



## BOARD OF COUNTY COMMISSIONERS

### FINAL AGENDA

11/18/25 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*

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*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 - Request from Town of Sewall's Point (DEPT-4)

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

Attachments: [Hospice & Palliative 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

Attachments: [SUPP MEMO \(1 item\)](#)

[RFB2025-3708\\_RecreationalCourtResurfacing\\_BidTabulation.pdf](#)

### **Supplemental Memorandum (1 item)**

#### **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](#)

**COUNTY ATTORNEY**

**CNST-9 REQUEST APPROVAL OF RENEWAL ADDENDUM TO FIBER EXCHANGE AND RECIPROCAL LICENSE AGREEMENT WITH BLUE STREAM COMMUNICATIONS, LLC**

Martin County and ITS Telecommunications entered a reciprocal fiber optic network agreement in 2010, enabling the County to access ITS's fiber west of the Turnpike and ITS to use County-owned fiber east of I-95. The ten-year contract allowed up to four five-year renewals; the first renewal lasts until November 29, 2025. After ITS was acquired by Blue Stream Communications in 2020, Blue Stream assumed the agreement. County staff recommends renewing the mutually beneficial partnership for another five years.

Agenda Item: 26-0273

Attachments: [Renewal Addendum Fiber Exchange Reciprocal License Agmt.pdf](#)  
[Renewal Addendum 1 Fiber Exchange and Reciprocal License - SIGNED -10082019.pdf](#)  
[2010 11 23 ITS Final Contract SIGNED w\\_exhibits.pdf](#)

**Additional Item (26-0273)**

**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

Attachments: [Economic Development Ordinance FINAL.docx](#)  
[2025 Economic Toolkit Resolution.docx](#)  
[Martin County Toolkit FINAL.docx](#)  
[SUPP MEMO \(request to withdraw\)](#)

**Supplemental Memorandum (request to withdraw item)**

**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

Attachments: [DEPT-1 SuppMemoOMBItems.docx](#)  
[1 Item #1 Cover Sheet.docx](#)  
[2 Item #2 Cover Sheet.docx](#)  
[2A Grant Award SFY2026 PTGA.pdf](#)  
[2B Permission to Accept Resolution.docx](#)  
[2C Budget Resolution 128232.xlsx](#)  
[3 Item #3 Cover Sheet.docx](#)  
[3A Budget Resolution to Increase Opioid  
Settlement 1529.xlsx](#)  
[4 Item #4 Cover Sheet.docx](#)

**Supplemental Memorandum (4 items)**

**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: 26-0029

**No items**

**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 Oversight 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](#)

**ADMINISTRATION**

**DEPT-5 APPROVE A CONTRACT WITH MS. ELYSSE ELDER FOR THE POSITION  
OF COUNTY ATTORNEY**

On October 21, 2025, the Board of County Commissioners (Board) directed the County Administrator to begin contract negotiations with Ms. Elysse Elder for the County Attorney position. A contract has been developed and is being presented to the Board for approval.

Agenda Item: 26-0236

Attachments: [EAE Employment Agreement .docx](#)

**Additional Item (26-0236)**

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

## **ADJOURN**

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