



BOARD OF COUNTY COMMISSIONERS

DRAFT AGENDA

5/19/26 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

9:30 AM - Lease Agreement with Martin County Healthy Start Coalition (DEPT-4)

5:05 PM - Public Comment

CALL TO ORDER

Moment of Silence

Pledge of Allegiance

APPROVAL OF AGENDA

Additional Items

Approval of Agenda

PROCLAMATIONS AND SPECIAL PRESENTATIONS

**PROC-1 PRESENT PROCLAMATIONS PREVIOUSLY APPROVED VIA THE
CONSENT AGENDA**

The Board is asked to present proclamations declaring National Safe Boating Week, recognizing Public Works Week, declaring Memorial Day, and declaring Emergency Medical Services Week in Martin County, Florida.

Agenda Item: 26-0711

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: 26-0568

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 April 20 and May 3, 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: 26-0574

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: 26-0578

CNST-4 ADOPT A PROCLAMATION DECLARING LUPUS AWARENESS MONTH IN MARTIN COUNTY, FLORIDA

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

Agenda Item: 26-0783

Attachments: [Lupus Awareness Month](#)

CNST-5 ADOPT A PROCLAMATION DECLARING MEN'S HEALTH MONTH AND NATIONAL MEN'S HEALTH WEEK IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation declaring Men's Health Month and National

Men's Health Week in Martin County, Florida.

Agenda Item: 26-0794

Attachments: [Men's Health](#)

**CNST-6 APPROVAL OF REVISED LOCAL HOUSING ASSISTANCE PLAN (LHAP)
FY 2023-2026**

The Local Housing Assistance Plan (LHAP) governs Martin County's State Housing Initiative Partnership Program (SHIP) programming and expenditures. The revised 2023-2026 LHAP was prepared by staff and reviewed by Florida Housing Finance Corporation (FHFC), which approved the technical revision to the LHAP on April 6, 2026. This revision will mirror the 2026-2029 LHAP which was approved by the Board on March 24, 2026.

Agenda Item: 26-0789

Attachments: [Martin 2023-2026 Revised - 5.19.26.pdf](#)
[23-26 exhibit a.pdf](#)
[23-26 exhibit b.pdf](#)
[23-26 exhibit c.pdf](#)
[23-26 exhibit d.pdf](#)
[2023 exhibit e - Resolution.pdf](#)

AIRPORT

**CNST-7 REQUEST TO APPROVE SCORING CRITERIA AND BEGIN REQUEST
FOR PROPOSAL (RFP) FOR PROPERTIES AT THE MARTIN COUNTY
AIRPORT/WITHAM FIELD**

Staff requests approval to begin the Request for Proposal process for two vacant aeronautical parcels at Witham Field, each being 6.52± acres, located off Airport Road. The process will comply with all applicable laws and the Voluntary Corrective Action Plan, as approved by the Board and the Federal Aviation Administration.

Agenda Item: 26-0879

Attachments: [AIRPORT RD LEASE PARCELS EXHIBIT.pdf](#)

FIRE RESCUE

**CNST-8 APPROVAL OF INTERLOCAL AGREEMENT FOR FIRE SUPPRESSION
AND EMERGENCY MEDICAL SERVICES BETWEEN MARTIN COUNTY
AND THE CITY OF STUART**

Martin County and the City of Stuart (City) currently provide mutual and automatic aid response for all fire suppression and emergency services within each party's jurisdictional boundaries. Representatives from the County and the City have been meeting to update and revise the existing Interlocal Agreement, with the most recent meetings focused on finalizing proposed changes. The proposed Interlocal Agreement includes revisions to response guidelines and dispatch protocols. The outcome of these discussions is reflected in a new Letter of Understanding (LOU) and an updated, signed Interlocal Agreement with the City of Stuart Fire Rescue.

Agenda Item: 26-0876

Attachments: [MCFR SFR ILA Mutual Aid.pdf](#)
[MCFR SFR LOU 2026.pdf](#)
[Exhibit 1 Map.pdf](#)

GROWTH MANAGEMENT

CNST-9 REQUEST TO RELEASE A UNITY OF TITLE FOR LOT 14 OF THE FISHERMAN'S PARADISE UNRECORDED PLAT

The applicant, Ruth M. Campbell, requests the release of the Unity of Title for the property legally described as Lot 14 of the Fisherman's Paradise unrecorded plat. The parcel is located on the east side of SE Sailfish Lane approximately one thousand feet north of SE Saint Lucie Boulevard within the City of Stuart.

Agenda Item: 26-0855

Attachments: [Draft RESO to release Unity of Title.docx](#)
[Unity of Title request to release letter.pdf](#)
[City of Stuart no objection ltr 19738 Campbell.pdf](#)
[Unity of Title BK1981 PG1255.pdf](#)
[Fisherman's Paradise Plat.pdf](#)

PARKS AND RECREATION

CNST-10 TRANSPORTATION SERVICES AGREEMENT WITH SCHOOL BOARD OF MARTIN COUNTY

The Transportation Services Agreement with the School Board of Martin County is for the use of school buses to transport after school and summer camp participants for field trips, special events, and activities from July 2026 through June 2027.

Agenda Item: 26-0830

Attachments: [Martin County BOCC - Parks 2026-2027 Transportation Agreement.pdf](#)

PUBLIC WORKS

CNST-11 REQUEST THAT MARTIN COUNTY GRANT AN UNDERGROUND UTILITY EASEMENT TO FLORIDA POWER & LIGHT COMPANY FOR ELECTRICAL UTILITY SERVICES FOR A NEW CHILLER PLANT AT THE CUMMINGS LIBRARY IN PALM CITY

Florida Power & Light Company (FPL) has requested approval of an Underground Utility Easement for extension of electrical service to the new chiller plant on County-owned property at the Cummings Library, located at the northeast corner of SW Martin Downs Boulevard and SW Matheson Avenue in Palm City.

Agenda Item: 26-0818

Attachments: [Location Map.pdf](#)
[Utility Easement.docx](#)
[Exhibit A.pdf](#)

CNST-12 ADOPTION OF A RESOLUTION ACCEPTING AND APPROVING A UTILITY EASEMENT FROM CORAL LAKES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ALONG THE PLATTED ROADS WITHIN THE CORAL LAKES SUBDIVISION IN STUART

This is a request for the adoption of a Resolution accepting and approving a Utility Easement from Coral Lakes Homeowners Association, Inc., a Florida not-for-profit corporation, to allow for water and sewer related services and equipment along the platted roads within the Coral Lakes subdivision in Stuart.

Agenda Item: 26-0819

Attachments: [Location Map.pdf](#)
[Signed UE.pdf](#)
[Draft Resolution.docx](#)

CNST-13 ADOPT A RESOLUTION APPROVING AND ACCEPTING A WARRANTY DEED FOR DEDICATION OF RIGHT-OF-WAY FROM SROA SE SANDY FL, LLC, FOR THE STORAGE RENTALS OF AMERICA DEVELOPMENT PROJECT IN HOBE SOUND

This request is for adoption of a resolution approving and accepting a Warranty Deed conveying approximately 5,329 square feet of dedicated right-of-way (ROW) consisting of three 5-foot strips along SE Sandy Lane, SE Osprey Street, and SE Dixie Highway from SROA SE Sandy FL, LLC, a foreign limited liability company (SROA), as a condition of post-approval for the Storage Rentals of America Planned Unit Development (PUD) Final Site Plan in Hobe Sound.

Agenda Item: 26-0836

Attachments: [Location Map.pdf](#)
[Resolution.docx](#)
[Executed Deed.pdf](#)

CNST-14 ADOPT A RESOLUTION ACCEPTING AND APPROVING A DRAINAGE, ACCESS AND MAINTENANCE EASEMENT FROM RIVER WATCH PROPERTY OWNERS' ASSOCIATION, INC., TO SUPPORT THE OPERATION AND MAINTENANCE OF THE JENSEN BEACH MOSQUITO IMPOUNDMENT

This is a request for the adoption of a Resolution accepting and approving a Drainage, Access and Maintenance Easement from River Watch Property Owners Association, Inc., a Florida not-for-profit corporation (RWPOA), to provide Martin County access to certain land owned by RWPOA in St. Lucie County for the operation and maintenance of the existing outflow structures, exotic vegetation control, mosquito control, channel maintenance and maintenance of the access road, all in support of the Jensen Beach Mosquito Impoundment area.

Agenda Item: 26-0840

Attachments: [Location Map.pdf](#)
[Executed DAME.pdf](#)
[Resolution.docx](#)
[Title Report.pdf](#)

CNST-15 ADOPTION OF A RESOLUTION ACCEPTING AND APPROVING A UTILITY EASEMENT FROM THE ESTATE OF MARION L. KIRBY, ALONG NE SANTA CRUZ DRIVE IN JENSEN BEACH

This is a request for the adoption of a Resolution accepting and approving a Utility Easement from the Estate of Marion L. Kirby to allow for the installation of water and sewer related services and equipment to serve the properties along NE Santa Cruz Drive, north of NE Alice Street, in Jensen Beach.

Agenda Item: 26-0842

Attachments: [Location Map.pdf](#)
[Signed UE.pdf](#)
[Resolution.docx](#)

CNST-16 ADOPT A RESOLUTION APPROVING AND ACCEPTING THE DONATION OF TWO PARCELS TOTALING 1.15-ACRES LOCATED OFF 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 two parcels totaling approximately 1.15-acres located off SE Dixie Highway adjacent to the County-owned Hobe Sound Scrub Preserve 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: 26-0858

Attachments: [Location Map.pdf](#)
[Resolution.docx](#)
[1.15 Acres Wasserstein to Yeiser contract signed by both parties 3-23-2026.pdf](#)
[ERD Recommendation for acceptance of donatiion.pdf](#)
[No Conflict of Interest Affidavit \(Ella Development Parcels\).pdf](#)
[Special Warranty Deed.docx](#)

CNST-17 ADOPT A RESOLUTION APPROVING AND ACCEPTING THE DONATION OF A 4-ACRE PARCEL LOCATED ON THE EAST SIDE OF SE FEDERAL HIGHWAY ADJACENT TO A COUNTY-OWNED PARCEL KNOW AS EAST FORK CREEK IN HOBE SOUND

This is a request for the adoption of a resolution approving and accepting the donation of a 4-acre parcel located on the east side of SE Federal Highway in Hobe Sound, adjacent to a County-owned conservation parcel, known as East Fork Creek STA and situated between SE Heritage Boulevard and SE Constitution Boulevard (the Property). The Property is being generously donated to the County, for perpetual conservation and public use, by Ms. Louise C. Yeiser.

Agenda Item: 26-0860

Attachments: [2026-04-28_111819.pdf](#)
[Resolution.pdf](#)
[Babic - Yeiser - Contract.pdf](#)
[ERD Recommendation for acceptance of donatiion.pdf](#)
[Affidavit of No Conflict Executed-Babic.pdf](#)
[Special Warranty Deed-Babic.docx](#)

CNST-18 ADOPT A RESOLUTION APPROVING AND ACCEPTING THE DONATION OF TEN PARCELS TOTALING 1.54-ACRES LOCATED OFF SE DIXIE HIGHWAY AND FRONTING SE HILLSIDE CIRCLE IN HOBE SOUND FOR CONSERVATION AND PERPETUAL PRESERVATION

This is a request for the adoption of a resolution approving and accepting the donation of ten parcels totaling approximately 1.54-acres, located off SE Dixie Highway and fronting SE Hillside Circle in Hobe Sound (the Properties). The Properties are adjacent to the Hobe Sound Scrub Preserve property and other parcels donated by Ms. Louise C. Yeiser for perpetual conservation and public use.

Agenda Item: 26-0861

Attachments: [2026-04-28_130713.pdf](#)
[Resolution.docx](#)
[Hillside Circle final contract signed by Sellers and Buyer effective date 4-18-26.pdf](#)
[Affidavit of No Conflict Executed-Hillside Circle.pdf](#)
[Special Warranty Deed Hillside.docx](#)
[Exhibit A. - legal description.pdf](#)

PUBLIC HEARINGS

PH-1 PUBLIC HEARING ON PROPOSED MARTIN COUNTY TRICO SETTLEMENT - MICHELLE POUCH VS. MARTIN COUNTY, BOARD OF COUNTY COMMISSIONERS

In accordance with the Procedure for TRICO settlements established by the Board of County Commissioners (Board), the public is provided an opportunity to comment on the proposed settlement in the case of Michelle Pouch v. Martin County, Case No. 24-01185-CAAXMX. The case arose from a trip and fall accident. The County is self-insured, and TRICO (our insurance pool) assigned counsel to the matter. Settlement discussions occurred on this case. A proposed settlement is before the Board for public comment.

Agenda Item: 26-0832

Attachments: [Pouch Commission Report.docx](#)

PH-2

PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE AMENDING DIVISIONS 1 & 5, ARTICLE 12, COMMUNITY REDEVELOPMENT CODE, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE, REGARDING RECREATIONAL VEHICLE PARKS IN THE HOBE SOUND COMMUNITY REDEVELOPMENT AREA

This is a request by Floridays Mobile Park, LLC, to amend Division 1, Uniform Redevelopment Standards, and Division 5, Hobe Sound, Article 12, Community Redevelopment Code, Land Development Regulations, Martin County Code (LDR), to modify the recreational vehicle (RV) park standards specific to the Hobe Sound Community Redevelopment Area (CRA). This item was continued from the March 10, 2026, Board of County Commissioners meeting.

Agenda Item: 26-0854

Attachments: [2026_0211_LDR_25-02_Staff_Report_Final.pdf](#)
[2026_0219_LDR_25-02_Draft_Ordinance.pdf](#)
[2026_0219_LDR_25-02_Application_Materials.pdf](#)
[Disclosure.pdf](#)
[2026_0501_LDR_25-02_LAD_TS.pdf](#)
[Staff_Presentation.pptx](#)

DEPARTMENTAL QUASI-JUDICIAL
GROWTH MANAGEMENT

DPQJ-1

REQUEST APPROVAL OF THE FINAL SITE PLAN FOR HERITAGE RIDGE PLANNED UNIT DEVELOPMENT, PARCEL C-4, LOT 2B, FOR THE STORAGE PLACE HOBE SOUND PROJECT (K024-006)

This is a request by McCarty & Associates Land Planning & Design, LLC, on behalf of 8280 Constitution, LLC, for final site plan approval to construct a three-story, 64,260-square-foot residential storage facility and associated infrastructure within Parcel C-4, Lot 2B, of the Heritage Ridge Planned Unit Development (PUD). The 1.5-acre undeveloped site is located on SE Constitution Boulevard, approximately 440 feet northeast of the intersection of SE Federal Highway and SE Constitution Boulevard, in Hobe Sound. Included is a request for Certificate of Public Facilities Reservation. This item was continued from the May 5, 2026, Board of County Commissioners meeting.

Agenda Item: 26-0885

Attachments: [2026_0414_K024-006_Staff_Report_Final.docx](#)
[2026_0519_K024-006_Resolution_to_Approve.docx](#)
[2026_0505_K024-006_Exhibit_A_Legal_Description.docx](#)
[2026_0409_K024-006_Exhibit_B_Final_Site_Plan.pdf](#)
[2026_0409_K024-006_Architectural_Plans.pdf](#)
[2026_0409_K024-006_Landscape_Plans.pdf](#)
[2026_0409_K024-006_Application_Materials.pdf](#)
[2026_0409_K024-006_Disclosure_of_Interest_Affidavit.pdf](#)
[2024_0221_K024-006_Sign_Posting_Affidavit.pdf](#)
[2026_0519_K024-006_Resolution_to_Deny.docx](#)
[Staff_Presentation.pptx](#)

PUBLIC WORKS

DPQJ-2 REQUEST FOR A VARIANCE TO ALLOW THE ISSUANCE OF A BUILDING PERMIT ON A LEGAL LOT OF RECORD THAT DOES NOT FRONT AN OPEN ROAD BUT HAS ACCESS VIA AN EASEMENT

Pursuant to Section 4.843.K.1.c, Land Development Regulations, Martin County Code, this is a request from Robert Donovan and Jaime Donovan and Shannon Beem and Gerald Beem for a variance to allow the issuance of a building permit on a legal lot of records that does not front an open road, but has access to an open road established by a record easement no more than 1/4 mile (1,320 feet) long.

Agenda Item: 26-0857

Attachments: [Open Road Frontage Variance Request Application-Donovan&Beem.pdf](#)
[Exhibit A.pdf](#)
[Access and Utilities Easement Agreement ORB 3536 PG 2860.pdf](#)
[Boundary Survey for Variance Application.pdf](#)
[Location Map-Donovan&Beem.pdf](#)
[Resolution-Draft.docx](#)

REQUEST AND PRESENTATION

R&P-1 MARTIN COUNTY PUBLIC TRANSIT (MARTY) SYSTEM UPDATE

At the May 19, 2026, BOCC Meeting, Martin County Transit, LLC will present an update on the County's Public Transportation system.

Agenda Item: 26-0870

Attachments: [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: 26-0584

**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: 26-0589

GROWTH MANAGEMENT

**DEPT-3 REQUEST APPROVAL OF AN AMENDMENT TO PRESERVE AREA
MANAGEMENT PLAN FOR THE PINE SCHOOL F/K/A ST. MICHAEL'S
INDEPENDENT SCHOOL (S170-014) TO MODIFY AN EXISTING
PRESERVE AREA**

This is a request by Lucido & Associates and Haley Ward, on behalf of The Pine School, Inc., for approval of an amendment to the existing preserve area boundary as defined in The Pine School Preserve Area Management Plan (PAMP), which was approved on June 28, 2005, and recorded Official Records Book 2063, Pages 2055, Public Records of Martin County, Florida.

Agenda Item: 26-0865

Attachments: [Original Development Order/PAMP Recorded.pdf](#)
[Pine School PAMP Amendment Flattened.pdf](#)

PUBLIC WORKS

**DEPT-4 ADOPT A RESOLUTION APPROVING AN OPTION TO LEASE AND
LEASE AGREEMENT WITH MARTIN COUNTY HEALTHY START
COALITION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR
USE OF COUNTY OWNED PROPERTY ON SE TOWER DRIVE IN
STUART**

This is a request for adoption of a resolution approving an Option to Lease (Option) and Public Purpose Lease Agreement (Lease) between Martin County and Martin County Healthy Start Coalition, Inc. (MCHSC) for the construction and operation of a public community-based maternity center, located along SE Tower Drive between SE Salerno Road and SE Willoughby Boulevard.

Agenda Item: 26-0738

Attachments: [Current Usage Aerial Map.pdf](#)
[Option to Lease MCHS executed.pdf](#)
[SAMPLE SITE PLAN.pdf](#)
[Site Analysis.pdf](#)
[BUDGET COST PROPOSAL for Healthy Start.pdf](#)
[Business Plan 3.3.25 Management Approved.pdf](#)
[2026-03-06 140140.pdf](#)
[MARTIN COUNTY HEALTHY START.pdf](#)

DEPT-5 APPROVAL OF THREE MEMORANDUMS OF AGREEMENT WITH THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, RURAL AND FAMILY LANDS PROTECTION PROGRAM, FOR THE ACQUISITION OF CONSERVATION EASEMENTS OVER CERTAIN ENVIRONMENTALLY SENSITIVE PARCELS USING SURTAX FUNDING

In 2024, Martin County voters approved a referendum establishing a 0.5% sales tax to fund the acquisition of environmentally sensitive lands through fee simple and conservation easement purchases. This item requests Board of County Commissioners (Board) approval of Memorandums of Agreement (MOAs) with the Florida Department of Agriculture and Consumer Services (FDACS), Rural and Family Lands Protection Program, to acquire conservation easements on three separate parcels. Approval of the MOAs will enable partnership with FDACS to secure these easements. The Environmental Lands Oversight Committee recommended these properties on September 5, 2025, and the Board approved them on October 21, 2025.

Agenda Item: 26-0820

Attachments: [Turnpike Dairy - MOA with attachments .pdf](#)
[SS Farms -MOA with attachments](#)
[Leonard - MOA with attachments](#)

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

ADJOURN