



BOARD OF COUNTY COMMISSIONERS

FINAL AGENDA

2/24/26 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 - Legislative Session Update (DEPT-3)

1:30 PM - Consideration of Unsolicited Proposal for Public-Private Partnership
(DEPT-5)

1:35 PM - Evaluation of Unsolicited Proposal for Public-Private Partnership
(DEPT-6)

5:05 PM - Accessory Dwelling Units Text Amendment (PH-3)

5:05 PM - Public Comment

CALL TO ORDER

Invocation ~ Moment of Silence

Pledge of Allegiance ~ Jon Szparaga, US Air Force Veteran & Veterans Services
Officer

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 Charles F. Chapman School of Seamanship Week and commending National Engineers Week in Martin County, Florida.

Agenda Item: 26-0376

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: 26-0318

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 January 26 and February 8, 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: 26-0324

Attachments: [Warrant List](#)

CNST-3 BOARD OF COUNTY COMMISSION MINUTES TO BE APPROVED

The Board is asked to approve minutes from the January 27, 2026 regular meeting.

Agenda Item: 26-0613

Attachments: [Jan27.2026 BCC Minutes.pdf](#)

CNST-4 AIRPORT NOISE ADVISORY COMMITTEE APPOINTMENTS

The Board is asked to make the necessary appointments to the Airport Noise Advisory Committee.

Agenda Item: 26-0355

Attachments: [Airport Noise Advisory Committee.docx](#)
[Establishing Document ANAC.pdf](#)
[Information Release ANAC.docx](#)
[Resolution ANAC.docx](#)
[Tenant Stasiak Stephen.pdf](#)
[Aero Club John Moran.pdf](#)

CNST-5 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: 26-0328

CNST-6 ADOPT A PROCLAMATION DESIGNATING MARCH 9-15 AS FLOOD AWARENESS WEEK IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation designating March 9-15 as Flood Awareness Week in Martin County, Florida that will be presented at the March 10, 2026 meeting.

Agenda Item: 26-0509

Attachments: [Flood Awareness Week](#)

CNST-7 ADOPT A PROCLAMATION DECLARING MARCH 2026 AS IRISH AMERICAN HERITAGE MONTH IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation declaring March 2026 as Irish American Heritage Month in Martin County, Florida.

Agenda Item: 26-0538

Attachments: [Irish American Heritage Month](#)

CNST-8 ADOPT A PROCLAMATION DECLARING SURVEYORS AND MAPPERS WEEK IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation declaring Surveyors and Mappers Week in Martin County, Florida that will be presented at the March 10, 2026 meeting.

Agenda Item: 26-0599

Attachments: [Surveyors and Mappers Week](#)

PUBLIC WORKS

CNST-9 ADOPT RESOLUTIONS ACCEPTING VARIOUS ROADWAY SEGMENTS INTO THE COUNTY'S ROAD INVENTORY

The Board of County Commissioners is asked to adopt six resolutions accepting various road segments into the County's Road Inventory.

Agenda Item: 26-0475

Attachments: [Exhibit A.docx](#)
[Resolution 50th.docx](#)
[Resolution 66th.docx](#)
[Resolution Grouper.docx](#)
[Resolution Isabelita.docx](#)
[Resolution Hillside.docx](#)
[Resolution Peterson.docx](#)

CNST-10 PUBLIC TRANSPORTATION AGENCY SAFETY PLAN

The Federal Transit Administration (FTA) released a final rule outlining Public Transportation Agency Safety Plan (PTASP) requirements on July 19, 2019. The final rule requires all transit agencies that receives funds under 49 U.S.C. Section 5307 to adopt a PTASP no later than July 20, 2020, and to certify this plan each year thereafter. PTASPs commit transit agencies to designate a Chief Safety Officer and to develop and implement a safety program.

Agenda Item: 26-0492

Attachments: [Public Transportation Safety plan.pdf](#)

CNST-11 APPROVAL OF A SECOND AMENDMENT TO LEASE AGREEMENT WITH HOBE SOUND-1 LLC, FOR THE CONTINUED USE OF THE CONSOLIDATED SATELLITE OFFICE SPACE CURRENTLY USED BY THE CONSTITUTIONAL OFFICES IN HOBE SOUND

Approval of the Second Amendment to the Lease Agreement with Hobe Sound-1, LLC, a Florida limited liability company (Landlord), to add a five year extension to the current lease agreement terms for the continued use of the satellite office space utilized by the Constitutional Offices in Phase II of Island Crossings in Hobe Sound.

Agenda Item: 26-0522

Attachments: [Location Map.pdf](#)
[SECOND AMENDMENT final removing extension.pdf](#)
[OWL Inclusive Lease.pdf](#)

BOARD AND COMMITTEE APPOINTMENTS

B&C-1 HEALTH FACILITIES AUTHORITY APPOINTMENTS

After solicitation of applicants due to members' term expiring, the Board is asked to make the necessary appointments to the Health Facilities Authority.

Agenda Item: 26-0383

Attachments: [Health Facilities Authority.docx](#)
[Establishing Document HFA.pdf](#)
[Information Release HFA.docx](#)
[Resolution HFA.docx](#)
[Cocorullo Louis Mark.pdf](#)
[Cocoves Anita.pdf](#)
[Genco Geraldine.pdf](#)
[Voting Sheet HFA](#)

B&C-2 ANIMAL CARE AND CONTROL OVERSIGHT BOARD APPOINTMENT

After solicitation of applicants, the Board is asked to make the necessary appointment to the Animal Care and Control Oversight Board.

Agenda Item: 26-0503

Attachments: [Animal Care and Control Oversight Board.docx](#)
[Establishing Document ACCOB.pdf](#)
[Information Release ACCOB.docx](#)
[Resolution ACCOB.docx](#)
[Nelson Rita.C.pdf](#)
[Snyder Julie.A.pdf](#)
[Voting Sheet ACCOB.docx](#)

B&C-3 INDUSTRIAL DEVELOPMENT AUTHORITY APPOINTMENT

After solicitation of applicants due to a member resigning, the Board is asked to make the necessary appointment to the Industrial Development Authority.

Agenda Item: 26-0356

Attachments: [Industrial Development Authority.docx](#)
[Establishing Document IDA.pdf](#)
[Information Release IDA.docx](#)
[Resolution IDA.docx](#)
[Gaimo Vincent.pdf](#)
[Elfert Jaime.pdf](#)
[Voting Sheet IDA.docx](#)

PUBLIC HEARINGS

PH-1 PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE AMENDING CHAPTER 111, ARTICLE 5, FALSE ALARM REDUCTION, GENERAL ORDINANCES, MARTIN COUNTY CODE AND ADOPTION OF A RESOLUTION ESTABLISHING AN ADMINISTRATIVE FEE FOR APPEALS

This is a public hearing to consider adoption of an ordinance amending Chapter 111, Article 5, False Alarm Reductions, General Ordinances, Martin County Code and adoption of a resolution establishing an administrative fee for appeals. The revisions to the False Alarm Ordinance were requested by the Martin County Sheriff's Office and the Martin County Code Enforcement Division.

Agenda Item: 26-0530

Attachments: [False Alarm Reduction Ordinance .docx](#)
[Resolution Establishing False Alarm Ordinance Fee.docx](#)
[Business Impact Estimate.docx](#)

PH-2

PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE AMENDING DIVISION 6, SITE DEVELOPMENT STANDARDS, ARTICLE 11, PLANNED MIXED-USE VILLAGE, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE, REGARDING EXCAVATION STANDARDS

This is a request by Gunster, Yoakley & Stewart, P.A., on behalf of Mattamy Palm Beach LLC, for approval of an amendment to Division 6, Site Development Standards, Article 11, Planned Mixed-Use Village, Land Development Regulations, Martin County Code, to add excavation standards for projects within the Planned Mixed Use Village Zoning District.

Agenda Item: 26-0529

Attachments: [2026 0206 LDR 25-04 Staff Report Final.docx](#)
[2026 0202 LDR 25-04 Draft Ord.docx](#)
[2026 0206 LDR 25-04 Application Materials.pdf](#)
[2026 0206 LDR 25-04 Legal Ad Tearsheet.pdf](#)
[Disclosure.pdf](#)
[Staff Presentation.pptx](#)

PH-3

LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE AMENDING ARTICLE 3, ZONING DISTRICTS, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE, REGARDING ACCESSORY DWELLING UNITS, (LDR 25-03) A TEXT AMENDMENT

This is a request, initiated by the Board of County Commissioners (BCC), to amend Divisions 1, 2, 3, 4, and 7, Article 3, Zoning Districts, Land Development Regulations, Martin County Code, changing the text regarding Accessory Dwelling Units (ADUs) in the furtherance of affordable housing.

Agenda Item: 26-0443

Attachments: [LDR 25-03 FINAL Staff Report ADU TEXT.docx](#)
[LDR 25-03 DRAFT ADU Text Ord.docx](#)
[2025 0826 Resolution to initiate 25-8.16.pdf](#)
[2025 0904 Ranieri ADU email with attached.pdf](#)
[LDR 25-03 ADU Buisness Impact Estimate.pdf](#)
[2026 0206 LDR 25-03 Article 3 LAD TS.pdf](#)
[Presentation](#)

PH-4

FUND BALANCE ADJUSTMENTS THAT ARE NECESSARY FOR FISCAL YEAR 2026

Each year staff reviews fund balance, monies which are not expended at the end of each fiscal year and amends the budget accordingly. These adjustments are for projects that were planned and approved in Fiscal Year (FY) 2025 but not completed prior to September 30, 2025. Funds that are remaining that are not for a specific project in Fiscal Year 2026 will be placed in reserves

Agenda Item: 26-0536

Attachments: [SUPP MEMO](#)
[Budget Resolutions \(26\) FundBalance FY26.pdf](#)

Supplemental Memorandum

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: 26-0334

Attachments: [SUPP MEMO \(6 items\)](#)
[1 Item #1 Cover Sheet.docx](#)
[2 Item #2 Cover Sheet.docx](#)
[2A Resolution 26- 84th Ave SCOP.docx](#)
[3 Item #3 Cover Sheet.docx](#)
[3A Resolution 26- Sunset TR SCOP.docx](#)
[4 Item #4 Cover Sheet.docx](#)
[5 Item #5 Cover Sheet.docx](#)
[5A QG030 - Agreement \(Unsigned2\).pdf](#)
[5B Budget Resolution 133795.xlsx](#)
[5C 2026-02-24 S-1 Canal Channel Enhancement Project.pdf](#)
[6 Item #6 Cover Sheet.docx](#)
[6A 13775 DCF Budget Resolution FY26.xlsx](#)

Supplemental Memorandum (6 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: 26-0465

No items

DEPT-3 LEGISLATIVE SESSION UPDATE

Each year the Board of County Commissioners adopts a state legislative program that sets the appropriations and policy priorities for the county. This presentation will discuss the 2026 Legislative Priorities, the successes, and any additional direction needed within the legislative program.

Agenda Item: 26-0609

DEPT-4 ART IN PUBLIC PLACES PROGRAM MANUAL AND BUDGET REVIEW FOR APPROVAL

The Martin County Art in Public Places (AIPP) program requests approval of the

refreshed, updated Art in Public Places Program Manual, review of the current FY 2026 Budget, program activities/projects and the AIPP inventory.

Agenda Item: 26-0520

Attachments: [AIPP Program Manual 2023.pdf](#)
[AIPP Program Manual DRAFT - 1.20.26 rev.pdf](#)
[AIPP Program Manual Key Updates 1.14.26.pdf](#)
[FY 2026 AIPP Program budgets.xlsx](#)
[BOCC AIPP Presentation \(2\).pdf](#)

GENERAL SERVICES

DEPT-5 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 Florida Development Solutions, LLC. to design, build, and convey a Maintenance and Operations Facility. This item is being presented to the Board for consideration and to provide the public with an opportunity to provide public comment.

Agenda Item: 26-0618

Attachments: [CIP.pdf](#)
[SUPP MEMO](#)
[260218_MCOperationsFacility_UnsolicitedProposal_FLDvelopmentSolutions_Redacted_REV1.pdf](#)

Supplemental Memorandum

DEPT-6 PUBLIC MEETING FOR EVALUATION OF UNSOLICITED PROPOSAL FOR PUBLIC-PRIVATE PARTNERSHIP (P3) - SECOND REQUIRED MEETING

This item represents the second of three required public meetings under Section 255.065(3)(c), Florida Statutes, for consideration of an unsolicited Public-Private Partnership proposal for a Martin County Operations Facility. Following Board direction at the December 2, 2025, meeting, staff has completed its evaluation of the proposal. This meeting presents the statutory findings, provides an opportunity for public comment, and includes the required statement explaining why the proposal should proceed.

Agenda Item: 26-0480

Attachments: [UNSOLICITED PROPOSAL FOR PUBLIC-PRIVATE... MARTIN COUNTY OPERATIONS FACILITY.pdf](#)
[CIP_MCOpsFacility.pdf](#)
[Draft P3 Public Interest Determination Resolution 02042026.docx](#)
[Presentation](#)

GROWTH MANAGEMENT

DEPT-7 UPDATE ON CHANCEY BAY ANIMAL PROCESSING FACILITY

Staff presentation regarding a proposed, but now withdrawn, major site plan application for an animal processing facility in western Martin County.

Agenda Item: 26-0474

Attachments: [June 13, 2023 letter to applicant.pdf](#)
[Letter to SFWMD and DEP](#)
[Presentation](#)

UTILITIES AND SOLID WASTE

DEPT-8 REQUEST FOR BOARD APPROVAL TO CONDUCT A FEASIBILITY STUDY REGARDING COUNTY ACQUISITION OF SOUTH MARTIN REGIONAL UTILITY (SMRU)

Jupiter Island has requested that Martin County consider potential acquisition of South Martin Regional Utility (SMRU) wastewater plant operations due to the need for significant facility upgrades. This item requests Board approval to conduct a feasibility study evaluating acquisition options, infrastructure requirements, and financial impacts. The study will assess whether wastewater flows could be conveyed to the County's Tropical Farms Wastewater Treatment Plant as a potentially lower-cost alternative to constructing a new facility.

Agenda Item: 26-0602

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

ADJOURN