



BOARD OF COUNTY COMMISSIONERS

DRAFT AGENDA

12/9/25 9:00 AM

BOCC MEETING AGENDA

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*

PRESETS

9:05 AM - Public Comment

10:30 AM - Parks and Recreation Master Plan (DEPT-3)

5:05 PM - Public Comment

CALL TO ORDER

Invocation ~ Reverend Anil K. Singh, Trinity United Methodist Church of Jensen Beach

Pledge of Allegiance ~ Deputy Andrew Ross, U.S. Army Veteran

APPROVAL OF AGENDA

Additional Items

Approval of Agenda

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: 26-0009

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 November 17 and 23, 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: 26-0015

Attachments: [Warrant List](#)

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: 26-0018

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: 26-0019

Attachments: [Status Report.docx](#)

CNST-5 ADOPT A PROCLAMATION CELEBRATING THE LIFE AND LEGACY OF REVEREND DR. MARTIN LUTHER KING, JR.

The Board is asked to adopt a proclamation celebrating the life and legacy of Reverend Dr. Martin Luther King, Jr.

Agenda Item: 26-0311

Attachments: [Martin Luther King, Jr.](#)

CNST-6 ART IN PUBLIC PLACES HOBE SOUND LIBRARY MURAL PROJECT RECOMMENDATION

Hobe Sound Library staff and Martin County Art in Public Places (AIPP) staff has been working to create public art for the new outdoor space at the Hobe Sound Library. A Call to Artists for a mural was disseminated to the community and 16 eligible submissions

were received. A public meeting was held on December 1, 2025, and using criteria as defined in the Call to Artists, the Public Art Advisory Board (PAAC) is recommending the selected design to the Board of County Commissioners for approval.

Agenda Item: 26-0300

Attachments: [Hobe Sound Public Library Site Information FINAL.pdf](#)
[HobeSoundLibraryCallForArtists.pdf](#)

CNST-7 REQUEST FOR APPROVAL OF THE STATE HOUSING INITIATIVE PARTNERSHIP (SHIP) AFFORDABLE HOUSING INCENTIVE STRATEGIES REPORT SUBMITTED AND APPROVED BY THE AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC)

As a recipient of State Housing Initiative Partnership (SHIP) funds, the Affordable Housing Advisory Committee (AHAC) is required to review and submit an inventive strategy report annually. The report was discussed, reviewed, and approved by the AHAC during a public hearing at the committee's November 12, 2025M meeting, which was advertised in the TCPalm newspaper on October 6, 2025. The report includes recommendations as well as comments on the implementation of the housing incentive strategies. These strategies are listed in Florida Statute 420.9076 and required to be submitted and reviewed by Florida Housing Finance Corporation annually.

Agenda Item: 26-0313

Attachments: [2025 - Affordable Housing Incentive Strategies Plan.pdf](#)

INFORMATION TECHNOLOGY

CNST-8 REQUEST APPROVAL OF A CONTRACT WITH MOTOROLA SOLUTIONS FOR ACS

Martin County and St. Lucie County are seeking to partner with Motorola Solutions to provide ACS for First Responders. ACS is a private network connection that isolates and protects sensitive mission-critical communications, along with providing a scalable, managed service that is capable of real-time monitoring and expedited response.

Agenda Item: 26-0308

Attachments: [SLC and MC - ACS activation for SmartConnect - Motorola solutions.pdf](#)

PARKS AND RECREATION

CNST-9 NAME THE NEW BEACH FRONT CAFÉ AT JENSEN BEACH THE “SEA TURTLE BEACH CAFÉ”

The Parks and Recreation Department is beginning the operations plan for a new beachside café at Jensen Beach which is currently under design and permitting phase. In an effort to promote and market the venue once constructed, the Parks and Recreation Department would like to name the facility the “Sea Turtle Beach Café.”

Agenda Item: 26-0280

Attachments: [Draft 2025 Sea Turtle resolution.docx](#)

PUBLIC WORKS

CNST-10 ADOPTION OF A RESOLUTION ACCEPTING AND APPROVING UTILITY EASEMENTS AND/OR SIDEWALK EASEMENTS FROM OWNERS OF APPROXIMATELY 48 PARCELS FOR THE GOMEZ/PETTWAY POTABLE WATER MAINS INSTALLATION PROJECT IN HOBE SOUND

This is a request for the adoption of a Resolution accepting and approving Utility Easements and/or Sidewalk Easements from owners of approximately 48 parcels, west of and along Dixie Highway, to allow for utility related services and equipment for the Gomez/Pettway Potable Water Mains Installation Project in Hobe Sound.

Agenda Item: 26-0282

Attachments: [Location Map.pdf](#)
[REVISED EXPANDED PETTWAY WATERMAIN.pdf](#)
[Draft UE Resolution.docx](#)
[Draft SE.docx](#)
[Draft MC & SMRU UE.docx](#)

CNST-11 REQUEST THAT MARTIN COUNTY GRANT A UTILITY EASEMENT ON COUNTY-OWNED PROPERTY TO THE CITY OF STUART FOR USE BY THE REACH CENTER AT MARTIN COUNTY AIRPORT, WITHAM FIELD

This is a request for permission to grant a Utility Easement on County-owned property at Martin County Airport, Witham Field, to the City of Stuart to allow for utility related services to the REACH Center located on SE Airport Road, City of Stuart.

Agenda Item: 26-0304

Attachments: [Location Map.pdf](#)
[Utility Easement with Exhibits.pdf](#)

BOARD AND COMMITTEE APPOINTMENTS

B&C-1 COMMUNITY REDEVELOPMENT AGENCY CHAIR AND VICE CHAIR DESIGNATIONS

This is a request for the Board of County Commissioners to designate a Chair and Vice Chair of the Community Redevelopment Agency (CRA).

Agenda Item: 26-0218

Attachments: [Community Redevelopment Agency.docx](#)
[Establishing Document CRA NACs.pdf](#)

PUBLIC HEARINGS

PH-1 PUBLIC HEARING AND FINAL ASSESSMENT RESOLUTION FOR THE CORAL GARDENS WASTEWATER MUNICIPAL SERVICE BENEFIT UNIT

Board action is requested to adopt the final assessment resolution for the Coral Gardens Wastewater Municipal Service Benefit Unit to allow installation of a vacuum assisted gravity wastewater collection system and associated vacuum pump station.

Agenda Item: 26-0072

Attachments: [Coral Gardens - Final Assessment Resolution.pdf](#)

PH-2

**PUBLIC HEARING TO ADOPT NOTICE OF INTENT RESOLUTION
REQUIRED BY SECTION 197.3632, FLORIDA STATUTES FOR SPECIAL
ASSESSMENTS**

Public hearing to adopt a non-binding resolution declaring the Board's intent to use the uniform method of collection for certain proposed non-ad valorem assessments that may be imposed within certain municipal service benefit units to be established for road paving and ancillary drainage, dredging services, storm water services and facilities, and water and/or wastewater.

Agenda Item: 26-0279

Attachments: [Martin County Notice of Intent Resolution 2026 .pdf](#)

PH-3

**ADOPTION OF A RESOLUTION APPROVING THE SURPLUS
DISPOSITION OF COUNTY OWNED PROPERTY LOCATED AT THE
NORTHWEST CORNER OF SW MARTIN HIGHWAY AND SW PALM CITY
SCHOOL AVENUE IN PALM CITY**

This is a request for adoption of a resolution approving the surplus disposition of a County owned property at the northwest corner of SW Martin Highway and SW Palm City School Avenue in Palm City.

Agenda Item: 26-0306

Attachments: [Layout](#)
[surplus reso](#)
[2025-08-27 REVISED Draft County deed with reverter](#)

PH-4

**LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF
COMPREHENSIVE PLAN AMENDMENT 25-04, ACCESSORY DWELLING
UNITS, A TEXT AMENDMENT**

This is a request to consider the transmittal of Comprehensive Plan Amendment (CPA 25-04), Accessory Dwelling Units, to change the text of Chapter 2, Overall Goals and Definitions, and Chapter 4, Future Land Use Element, of the Comprehensive Growth Management Plan (CGMP), Martin County Code, a text amendment initiated by Resolution 25-8.16.

Agenda Item: 26-0094

Attachments: [CPA 25-04 FINAL ADU Staff Report BCC.docx](#)
[CPA 25-04 DRAFT ADU Ord BCC.docx](#)
[2025 0826 Resolution 25-8.16.pdf](#)
[2025 1119 CPA 25-04 LAD LPA BCC TS.PDF](#)
[2024 0823 FL AARP white paper report.pdf](#)
[2025 0904 Ranieri ADU email with attached.pdf](#)
[Presentation](#)

PUBLIC HEARINGS QUASI-JUDICIAL

PHQJ-1

**PUBLIC HEARING TO CONSIDER A REQUEST BY THE PALMS OF
HOBE SOUND, LLC TO DESIGNATE A BROWNFIELD AT 9450 SE
GOMEZ AVENUE**

This is the first public hearing on a request by The Palms of Hobe Sound, LLC to

designate the property located at 9450 SE Gomez Avenue ("Property") as the Oasis Site Rehabilitation Area, also known as a brownfield. Section 376.80, Florida Statutes, outlines the brownfield program administration process and affirms that the jurisdictional local government shall adopt a resolution designating the property as a brownfield if the requesting party establishes the necessary criteria set forth in Section 376.80, Florida Statutes. The second public hearing for resolution adoption will be held on January 6, 2026.

Agenda Item: 26-0240

Attachments: [Final Staff Report 9450 SE Gomez Ave.pdf](#)
[Combined September 2025 Brownfield Area Designation Application for Martin County.pdf](#)
[DRAFT RESO.docx](#)
[Exhibit A - Location Map.pdf](#)
[Exhibit B - Legal Description.docx](#)
[Public Notice Materials.pdf](#)
[Public Comment 10-25 11-14.pdf](#)

PHQJ-2 REQUEST FOR REZONING APPROVAL TO PLANNED UNIT DEVELOPMENT (PUD) THROUGH A PUD ZONING AGREEMENT FOR THE MARTIN COMMERCE PARK PROJECT, F.K.A MARTINGALE ESTATES SUBDIVISION, INCLUDING A MASTER AND PHASING PLAN (M164-010)

This is a request by Lucido & Associates on behalf of Martin Commerce Park, LLC for rezoning approval to Planned Unit Development (PUD) through a PUD Zoning Agreement for the Martin Commerce Park Project, including a Master Site Plan and Phasing Plan. The master site plan includes five phases with a maximum cumulative building square footage of 1,100,000 square feet and includes areas for outdoor storage. The property is approximately 167.18 acres located on the southeast quadrant of Interstate I-95 and SW Martin Highway.

Agenda Item: 26-0232

Attachments: [2025 1112 M164-010 Staff Report Final.docx](#)
[2025 1105 M164-010 EXHIBIT A LEGAL DESCRIPTION.docx](#)
[2025 1121 M164-010 EXHIBIT D MASTER SITE PLAN.pdf](#)
[2025 1121 M164-010 EXHIBIT E1 PHASING PLAN.pdf](#)
[2025 1105 M164-010 AMENDED PAMP.pdf](#)
[2025 1105 M164-010 RESO APPROVE REZONING.docx](#)
[2025 1021 M164-010 APPLICATION MATERIALS.pdf](#)
[2025 1105 M164-010 Disclosure of Interest Executed.pdf](#)
[2025 1105 M164-010 LAD TS.pdf](#)
[2025 1105 M164-010 SAMPLE LETTER TO SURROUNDING PROPERTY OWNERS.pdf](#)
[2025 1105 M164-010 SURROUNDING PROPERTY OWNERS CERTIFICATION.pdf](#)
[2025 1105 M164-010 SIGN POSTING AFFIDAVIT.pdf](#)
[2025 1105 M164-010 RESO DENY REZONING.docx](#)
[Staff Presentation](#)

DEPARTMENTAL QUASI-JUDICIAL GROWTH MANAGEMENT

DPQJ-1 REQUEST FOR REVISED FINAL SITE PLAN APPROVAL FOR MEADOW RUN AT FOX GROVE SUBDIVISION, F.K.A., FOX GROVE (F084-007)

This is a request by MacKenzie Engineering and Planning Inc., on behalf of Meadow Run Property Owners Association Inc., for approval of a revised final site plan to add a rear entry gate at the cul-de-sac on SW Briarbrook Way for the purpose of accessing SW Leighton Farm Avenue. The property is located east of SW Citrus Boulevard, north of I-95 and west of SW Leighton Farm Avenue at 4350 SW Stoneybrook Way in Palm City. Included with this application is a request for a Certificate of Public Facilities Reservation.

Agenda Item: 26-0231

Attachments: [2025 1117 F084-007 DRT STAFF FINAL.docx](#)
[2025 0910 F084-007 RESO APPROVE.docx](#)
[2025 0910 F084-007 EXHIBIT A LEGAL DESCRIPTION.docx](#)
[2025 0910 F084-007 EXHIBIT B RFSP.pdf](#)
[2025 0910 F084-007 APPLICATION MATERIALS.pdf](#)
[2025 0910 F084-007 DISCLOSURE OF INTEREST.pdf](#)
[2025 0410 F084-007 SIGN POSTING AFFIDAVIT.pdf](#)
[2025 1209 F084-007 RESO 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: 26-0025

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: 26-0031

PARKS AND RECREATION

DEPT-3 **PARKS AND RECREATION SYSTEM MASTER PLAN**

Chapter 7, Recreation Element, of the Martin County Comprehensive Growth Management Plan was last amended on March 25, 2025. It requires updating the Parks and Recreation Master Plan every ten years to maintain an accurate inventory and needs assessment. The Master Plan guides the County's role in meeting current and future recreation facility needs, focusing resources on parks and programs for existing and future residents in line with its goals and objectives.

Agenda Item: 26-0281

Attachments: [ADA Compliant 2025-10-14 MCFL Parks and Rec Master Plan.pdf](#)
[Presentation](#)

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

ADJOURN

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