



BOARD OF COUNTY COMMISSIONERS

DRAFT AGENDA

8/11/26 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

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 congratulating the 50th anniversary of the Treasure Coast Regional Planning Council, declaring Purple Heart Day, and Florida Water Professionals Month in Martin County, Florida.

Agenda Item: 26-0867

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: 26-0796

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 July 13 and July 26, 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: 26-0801

Attachments: [Warrant List](#)

CNST-3 ADOPT A PROCLAMATION DECLARING CONSTITUTION WEEK IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation declaring Constitution Week in Martin County, Florida.

Agenda Item: 26-1008

Attachments: [Constitution Week](#)

CNST-4 ADOPT A PROCLAMATION DECLARING BIG BROTHERS BIG SISTERS IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation declaring Big Brothers Big Sisters in Martin County, Florida.

Agenda Item: 26-1028

Attachments: [Big Brothers Big Sisters](#)

GROWTH MANAGEMENT

CNST-5 REQUEST TO RELEASE A UNITY OF TITLE FOR LOTS 24 AND 25 OF THE SPS COMMERCIAL CENTER PLAT

The applicant, Norman Hickmore, requests the release of the Unity of Title for the property legally described as Lot 24, Block 2, SPS Commercial Center. The parcel is located between SE Jay Street and SE Waaler Street approximately 200 feet west of SE Commerce Avenue within unincorporated Martin County.

Agenda Item: 26-1014

Attachments: [1 2026 0701 Resquest package.pdf](#)
[SPS Commercial Center Plat.pdf](#)
[1-Draft RESO to release Unity of Title.docx](#)
[2026 0717 Lot 25 owner's consent letter.pdf](#)

PUBLIC WORKS

CNST-6 ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING A MODIFICATION OF RIGHT-OF-WAY EASEMENT FROM THE SCHOOL BOARD OF MARTIN COUNTY ALONG SW BULLDOG WAY IN STUART

This is a request for the adoption of a Resolution approving a Modification of Right-of-Way Easement (Modification) with the School Board of Martin County (SBMC). The Board of County Commissioners (BOCC) adopted Resolution No. 25-11.17, on November 18, 2025, approving a Right-of-Way Easement (Easement) along SW Bulldog Way, supporting a Transportation Alternatives Program (TAP) project. The Modification is necessary to add additional right-of-way to the current Easement area.

Agenda Item: 26-0968

Attachments: [2025-10-27 142851.pdf](#)
[Draft Reso ROW Modification.docx](#)
[DRAFT Modificataion of Right of Way Easement MCSD \(TW v2\)\(CLEAN\).pdf](#)
[ROW Easement 3536-515.pdf](#)
[Reso 25-11.17.pdf](#)

CNST-7 ADOPT A RESOLUTION APPROVING AND ACCEPTING A UTILITY EASEMENT ON COUNTY OWNED PROPERTY LOCATED WITHIN CERTAIN UNOPENED RIGHT-OF-WAY KNOWN AS SW KANSAS AVENUE IN STUART

This is a request for the adoption of a resolution approving and accepting a Utility Easement on County owned property, pursuant to Section 704.09, Florida Statutes. The easement is located along the south 644-feet of the 40-foot-wide unopened right-of-way of SW Kansas Avenue in Stuart. This request is necessary due to receipt of application to abandon right-of-way initiated for Operation 300 and to protect future County infrastructure.

Agenda Item: 26-1006

Attachments: [Location Map.pdf](#)
[Resolution.docx](#)
[Utility Easement.docx](#)
[Approved Exhibit A UE.pdf](#)
[CM 008 5 PB.pdf](#)

CNST-8 ADOPTION OF A RESOLUTION ACCEPTING AND APPROVING A UTILITY EASEMENT FROM IM 02 JENSEN 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, to allow for water and sewer-related services and equipment along the east side of NE Indian River Drive, north of NE Bailey Terrace, in Jensen Beach.

Agenda Item: 26-1010

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

PUBLIC HEARINGS QUASI-JUDICIAL

PHQJ-1 PUBLIC HEARING TO REQUEST APPROVAL OF THE MAJOR FINAL SITE PLAN FOR SW 96TH STREET MONOPINE WIRELESS TELECOMMUNICATIONS FACILITY TOWER (K049-004)

This is a request by United Commercial Telecom, LLC, on behalf of Mr. and Mrs. Fazlul and Zarna Ahmed, for major final site plan approval to construct a 120-foot stealth-design monopine wireless telecommunications facility (WTCF) (tower) and associated infrastructure. The subject site is a portion of an approximately 1.70-acre parcel located on the south side of SW 96th street, approximately 230 feet west of the intersection of SW 96th Street and SW Kanner Highway, in Stuart. Included is a request for a Certificate of Public Facilities Exemption.

Agenda Item: 26-0992

Attachments: [2026 0619 K049-004 Staff Report Final.docx](#)
[2026 0811 K049-004 Resolution to Approve.docx](#)
[2026 0811 K049-004 Exhibit A Legal Description.docx](#)
[2026 0811 K049-004 Exhibit B Final Site Plan.pdf](#)
[2026 0623 K049-004 Application Materials.pdf](#)
[2025 1202 K049-004 Propagation Map Validation Report.pdf](#)
[2026 0623 K049-004 Public Safety Non-Interference.pdf](#)
[2026 0603 K049-004 Disclosure of Interest.pdf](#)
[2026 0722 12491323 LAD TS tc.PDF](#)
[2026 0722 K049-004 Sample Letter to Surrounding Owners.pdf](#)
[2026 0623 K049-004 Surrounding Owners Certification.pdf](#)
[2024 0418 K049-004 Sign Posting Affidavit.pdf](#)
[2026 0811 K049-004 Resolution to Deny.docx](#)
[Staff Presentation.pptx](#)

**PHQJ-2 REQUEST FOR CERTIFICATION OF AN AGRICULTURAL ENCLAVE
PURSUANT TO SECTIONS 163.3162 AND 163.3164, FLORIDA
STATUTES**

This is a request by Kanner/96th Street Investments, LLC for certification of property as an “agricultural enclave” pursuant to Sections 163.3162 and 163.3164, Florida Statutes. Section 163.3162(4)(a), Florida Statutes, outlines the process for a property owner to request that property be certified as an agricultural enclave. The criteria for defining what qualifies as an agricultural enclave is found in Section 163.3164(4), Florida Statutes.

Agenda Item: 26-1007

Attachments: [Staff Analysis Ag Enclave Request Packet.pdf](#)
[Additional Property Tax Info Parcel 2.pdf](#)
[Additional Property Tax Info Parcel 3.pdf](#)

**DEPARTMENTAL QUASI-JUDICIAL
GROWTH MANAGEMENT**

**DPQJ-1 ARTICLE 10 APPEAL: CONSIDERATION OF AN ARTICLE 10 APPEAL
BY CORY BEATON REGARDING DENIAL OF BUILDING PERMIT NO.
BLD2025080317 FOR THE CONSTRUCTION OF A SINGLE-FAMILY
RESIDENCE**

Pursuant to Section 10.12, Land Development Regulations (LDR), Martin County Code, Cory Beaton has appealed the denial of Building Permit No. BLD2025080317 for the construction of a single-family residence on property located at 18250 SE Loxahatchee River Road, Jupiter, Florida 33458

Agenda Item: 26-1044

Attachments: [C. Beaton Art. 10 Not. of Appeal to BOCC Combined PDF.pdf](#)
[Notice of Appeal May 14.pdf](#)
[Resolution.docx](#)

**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: 26-0809

**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: 26-0814

PUBLIC WORKS

**DEPT-3 ADOPTION OF A RESOLUTION UPDATING THE LIST OF
COUNTY-OWNED PROPERTIES APPROPRIATE FOR AFFORDABLE
HOUSING UNDER RESOLUTION NO. 24-6.15, ADOPTED ON JUNE 18,
2024, AND AUTHORIZING THE SALE OF SUCH PROPERTIES THROUGH
PUBLIC AUCTION**

This request is for the adoption of a resolution further revising and replacing Resolution No. 24-6.15, adopted on June 18, 2024, which directed staff to sell two County-owned parcels through the Request for Proposal (RFP) process. The new proposed resolution instead authorizes staff to market and sell the properties through the County-approved auction process. Public auctions have proven to be a more effective method of selling County-owned property while also allowing for greater public participation and a more competitive sales process.

Agenda Item: 26-0991

Attachments: [Location Map.pdf](#)
[Draft Reso.docx](#)
[Reso 24-6.15 executed.pdf](#)
[2024-06-18 Action Summary.pdf](#)
[County Deed.docx](#)
[County Deed Golden Gate.docx](#)
[Parcel A - Exhibit A.pdf](#)
[Parcel B - Exhibit B.pdf](#)
[Drainage Parcel - Exhibit C.pdf](#)

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

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