BOARD OF COUNTY COMMISSIONERS

FINAL AGENDA
12/2/25 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
10:00 AM US Army Corps of Engineers Update (R&P-1)
11:00 AM - Economic Development Toolkit (PH-1)
1:30 PM - Indian River Lagoon Economic Valuation (R&P-2)
5:05 PM - Public Comment

CALL TO ORDER

Invocation - Moment of Silence
Pledge of Allegiance - Sgt. Jacob Blaszyk, 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: 26-0008

No items

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 3 and 16, 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: 26-0014

Attachments: Warrant List

CNST-3 **BOARD OF COUNTY COMMISSION MINUTES TO BE APPROVED**

The Board is asked to approve minutes from the November 4, 2025 regular meeting.

Agenda Item: 26-0310

Attachments: Nov04.2025 Minutes.pdf

CNST-4 **LOCAL PLANNING AGENCY SCHOOL DISTRICT APPOINTMENT**

The Board is asked to confirm the re-appointment of Julie L. Sessa to be the School District's non-voting representative on the Local Planning Agency.

Agenda Item: 26-0090

Attachments: Local Planning Agency.docx
Establishing Document LPA.pdf
Resolution LPA_School
School_Sessa_Julie.L.pdf

CNST-5 **EMERGENCY MEDICAL SERVICES ADVISORY COUNCIL APPOINTMENTS**

The Board is asked to make appointments to the Emergency Medical Services Advisory Council.

Agenda Item: 26-0228

Attachments: [Emergency Medical Services Advisory Council.docx]
[Establishing Document EMSAC.pdf]
[Resolution EMSAC.docx]
[Indiantown_Williams Palmer Vernestine.pdf]
[Jup Island_Lasaga.Frank.pdf]
[Jup Island ALT_Scolly_Joseph.pdf]

CNST-6 TREASURE COAST REGIONAL PLANNING COUNCIL MUNICIPAL APPOINTMENTS

The Board is asked to confirm the appointments of Mayor Vinny Barile as the Town of Sewall's Point primary municipal appointment and Vice Mayor Phyllis Waters Brown as the Village of Indiantown's alternate municipal appointment to the Treasure Coast Regional Planning Council (TCRPC).

Agenda Item: 26-0220

Attachments: [TCRPC Letter]

PUBLIC WORKS

CNST-7 ADOPT A RESOLUTION APPROVING AND ACCEPTING A WARRANTY DEED FOR DEDICATION OF A 30-FOOT STRIP OF LAND FOR RIGHT-OF-WAY LOCATED ON THE NORTH SIDE OF NE CHURCH STREET

This is a request for the adoption of a Resolution approving and accepting a Warranty Deed from Seabreeze North Corporation, a Florida profit corporation (Seabreeze), for the donation of a 30-foot strip of land along the north side of NE Church Street for right-of-way, as part of the Church Street Redesign Project under the Jensen Beach Community Redevelopment Area Improvements (CRA).

Agenda Item: 26-0259

Attachments: [Location Map.pdf]
[Resolution.pdf]
[Executed_Warranty Deed.pdf]
[Executed_No Conflict of Interest Affidavit.pdf]
[Executed_Corporate Owner-Seller Affidavit.pdf]
[CIP Sheet.pdf]

PUBLIC HEARING

PH-1 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: 26-0278

Attachments: MC Economic Toolkit FINAL.docx
Economic Development Ordinance FINAL.docx
2025_Economic Toolkit_Resolution.docx
Business Impact Estimate.docx

REQUESTS AND PRESENTATIONS

R&P-1 US ARMY CORPS OF ENGINEERS UPDATE

The US Army Corps of Engineers will be providing an update of the Central and South Florida regional water management system, progress of Comprehensive Everglades Restoration Plan projects, and the operational planning for the dry season.

Agenda Item: 26-0302

Attachments: SUPP MEMO
USACE Presentation

Supplemental Memorandum (presentation)

R&P-2 2025 INDIAN RIVER LAGOON ECONOMIC VALUATION

The Indian River Lagoon National Estuary Program (IRLNEP), with funding from the EPA and NOAA, partnered with The Balmoral Group to conduct an updated economic valuation of the Indian River Lagoon (IRL) for 2025. The study assessed the economic impacts and ecosystem services provided by the IRL, covering its entire watershed, which spans 7 counties, 38 municipalities, and 3.5 million residents. This presentation will report the findings of the study.

Agenda Item: 26-0303

Attachments: SUPP MEMO
IRL Economic Valuation Presentation

Supplemental Memorandum (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: 26-0024

Attachments: SUPP MEMO (5 items)
1_Item #1 Cover Sheet.docx
1A_MA-25-100 Manatee Park Seawall Restoration AGR.pdf
1B_139965_Budget Resolution
2_Item #2 Cover Sheet.docx
2A_Budget Resolution SOE - Voting Equipment 12.2.25
3_Item #3 Cover Sheet.docx
3A_FY26 Fiscal Policy.pdf
4_Item #4 Cover Sheet.docx
4A_Budget Resolution_Debt Payoff.pdf
5_Item #5 Cover Sheet.docx
5A_Budget Resolution_Health Insurance.pdf

Supplemental Memorandum (5 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: 26-0030

Attachments: SUPP MEMO (1 item)
RFB2025-3718_TelephoneTelecommunicationsEquipmentRepairMaintenace_BidTabulation.pdf

Supplemental Memorandum (1 item)

DEPT-3 CONSIDERATION OF A PUBLIC PURPOSE LEASE AGREEMENT WITH THE MARTIN COUNTY FAIR ASSOCIATION, INC. FOR APPROXIMATELY 30.7 ACRES LOCATED ALONG SW CITRUS BOULEVARD IN WESTERN MARTIN COUNTY

The Board is requested to consider approval of a Public Purpose Lease Agreement ("Lease") with the Martin County Fair Association, Inc., a Florida not-for-profit fair association, for approximately 30.7 acres along SW Citrus Boulevard in western Martin County, along with a Non-Exclusive Access and Maintenance Agreement.

Agenda Item: 26-0208

Attachments: Public Purpose Lease FINAL.pdf
Exhibit A - Lease Premises.pdf
Exhibit C - Policies and Procedures.pdf
SUPP MEMO
Fully Executed Access_and_Maintenance_Easement.pdf

Supplemental Memorandum

GENERAL SERVICES

DEPT-4 PUBLIC MEETING FOR CONSIDERATION OF UNSOLICITED PROPOSAL FOR PUBLIC-PRIVATE PARTNERSHIP (P3) TO BUILD MARTIN COUNTY OPERATIONS FACILITY

In accordance with Section 255.065(3)(c), Florida Statutes, Martin County has received an unsolicited Public-Private Partnership (P3) proposal from Building Tomorrow's Schools, Inc. (BTS), a Florida-based 501(c)(3) non-profit organization, to design, build, and convey a Maintenance and Operations Facility by July 2027. This item is being presented to the Board for consideration and to provide the public with an opportunity to provide public comment.

Agenda Item: 26-0297

Attachments: UNSOLICITED PROPOSAL FOR PUBLIC-PRIVATE PARTNERSHIP (P3) TO BUILD MARTIN COUNTY OPERATIONS FACILITY
CIP_MCOpsFacility.pdf

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

ADJOURN

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