



## BOARD OF COUNTY COMMISSIONERS

### **DRAFT AGENDA**

**8/12/25 9:00 AM**

### **BOCC MEETING AGENDA**

### **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, Acting County Attorney*

*Carolyn Timmann, Clerk of the Circuit Court and  
Comptroller*

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#### **PRESETS**

9:05 AM - Public Comment

10:00 AM - Energy & Energy Related Operational Savings Contract (DEPT-5)

5:05 PM - Public Comment

#### **CALL TO ORDER**

Invocation - Moment of Silence

Pledge of Allegiance - William Ward, US Marine & Kelly Ward, US Army Veteran

#### **APPROVAL OF AGENDA**

Additional Items

Approval of Agenda

#### **PROCLAMATIONS AND SPECIAL PRESENTATIONS**

##### **PROC-1 PRESENTATION BY JENNY FIELDS, MARTIN COUNTY PROPERTY APPRAISER**

Property Appraiser Jenny Fields will give a short presentation regarding the TRIM Notice.

Agenda Item: 25-1030

##### **PROC-2 PRESENT A PROCLAMATION PREVIOUSLY APPROVED VIA THE CONSENT AGENDA**

The Chair will present a proclamation declaring Purple Heart Day in Martin County, Florida.

Agenda Item: 25-0956

## **COMMENTS**

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

Commissioners

County Administrator

## **CONSENT AGENDA**

Approval of Consent Agenda

Consent Agenda items are considered routine and are enacted by one motion and will have no action noted, but the "Recommendation" as it appears on the Board item is the approved action.

Discussion of Pulled Consent Items

## **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: 25-0673

### **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 June 21 and July 27, 2025. 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: 25-0677

**Attachments:** [Warrant List](#)

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

The Board is asked to approve minutes from the May 20, June 17, and July 8, 2025 meetings.

Agenda Item: 25-1153

**Attachments:** [May20.2025 BCC Minutes.pdf](#)  
[Jun17.2025 BCC Minutes.pdf](#)  
[Jul08.2025 BCC Minutes.pdf](#)

### **CNST-4 TAX COLLECTOR'S RECAPITULATION OF THE 2024 TAX ROLL FOR MARTIN COUNTY**

Presentation of the Martin County Tax Collector's Recapitulation of the 2024 Tax Roll for

Martin County.

Agenda Item: 25-1118

**Attachments:** [RECAPS.pdf](#)

**CNST-5 COMMUNITY DEVELOPMENT BLOCK GRANT CITIZEN ADVISORY TASK FORCE APPOINTMENTS**

After solicitation of applicants, the Board is asked to make the necessary appointments to the Community Development Block Grant Citizen Advisory Task Force.

Agenda Item: 25-0996

**Attachments:** [Community Development Block Grant Citizen Advisory Task Force.docx](#)  
[Establishing Document CDBGCATF.pdf](#)  
[Information Release CDBGCATF.docx](#)  
[Resolution CDBGCATF.docx](#)  
[Sullivan Tracey.pdf](#)  
[Tracey Sullivan Resume.docx](#)  
[Tsaftarides Saadia.pdf](#)

**CNST-6 ADOPT A PROCLAMATION COMMENDING JOHN PAUL PORCARO UPON THE ACHIEVEMENT OF EAGLE SCOUT**

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

Agenda Item: 25-1152

**Attachments:** [Eagle Scout John Paul](#)

**CNST-7 ADOPT A PROCLAMATION DECLARING THE FAITH FOUNDATION DAY IN MARTIN COUNTY, FLORIDA**

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

Agenda Item: 25-1189

**Attachments:** [Faith Foundation 8-26.docx](#)

**CNST-8 ADOPT A PROCLAMATION RECOGNIZING NATIONAL FINANCIAL AWARENESS DAY IN MARTIN COUNTY, FLORIDA**

The Board is asked to adopt a proclamation recognizing National Financial Awareness Day in Martin County, Florida.

Agenda Item: 25-1220

**Attachments:** [National Financial Awareness Day](#)

**CNST-9 REQUEST APPROVAL OF AN ARTWORK PURCHASE AGREEMENT FOR THE PURCHASE OF SCULPTURE TO BE PLACED AT THE PATIO AT PALM CITY PLACE**

The Art in Public Places program has an excellent opportunity to place a piece of art at the Patio at Palm City Place. Titled "It Was a Windy Day They Would Never Forget", the bronze sculpture stands 7 feet tall and weighs 800 pounds. Created by internationally acclaimed artists Gillie and Marc, the piece features their signature characters, Rabbitwoman and Dogman, symbols of adventure, unity, and the joy of shared experiences. The Public Art Advisory Committee and Old Palm City Neighborhood Advisory Committee approved the purchase and placement of this piece and are

requesting approval from the Board of County Commissioners.

Agenda Item: 25-1083

Attachments: [Public Art Opportunity Gillie & Marc - BOCC Presentation](#)  
[AIPP FY 2025 Capital budget](#)  
[ARTWORK PURCHASE AGREEMENT Final 07302025](#)

## **BUILDING**

### **CNST-10 INTERLOCAL AGREEMENT BETWEEN MARTIN COUNTY AND THE CITY OF STUART TO PROVIDE TEMPORARY BUILDING OFFICIAL, INSPECTION AND PLAN REVIEW SERVICES**

This proposed Interlocal Agreement between Martin County and the City of Stuart (City) is at the request of the City for Martin County to provide occasional Building Official, Inspection and Plan Review services on an as-needed basis. This proposed Interlocal Agreement is for an initial term of one year, beginning July 1, 2025 and ending June 30, 2026, with the option to extend for additional 12-month periods upon mutual agreement in writing. The City approved the Interlocal Agreement at its July 7, 2025 meeting.

Agenda Item: 25-1158

Attachments: [Interlocal Building County City 06.24.25withSP.docx](#)

## **GENERAL SERVICES**

### **CNST-11 MANAGEMENT AGREEMENT WITH THE HISTORICAL SOCIETY OF MARTIN COUNTY FOR THE HOUSE OF REFUGE**

The Historical Society of Martin County currently operates the House of Refuge as a public museum through a Management Agreement with the County. The Historical Society has requested a three-year extension of the Agreement to allow for the continued provision of tours and programs offered to the public at this local landmark.

Agenda Item: 25-1109

Attachments: [HSMC - Martin County - HOR Agreement 2025.pdf](#)

## **GROWTH MANAGEMENT**

### **CNST-12 A REQUEST TO ADOPT A RESOLUTION CORRECTING A SCRIVENER'S MAPPING ERROR ON THE FUTURE LAND USE MAP FOR ABANDONED ROADS LOCATED ON THE SAINT LUCIE INLET FARMS AND PALM CITY FARMS PLATS**

This is a request by 456 South Ocean LLC for the Board of County Commissioners (BOCC) to consider adoption of a resolution that corrects the Future Land Use Map (FLUM). The resolution will correct the FLUM to display the Agricultural Ranchette future land use designation on portions of private property that contain previously abandoned road right-of-way. The subject property is located north of SW 96th Street, east of SW Citrus Boulevard, south of Interstate 95, and west of the Florida Turnpike.

Agenda Item: 25-1150

Attachments: [SCR25-01 FINAL Staff Report.docx](#)  
[Scrivener's Error Application\(37693859.1\).pdf](#)  
[Original documents final resolution PG 412-414.pdf](#)  
[SCR25-01 Error Correction Resolution.docx](#)

## **PUBLIC WORKS**

**CNST-13 ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING THREE WARRANTY DEEDS FOR DEDICATED RIGHT-OF-WAY FROM IN THE BLACK, LLC AND CT MINO PROPERTIES LLC, AS A CONDITION OF APPROVAL OF THE ROAD OPENING PERMIT**

This is a request for the adoption of a Resolution approving and accepting a Warranty Deed from In The Black, LLC, a Florida limited liability company, for dedicated right-of-way ("ROW") along SW 50th Avenue and two Warranty Deeds from CT Mino Properties LLC, a Florida limited liability company, for dedicated ROW along SW 66th Street in Palm City, in connection with a condition for approval of a Road Opening Permit.

Agenda Item: 25-1115

**Attachments:** [Location Map.pdf](#)  
[Resolution.docx](#)  
[Executed WD In the Black-Mancil.pdf](#)  
[Executed WD CT Mino-Smith 1.pdf](#)  
[Executed WD CT Mino-Smith 2.pdf](#)

**CNST-14 ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING A UTILITY EASEMENT FROM FORK RIVER HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ALONG SE FORK DRIVE AND SE RIVERBEND STREET IN STUART**

This is a request for the adoption of a Resolution approving and accepting a Utility Easement from Fork River Homeowners' Association, Inc., a Florida not-for-profit corporation, to allow for water and sewer related services and equipment along SE Fork Drive and SE Riverbend Street in Stuart.

Agenda Item: 25-1135

**Attachments:** [Resolution.pdf](#)  
[Executed Utility Easement.pdf](#)  
[Layout.pdf](#)

**CNST-15 ADOPT A RESOLUTION APPROVING AND ACCEPTING A UTILITY EASEMENT ON COUNTY OWNED PROPERTY LOCATED AT 1110 SW MARTIN DOWNS BOULEVARD PALM CITY**

This is a request for the adoption of a resolution approving and accepting a Utility Easement on County owned property located at 1110 SW Martin Downs Boulevard in Palm City. This action is being done prior to the public auction for the designated surplus property sale.

Agenda Item: 25-1151

**Attachments:** [Layout](#)  
[Resolution](#)  
[Utility Easement](#)

**CNST-16 REQUEST APPROVAL OF THE REVISED LIST OF SPECIAL EVENTS REQUIRING ROAD CLOSURE(S) JULY 1ST, 2025 THROUGH JUNE 30TH, 2026**

Staff requests that the Board of County Commissioners approve the revised list of Special Events Requiring Road Closure(s) from July 1st, 2025 through June 30th, 2026.

Agenda Item: 25-1125

**Attachments:** [SPECIAL EVENTS REQUIRING ROAD CLOSURE\(S\)  
July 1 2025 - June 30 2026 MP.pdf](#)

## **BOARD AND COMMITTEE APPOINTMENTS**

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

After solicitation of applicants due to vacancies and terms about to expire, the Board is asked to make the necessary appointments to the Golden Gate, Hobe Sound, Jensen Beach, Old Palm City, Port Salerno, and Rio Neighborhood Advisory Committees (NAC).

Agenda Item: 25-0998

**Attachments:** [Neighborhood Advisory Committees  
Establishing Document CRA NACs.pdf  
Information Release NACs.docx  
Resolution NACs  
GG Tsafarides.Saadia.pdf  
GG Tanzer.Brad.pdf  
HS Bowen-Smith.Frederick.pdf  
HS Thorsen.Emily.pdf  
JB Kagdis.Ann.G.pdf  
JB Rose Ron.pdf  
OPC Sentell.Rex.pdf  
OPC Smith.Charles.P.pdf  
OPC Torres.Oscar.L.pdf  
Torres Reference Letter.pdf  
OPC Legler.Douglas.pdf  
PS Gottuso.George.pdf  
PS Olsen.Jr.Edward Butch.pdf  
Rio Newhart.Jamie.pdf  
Rio Readling.Michael.pdf  
Rio Martel.Hannah.pdf  
Voting Sheet](#)

## **PUBLIC HEARINGS**

### **PH-1 PUBLIC HEARING TO CONSIDER ADOPTION OF THE FINAL ASSESSMENT RESOLUTION FOR FISCAL YEAR 2026 SOLID WASTE ASSESSMENT AND CERTIFICATION OF THE SPECIAL ASSESSMENT ROLL TO THE TAX COLLECTOR**

The Board of County Commissioners is required to adopt the Final Assessment Resolution for fiscal year 2026 (FY26) single-family solid waste assessment rates as set forth in Section 151.56, General Ordinances, Martin County Code and certify the special assessment roll to the Tax Collector as required by Section 151.57, General Ordinances, Martin County Code.

Agenda Item: 25-0989

**Attachments:** [Final Assessment Resolution - agenda version.pdf](#)

**PH-2**

**PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE AMENDING SECTIONS 51.2 DEFINITIONS; AND 51.4.C.1. VIOLATIONS; CREATING SECTION 51.13, EMERGENCY SHELTER DESIGNATION FOR SEXUAL PREDATORS OR SEXUAL OFFENDERS; CHAPTER 51, GENERAL ORDINANCES, MARTIN COUNTY CODE**

This is a public hearing to consider adoption of an ordinance to amend Chapter 51, Disaster and Emergency Management, Article 1 In General, Section 51.2, Definitions; to amend Section 51.4.C.1, Violations of Orders and Rules, and to create Section 51.13, Emergency Shelter Designation for Sexual Predators or Sexual Offenders, General Ordinances, Martin County.

Agenda Item: 25-1184

**Attachments:** [Sexual Offenders and Predators within Emergency Shelters .docx](#)  
[Business Impact Estimate.docx](#)

**PUBLIC HEARINGS QUASI-JUDICIAL**

**PHQJ-1**

**PUBLIC HEARING TO CONSIDER ADOPTION OF AN AMENDMENT TO THE MARTIN COUNTY ZONING ATLAS FROM RM-8 TO PLANNED UNIT DEVELOPMENT FOR THE PADDOCK AT PALM CITY INCLUDING A MASTER/FINAL SITE PLAN (P177-002)**

This is public hearing requested by HJA Design Studio on behalf of Finland Capital, LLC for approval of a rezoning from RM-8, Medium Density Residential District to a Planned Unit Development (PUD) including a PUD zoning agreement and master/final site plan for the construction of 58 fee simple lots and associated infrastructure on an approximately 8.6-acres resulting in a density of 6.7 units per acre. The property is located on the southeast corner of SW Martin Highway and SW 30th Avenue in Palm City. Included in this application is a request for a certificate of Public Facilities Reservation.

Agenda Item: 25-1136

**Attachments:**    [2025\\_0703\\_P177-002\\_DRT\\_STAFF\\_FINAL.docx](#)  
                          [Paddock Palm City PUD Agreement.docx](#)  
                          [2025\\_0703\\_P177-002\\_EXHIBIT\\_D\\_MFSP.pdf](#)  
                          [2025\\_0703\\_P177-002\\_EXHIBIT\\_G\\_PAMP.pdf](#)  
                          [2025\\_0703\\_P177-002\\_RESO\\_APPROVE](#)  
                          [REZONING.docx](#)  
                          [2025\\_0703\\_P177-002\\_EXHIBIT\\_A\\_LEGAL](#)  
                          [DESCRIPTION.docx](#)  
                          [2025\\_0703\\_P177-002\\_APPLICATION.pdf](#)  
                          [2025\\_0703\\_P177-002\\_LANDSCAPE\\_PLANS.pdf](#)  
                          [2025\\_0703\\_P177-002\\_DISCLOSURE\\_OF\\_INTEREST.pdf](#)  
                          [2025\\_0704\\_P177-002\\_Tearsheet.pdf](#)  
                          [2025\\_0703\\_P177-002\\_SAMPLE\\_LETTER](#)  
                          [SURROUNDING\\_PROPERTY\\_OWNERS.pdf](#)  
                          [2025\\_0703\\_P177-002\\_SURROUNDING\\_PROPERTY](#)  
                          [OWNERS\\_CERTIFICATION.pdf](#)  
                          [2025\\_0703\\_P177-002\\_SIGN\\_POSTING\\_AFFIDAVIT.pdf](#)  
                          [2025\\_0703\\_P177-002\\_RESO\\_DENY.docx](#)  
                          [Staff Presentation](#)

**PHQJ-2    PUBLIC HEARING TO CONSIDER ADOPTION OF AN AMENDMENT TO  
THE MARTIN COUNTY ZONING ATLAS TO CHANGE THE ZONING  
DISTRICT CLASSIFICATION FOR 456 SOUTH OCEAN, LLC (S281-001)**

This is a request by Gunster on behalf of 456 South Ocean, LLC for a proposed amendment to the county zoning atlas to change the existing zoning district on 38 parcels with an approximate area of 1,913.59-acres from A-1, Small Farms District and A-2, Agricultural District to AR-5A, Agricultural Ranchette District. The subject site is located at the northeast intersection of SW 96th Street and SW Citrus Boulevard, west of the Saint Lucie River extending north to Interstate 95 and the Florida Turnpike in Palm City. Included with this application is a request for a Certificate of Public Facilities Exemption.

**Agenda Item:**    25-1165



**Attachments:** [2025 0711 S281-001 DRT STAFF FINAL.docx](#)  
[2025 0812 S281-001 RESO APPROVE.docx](#)  
[2025 0812 S281-001 EXHIBIT A LEGAL DESCRIPTION.docx](#)  
[2025 0424 456 S281-001 APPLICATION.pdf](#)  
[2025 0424 456 S281-001 DISCLOSURE OF INTEREST.pdf](#)  
[2025 0723 S281-001 LAD TS.pdf](#)  
[2025 0424 456 S281-001 SAMPLE LETTER.pdf](#)  
[2025 0424 456 S281-001 SURROUNDING PROPERTY OWNERS CERTIFICATION.pdf](#)  
[2025 0424 456 S281-001 SIGN POSTING AFFIDAVIT.pdf](#)  
[Staff Presentation](#)

**PHQJ-3** **PUBLIC HEARING TO CONSIDER ADOPTION OF AN AMENDMENT TO THE MARTIN COUNTY ZONING ATLAS TO CHANGE THE ZONING CLASSIFICATION FOR KENAI PROPERTIES, LLC (K041-009)**

This is a request by Jared Gaylord, Esq., on behalf of Kenai Properties, LLC, for a proposed amendment to the County Zoning Atlas to change the zoning district classification for an approximately 0.82-acre site from HR-2, Multiple-Family Residential District, to RS-10, High Density Residential District. The subject site is located at 18071 SE Country Club Drive in Tequesta. Included with this application is a request for a Certificate of Public Facilities Exemption.

**Agenda Item:** 25-1174

**Attachments:** [2025 0717 K041-009 Staff Report Final.docx](#)  
[2025 0812 K041-009 Draft Resolution.docx](#)  
[2025 0715 K041-009 Exhibit A Legal Description.pdf](#)  
[2025 0715 K041-009 Application Materials.pdf](#)  
[2025 0716 K041-009 Disclosure of Interest Affidavit.pdf](#)  
[2025 0716 K041-009 Sample Letter to Surrounding Owners.pdf](#)  
[2025 0716 K041-009 Surrounding Property Owners Certification.pdf](#)  
[2025 0616 K041-009 Sign Posting Affidavit.pdf](#)  
[2025 0723 K041-009 LAD TS.pdf](#)  
[2025 0812 K041-009 Draft Reso to Deny.docx](#)  
[Staff Presentation](#)

**DEPARTMENTAL QUASI-JUDICIAL**

**DPQJ-1 REQUEST APPROVAL OF THE 80TH AMENDMENT TO THE MARTIN DOWNS PLANNED UNIT DEVELOPMENT (PUD) ZONING AGREEMENT (M035-217), INCLUDING A REVISED MASTER/FINAL SITE PLAN AND REVISED PHASING PLAN FOR THE MERIDIAN MARINA PROJECT**

This is a request by Lucido & Associates on behalf of AC Meridian Marina, LLC, for approval of the 80th Amendment to the Martin Downs PUD Zoning Agreement including a revised master/final site plan and revised phasing plan for the approximately 10.85-acre site known as Meridian Marina located at 1400 SW Chapman Way, east of the intersection of SW Mapp Road and SW Chapman Way, in Palm City. Included is a request for a Certificate of Public Facilities Reservation.

Agenda Item: 25-1176

**Attachments:** [2025 0619 M035-217 Staff Report Final.docx](#)  
[AC Meridian 80th Amendment to Martin Downs PUD.docx](#)  
[2025 0716 M035-217 Revised Master Final Site Plan.pdf](#)  
[2025 0716 M035-217 Application Materials.pdf](#)  
[2025 0716 M035-217 Disclosure of Interest Affidavit.pdf](#)  
[2025 0716 M035-217 Landscape Plan.pdf](#)  
[2025 0716 M035-217 Architectural Plans.pdf](#)  
[2025 0716 M035-217 Sign Posting Affidavit.pdf](#)  
[2025 0812 M035-217 Resolution to Deny.docx](#)  
[Staff Presentation](#)

**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: 25-0681

**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: 25-0690

**DEPT-3 REQUEST TO APPROVE AN ARTWORK FOR THE MANATEE POCKET MOORING FIELD FACILITY IN THE PORT SALERNO COMMUNITY REDEVELOPMENT AREA**

The Public Art Advisory Committee (PAAC) appointed a Subcommittee to review

applications submitted in response to the Call for Artists for a mosaic installation on the Manatee Pocket Mooring Field Upland Facility. A publicly noticed meeting was convened to review the 15 submissions. Using prescribed scoring criteria, Subcommittee members reviewed, scored, and discussed all applications. Three finalists were brought to the PAAC on July 28th. They reviewed the applications using the same criteria and made a recommendation of two artworks for final selection and approval. The funds are available in the Art in Public Places (AIPP) capital budget.

Agenda Item: 25-1212

**Attachments:** [Jim Dirks.pdf](#)  
[Shanon Materio.pdf](#)  
[Manatee Pocket Mosaic PAAC Subcommittee Meeting Minutes.pdf](#)  
[MPMF BOCC Score Sheet.pdf](#)  
[Manatee Pocket Mooring Field Upland Facility Exterior.jpg](#)  
[AIPP FY 2025 Capital budget .png](#)

## **COUNTY ATTORNEY**

### **DEPT-4 ADOPT A RESOLUTION APPROVING LAND USE RESTRICTION AGREEMENT TEMPLATE FOR LIVE LOCAL ACT PROJECTS APPROVED PURSUANT TO SECTION 125.01055, FLORIDA STATUTES AND AUTHORIZING EXECUTION BY THE COUNTY ADMINISTRATOR**

This is a request for the adoption of a Resolution approving a Land Use Restriction Agreement template and authorizing execution by the County Administrator for projects approved under the Live Local Act.

Agenda Item: 25-1188

**Attachments:** [Resolution Approving LURA.docx](#)  
[Land Use Restriction Agreement.docx](#)

## **GENERAL SERVICES**

### **DEPT-5 REQUEST FOR APPROVAL OF ENERGY & ENERGY RELATED OPERATIONAL SAVINGS PROJECT CONTRACT AND FINANCIAL TERMS WITH TRANE U.S. INC. PURSUANT TO SECTION 489.145(4)(E), FLORIDA STATUTES**

The General Service Department is requesting approval of an Investment Grade Audit Report, Performance Agreement for Comfort (PACT Agreement) with Trane U.S. Inc. and a Master Tax-Exempt Equipment Lease/Purchase Agreement with Banc of America Public Capital Corp. The Energy Conservation Measures (EMCs) provided in the PACT Agreement are recommended by Trane U.S. Inc. in the Investment Grade Audit (IGA) Report. The Energy and Energy Related Operational Savings Project is required to be budget neutral and will be funded with future energy and operational savings. The Master Tax-Exempt Lease/Purchase Agreement will finance the project over a 15-year term.

Agenda Item: 25-1088

**Attachments:** [Martin County Energy Project for BOCC 07282025.pdf](#)  
[Recommendation Memo - Martin County - 2025 Energy Efficiency Lease.pdf](#)  
[Budget Resolution TRANE.pdf](#)  
[PFM Lease Schedule](#)  
[Schedule of Property No. 3 BAPCC Martin County, FL.pdf](#)  
[Escrow Agreement \(Schedule No. 3\) BAPCC Martin County, FL.pdf](#)  
[Authorizing resolution](#)

## **PUBLIC WORKS**

### **DEPT-6 BRIEF OVERVIEW OF REAL PROPERTY ADMINISTRATIVE POLICIES AND PROCEDURES**

This item is in response to the Board's direction to update the Real Property Policies and Procedures. The Real Property Division, in collaboration with the Legal Department, finalized the Administrative Memo and detailed Manual. Both the Memo and Manual have been Administratively approved and staff is prepared to give a brief presentation to the Board.

Agenda Item: 25-1102

**Attachments:** [2025 -Administrative Policy-Real Property Policy and Procedures and Manual-252.pdf](#)  
[Exhibit A - ABANDONMENT REQUIREMENTS.pdf](#)  
[2025-06-19 Lease System Internal.pdf](#)  
[2025-06-19 Lease System External.pdf](#)  
[Recommendation for agenda.pdf](#)

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

## **ADJOURN**

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