

BOARD OF COUNTY COMMISSIONERS

DRAFT AGENDA 11/18/25 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 - Economic Development Toolkit (PH-3) 5:05 PM - Public Comment

CALL TO ORDER

Invocation ~ Pastor Blaine Albright, Christ Fellowship Church Pledge of Allegiance ~ Ashley Western, U.S. Marine & Veterans Services Officer

APPROVAL OF AGENDA

Additional Items
Approval of Agenda

PROCLAMATIONS AND SPECIAL PRESENTATIONS

PROC-1 FLORIDA POWER & LIGHT PLAQUE PRESENTATION

Florida Power & Light Company plaque presentation to the Board.

Agenda Item: 26-0222

PROC-2 PRESENT PROCLAMATIONS PREVIOUSLY APPROVED VIA THE

CONSENT AGENDA

The Chair will present proclamations congratulating the Rio Civic Club upon the occasion

of their 75th anniversary and declaring Alzheimer's Disease Awareness Month in Martin County, Florida.

Agenda Item: 26-0126

PROC-3 ADOPT AND PRESENT A PROCLAMATION CELEBRATING 100 YEARS OF SERVICE BY FIRST BAPTIST CHURCH TO MARTIN COUNTY, FLORIDA

The Board is asked to adopt and present a proclamation celebrating 100 years of service by First Baptist Church to Martin County, Florida.

Agenda Item: 26-0250

Attachments: 100 Years of Spiritual Needs

PROC-4 ADOPT AND PRESENT A PROCLAMATION DECLARING HOSPICE & PALLIATIVE CARE MONTH IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt and present a proclamation declaring Hospice & Palliative Care Month in Martin County, Florida.

Agenda Item: 26-0244

<u>Attachments</u>: Hospice & Pallative Care Month

PROC-5 REORGANIZATION OF THE BOARD OF COUNTY COMMISSIONERS

In keeping with the organization policy, the Board of County Commissioners is asked to follow the steps outlined to affect its reorganization.

Agenda Item: 26-0001

Attachments: Reso - sign on behalf

Overview - boards and councils
Committee List for 2024 2025

2026 Calendar.pdf

2026 BCC Meetings.docx

2026 Holidays.docx Rules of Procedure

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: 26-0007

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 October 20 and November 2, 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: 26-0013

Attachments: Warrant List

CNST-3 BOARD OF COUNTY COMMISSION MINUTES TO BE APPROVED

The Board is asked to approve minutes from the October 21, 2025 regular meeting.

Agenda Item: 26-0266

Attachments: Oct21.2025 Minutes.pdf

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: 26-0017

CNST-5 AMENDMENT TO THE 2004 INTERLOCAL AGREEMENT BETWEEN THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS AND THE MARTIN COUNTY TAX COLLECTOR REGARDING THE COLLECTION OF ANIMAL LICENSING FEES

This agenda item seeks Board of County Commissioners' consideration and approval to enter an amendment to the original Interlocal Agreement with the Martin County Tax Collector's Office. The purpose of the amendment is to change the costs the Tax Collector is entitled to recover for expenditures from \$3.25 to \$5.00. This amendment will allow the Tax Collector to cover the costs for processing animal licensing and to account for increased costs over the last 21 years.

Agenda Item: 26-0257

Attachments: Amendment to Interlocal for Animal Licensing .pdf

PUBLIC WORKS

CNST-6 ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING A WARRANTY DEED FOR RIGHT-OF-WAY ON SE ANSTIS PLACE FROM NOLAN PROPERTIES LLC, AS A CONDITION OF APPROVAL OF THE PBS CORP. HEADQUARTERS PROJECT MINOR FINAL SITE PLAN

This is a request for the adoption of a resolution approving and accepting a Warranty Deed for dedicated right-of-way (ROW) on SE Anstis Place Street, in Hobe Sound, from Nolan Properties LLC, Florida limited liability company (Nolan), as a condition of approval of the minor final site plan for the PBS Corp. Headquarters project.

Agenda Item: 26-0213

Attachments: Location Map.pdf

Resolution.docx

Executed and Recorded WD.pdf

CNST-7 ADOPTION OF A RESOLUTION ACCEPTING FUTURE ACQUISITIONS OF INDIVIDUALLY OWNED ENVIRONMENTALLY SENSITIVE PARCELS, AND DIRECTION TO PURCHASE PARCELS THROUGH TAX DEED SALES WITHIN THE PALM BEACH HEIGHTS (PAL-MAR) AREA

This request is for the adoption of a Resolution accepting future acquisitions of individually owned environmentally sensitive lands within Pal-Mar. Staff is also requesting approval to participate in online Martin County Clerk of Circuit Court Tax Deed Sales to acquire additional parcels within Pal-Mar. All acquisitions completed pursuant to the Resolution will be reviewed by the County Attorney's Office. The funding for these parcels will utilize revenue from the one-half cent (0.5%) Local Government Infrastructure Surtax for properties recommended by the Environmental Lands Oversight Committee (ELOC) and approved by the Board of County Commissioners (BOCC).

Agenda Item: 26-0216

Attachments: Resolution

Map

CNST-8 ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING A RIGHT-OF-WAY EASEMENT FROM THE SCHOOL BOARD OF MARTIN COUNTY ALONG SW BULLDOG WAY

This is a request for the adoption of a Resolution approving and accepting a Right-of-Way Easement ("ROW Easement") from the School Board of Martin County ("SBMC"), a political subdivision of the State of Florida, to allow for a sidewalk project along SW Bulldog Way at South Fork High School for a Capital Projects ROW Florida Department of Transportation (FDOT) Transportation Alternatives Program (TAP) project.

Agenda Item: 26-0238

Attachments: 2025-10-27 142851.pdf

Reso - School Board Bulldog Way ROW Esmt..docx School Board approved and executed Right of Way

Easement SFHS.pdf

12 FY26 ROADS ADOPTED SW Bulldog Way

Sidewalk.pdf

PUBLIC HEARINGS

PH-1 LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF COMPREHENSIVE PLAN AMENDMENT (CPA) 21-11, WATERSIDE TEXT, A TEXT AMENDMENT

The proposed text amendments can be sorted into three distinct categories: (1) expansion of the Primary Urban Service District over 646 acres and a concurrent removal of a Freestanding Urban Service District, (2) site-specific text amendments for the property that is the subject of a Future Land Use Map (FLUM) amendment known as CPA 21-12,

Waterside FLUM, and (3) amendments to the residential capacity methodology found in various chapters of the Comprehensive Plan.

Agenda Item: 25-1223

Attachments: CPA 21-11 Waterside Text Staff Report 2025 0825.pdf

CPA 21-11 Staff Analysis Memos.pdf

CPA 21-11 2021 0622 Application Materials.pdf

CPA 21-11 2023 0403 PDF of combined TEXT & FLUM

application-FLAT.pdf

CPA 21-11 2024 0326 Revised APP.pdf

CPA 21-11 2024 1223 RESUB.pdf

CPA 21-11 2025 0619 App Materials.pdf

FinalMartin County Residential Capacity Analysis

12-8-23.pdf

2025 Martin County Residential Capacity Analysis

11-4-25.pdf

US Census Definitions Docs.pdf

Public Notice Materials.pdf

Staff Presentation.pdf

PH-2 LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF COMPREHENSIVE PLAN AMENDMENT (CPA) 21-12, WATERSIDE FLUM, A FUTURE LAND USE MAP AMENDMENT

This is a request by Kanner/96th St, Investments, LLC and South Florida Gateway Industrial, LLC for an amendment to the Future Land Use Map, to consider transmittal of a change from Agricultural to Low Density Residential on certain parcels of land consisting of approximately 396 acres. The subject property is located west of both Interstate 95 and SW Kanner Highway and south of SW 96th Street in unincorporated Martin County.

Agenda Item: 25-1224

Attachments: CPA 21-12 Waterside Staff Report FLUM 2025 0825.pdf

CPA 21-12 Staff Analysis Memos.pdf

2021 0622 CPA21-12 App Materials.pdf

2023 0403 CPA 21-12 1st Rev APP.pdf

2024 0326 CPA 21-12 Revised APP.pdf

2024 1223 CPA 21-12 PDF Response.pdf

Public Notice Materials CPA 21-12.pdf

Staff Presentation.pdf

PH-3 PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE AMENDING CHAPTER 71, ARTICLE 2, GENERAL ORDINANCES, MARTIN COUNTY CODE, RELATING TO THE ECONOMIC DEVELOPMENT FUND AND THE IMPLEMENTATION OF THE MARTIN COUNTY ECONOMIC DEVELOPMENT TOOLKIT

This is a public hearing to consider adoption of an ordinance amending Chapter 71, Article 2, Economic Development Fund, General Ordinances, Martin County Code. These

revisions are necessary to implement the new Martin County Economic Development Toolkit, which is presented for Board of County Commissioner ("Board') review and approval as a strategic, comprehensive framework for the County's economic development incentives and programs in accordance with the Martin County Comprehensive Plan.

Agenda Item: 26-0217

<u>Attachments</u>: <u>Economic Development Ordinance FINAL.docx</u>

2025 Economic Toolkit Resolution.docx

Martin County Toolkit FINAL.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: 26-0023

<u>DEPT-2</u> 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: 26-0029

PUBLIC WORKS

DEPT-3 APPROVAL AND ACCEPTANCE OF A FUNDING AGREEMENT BETWEEN MARTIN COUNTY AND THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND FOR CONTRIBUTION OF FUNDS TOWARDS A CONSERVATION EASEMENT ON A PORTION OF BAR-B RANCH

This is a request for approval and acceptance of a Funding Agreement, as recommended by the Board of County Commissioners (BOCC) on August 26, 2025, and as part of the June 25, 2025, recommendation from the Environmental Lands Oversite Committee (ELOC). This acquisition will be accomplished using sales tax funds, in the amount of \$5,000,000, for a Conservation Easement on approximately 1,669 acres of land located within the Bar-B Ranch in Martin County.

Agenda Item: 26-0219

Attachments: Funding Agreement Bar B Ranch - Martin

County-DSL.docx

2025-08-26 Action Summary BOCC apprv funds.pdf 2025-09-30 TIITF Item #4B Bar-B Ranch, Inc 0.pdf

2025-09-30 TIITF Agenda (@p.21).pdf

UTILITIES AND SOLID WASTE

DEPT-4 REQUEST FROM THE TOWN OF SEWALL'S POINT TO PROVIDE AN UPDATE ON ITS SEPTIC TO SEWER PROJECTS

In 2022, the Town of Sewall's Point (Town) Commission authorized a Septic-to-Sewer conversion project with the help of an \$8.4 million grant from the Florida Department of Environmental Protection (FDEP). The Board of County Commissioners (BOCC) and the Town entered into two interlocal agreements to allow the Town to construct a grinder sewer system to provide service to not more than 340 parcels, in low lying areas, in accordance with Board adopted policy. The Town Manager, Robert Daniels, and the Town's Consultant, Joe Capra, wish to address the Board to provide an update on the progress and next steps.

Agenda Item: 26-0260

Attachments: TSP memo re S2S 11042024.pdf

2025-1104 Special Town Mtg Agenda.pdf

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

ADJOURN

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