig McDonald with Corporate Property Services presented the applicant's presentation to the Board.

Chair Heard solicited public comment; none were 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

REQUESTS AND PRESENTATIONS

R&P-1 PRESENTATION BY SHERIFF BUDENSIK REGARDING TRAFFIC CONCERNS ON SR-710

Sheriff Budensiek will give a presentation on the traffic concerns on SR-710.

Agenda Item: 26-0299

Martin County Sheriff John Budensiek provided the presentation to the Board. Public Works Director Jim Gorton assisted with Board questions.

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: 26-0336

RESOLUTION NOS. 26-3.12 and 26-3.13

OMB Director Stephanie Merle presented the items to the Board.

The following items were approved: (1) FDEP Resilient Florida Grant #24PLN42 Amendment No.1, (2) Amendment #1 to FY26 Mosquito Control Agreement #33196 from FDACS, and (3) Request for funds for the Emergency Management Risk Assessment.

MOTION: A motion was made by Commissioner Capps, seconded by Vice Chair Ciampi, 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: 26-0342

Chief Procurement Officer Krsyti Brotherton presented the item to the Board. General Services Director Sean Donahue and Building Department Director Jeff Dougherty assisted with Board questions.

The following item was approved: (1) Larry Massing Building Expansion Renovations.

MOTION: A motion was made by Commissioner Hetherington, 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 WORKS

DEPT-3 ADOPTION OF A RESOLUTION ACCEPTING THE TRANSFER OF A PARCEL FROM THE MARTIN COUNTY COMMUNITY REDEVELOPMENT AGENCY AND APPROVING THE SURPLUS AND SALE OF THE PARCEL TO THE VILLAGE OF INDIANTOWN FOR GOVERNMENT RECREATIONAL PURPOSES

Request adoption of a resolution accepting the transfer of a vacant parcel located in Indiantown from the Martin County Community Redevelopment Agency (MCCRA) to Martin County. The MCCRA has determined the subject property is no longer needed for redevelopment purposes following the dissolution of the Indiantown Community Redevelopment Area (ICRA) in 2018. Also included in this item is a request to designate the property as surplus and to approve the sale of the property to the Village of Indiantown (Village) for government recreational purposes at a price determined by the Board.

Agenda Item: 26-0628

RESOLUTION NO. 26-3.14

Public Works Real Property Manager Carl Segura presented the item to the Board. Senior Assistant County Attorney Sebastian Fox and OMB Director Stephanie Merle assisted with Board questions.

Village of Indiantown Village Manager Taryn Kryzda addressed the Board.

MOTION: A motion was made by Commissioner Capps, seconded by Commissioner Hetherington, to approve the sale to the Village of Indiantown at the price of \$275,000; and accept the parcel from the CRA. The motion carried by the following vote:

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

DEPT-4 DISCUSS POTENTIAL SCHOOL ZONE ON SW NEWFIELD PARKWAY AT CITRUS GROVE ELEMENTARY

This discussion with the Board of County Commissioners will provide information regarding requests for a school zone on SW Newfield Parkway at Citrus Grove Elementary and general information about school zones.

Agenda Item: 26-0646

Traffic Engineer Administrator Erik Ferguson provided the item to the Board. County Engineer Michael Grzelka and County Administrator Don Donaldson assisted with Board questions.

Chair Heard solicited public comment; none was heard.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Vargas, to leave as-is and make the presentation to the School Board; and provide the presentation to Citrus Grove Elementary's Administration and the Canopy Creek HOA. The motion carried by the following vote:

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

UTILITIES AND SOLID WASTE

DEPT-5 25TH ANNIVERSARY PRESENTATION ON MARTIN SHIP PUMP OUT OPERATION PROGRAM (MS POOP)

Martin County Utilities and Solid Waste Department provides for on-site waste pump out and disposal of vessel on-board waste holding tanks. This service is provided at no charge to recipients. Staff is prepared to make a brief presentation further detailing these services and activities marking the 25th anniversary of this environmental initiative to protect local waterways from pollution.

Agenda Item: 26-0647

Utilities and Solid Waste Department Assistant Director Brittany Bassett and Utilities and Solid Waste Department Project Manager Darrell Schuler presented the item to the Board. Assistant County Attorney Frank Moehrle and Utilities and Solid Waste Director Sam Amerson assisted with Board questions.

FIRE RESCUE

DEPT-6 FIRE RESCUE UPDATE ON INTERLOCAL AGREEMENT

This is an update regarding the status of an existing Interlocal Agreement for the provision of fire rescue services. The original intent of this agreement established a framework for cooperative coordination, shared responsibilities, and resource allocation. This update summarizes recent activities, operational outcomes, and any administrative or procedural adjustments that have occurred as part of the ongoing implementation of the agreement. This is informational and intended to keep the Board apprised of the status of the Interlocal Agreement, and any anticipated considerations for future amendments, renewals, or policy direction. No immediate Board action is required unless otherwise directed.

Agenda Item: 26-0704

Martin County Fire Rescue Chief Chad Cianciulli presented the item to the Board.

Martin County Fire Rescue Medical Director Dr. Donald Wood provided an overview.

Cleveland Clinic Medical Director of Patient Safety and Quality, Dr. Peter Dayton addressed the logistical issues regarding labor and delivery patient transports.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to approve Martin County Fire Rescue negotiations with the City of Stuart to create an offshoot that when in doubt the County will respond.

Agenda Item: 26-0704

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to have a meeting with Martin County Fire Rescue Chief and the City of Stuart Fire Rescue Chief, a small number of Fire Rescue administrative staff, both medical directors, County and City Attorney, and representatives from Cleveland Clinic to discuss and

negotiate the Interlocal Agreement. 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.

Frank McChrystal spoke to dept-6.

ADJOURN

The Board of County Commissioners March 24, 2026 meeting adjourned at 12:42 p.m.

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

Sarah Heard, Chair
Board of County Commissioners

Minutes approved:
