



**BOARD OF COUNTY COMMISSIONERS**

**ACTION SUMMARY**  
**FEBRUARY 24, 2026 ~ 9:00 AM**

**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*  
*Stacey Hetherington*  
*J. Blake Capps*

*Don G. Donaldson, P.E., County Administrator*  
*Elysse A. Elder, County Attorney*  
*Carolyn Timmann, Clerk of the Circuit Court and Comptroller*

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**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 AT 9:03 AM**

Invocation – Moment of Silence  
Pledge of Allegiance - **Jon Szparaga**, US Air Force Veteran & Veterans Services Officer

**APPROVAL OF AGENDA**

Additional Items – [There were no Additional Items.](#)  
Approval of Agenda – [The Agenda was approved.](#)

**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

**ACTION TAKEN:** [The proclamations were presented.](#)

## **COMMENTS**

Public (9:05 AM) - Please limit comments to three minutes.

Commissioners

County Administrator

## **CONSENT AGENDA**

Approval of Consent Agenda – [The Consent Agenda was approved.](#)

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 – [n/a](#)

## **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

### **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

### **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

[RESOLUTION NO. 26-2.9](#)

### **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

**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

**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

**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 [RESOLUTION NOS. 26-2.10 through 26-2.15](#)

**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

**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

## **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 **RESOLUTION NO. 26-2.16**

**ACTION TAKEN:** The Board re-appointed Louis Mark Cocorullo and appointed Geraldine Genco for terms to begin February 24, 2026 and end February 23, 2030 and authorized the Chair to sign the Resolution of Appointment and Chair letter and certificate for Mr. Waddell.

### **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 **RESOLUTION NO. 26-2.17**

**ACTION TAKEN:** The Board re-appointed Rita C. Nelson for a term to begin March 28, 2026 and end March 27, 2030 and authorized the Chair to sign the Resolution of Appointment and Chair letter and certificate for Mrs. Nelson.

### **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 **RESOLUTION NO. 26-2.18**

**ACTION TAKEN:** The Board appointed Jaime Elfert for a term to begin immediately and end September 14, 2026 and authorized the Chair to sign the Resolution of Appointment.

## **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 **ORDINANCE NO. 1268 and RESOLUTION NO. 26-2.19**

**ACTION TAKEN:** The Board adopted the Ordinance amending the False Alarm Reduction Ordinance and adopted a Resolution establishing an administrative fee for appeals under False Alarm Reduction Ordinance.

**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

**ORDINANCE NO. 1269**

**ACTION TAKEN:** The Board received and filed the agenda item and all attachments as an exhibit and adopted the Ordinance amending Article 11, Planned Mixed-Use Village, Land Development Regulations, Martin County Code.

**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. 5:05 PM PRESET

Agenda Item: 26-0443

**ORDINANCE NO. 1270**

**ACTION TAKEN:** The Board adopted the Ordinance amending Article 3, Zoning Districts, Land Development Regulations, Martin County Code.

**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 Supplemental Memorandum

**ACTION TAKEN:** The Board adopted the Budget Resolutions to amend the various taxing authorities and non-taxing authority funds to allocate available monies from the adopted fund balance and other revenue sources in the FY26 Budget.

**RESOLUTION NOS. 26-2.20 through 26-2.45**

**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 Supplemental Memorandum (6 items)

**ACTION TAKEN:**

1. Permission to Apply for the American Association of Retired Persons (AARP) Community Challenge Grant - The Board authorized the Human Services Director or designee to apply for the AARP Community Challenge Grant.
2. Permission to Apply for the FY26 Small County Outreach Program (SCOP) Grant through the Florida Department of Transportation (FDOT) for the SW 84<sup>th</sup> Avenue and SW Busch Street Resurfacing and Reconstruction Project - The Board adopted a Resolution authorizing the Director of the Public Works Department, or designee, to apply for the FDOT – SCOP grant for the SW 84<sup>th</sup> Avenue and SW Busch Street Resurfacing and Reconstruction Project and authorized the Director of the Public Works Department, or designee, to sign other non-monetary documents related to this grant application upon review and concurrence of the County Attorney's Office. **RESOLUTION NO. 26-2.46**
3. Permission to Apply for the FY26 Small County Outreach Program (SCOP) Grant through the Florida Department of Transportation (FDOT) for the SW Sunset Trail Resurfacing and Reconstruction Project - The Board adopted a Resolution authorizing the Director of the Public Works Department, or designee, to apply for the FDOT – SCOP grant for the SW Sunset Trail Resurfacing and Reconstruction Project and authorized the Director of the Public Works Department, or designee, to sign other non-monetary documents related to this grant application upon review and concurrence of the County Attorney's Office. **RESOLUTION NO. 26-2.47**
4. Permission to Apply for the Fiscal Year 2026 Florida Fish and Wildlife Conservation Commission (FFWCC) State Wildlife Grant (SWG) for the MC-2 Shoreline Stabilization Project - The Board authorized the Public Works Director or designee to apply for the FY26 FFWCC SWG program funding for the MC-2 Shoreline Stabilization Project.
5. Permission to Accept the Florida Department of Environmental Protection (FDEP) Grant QG030, S-1 Canal Channel Enhancement Project - The Board authorized the Chair to execute the FDEP Grant Agreement QG030, S-1 Canal Channel Enhancement Project; authorized the County Administrator or designee to execute any future non-monetary grant-related documents upon review and concurrence of the County Attorney's Office; adopted the Budget Resolution; and adopted the FY26 S-1 Canal Channel Enhancement CIP sheet. **RESOLUTION NO. 26-2.48**
6. Permission to Accept the FY26 Department of Children and Families (DCF) Water Safety Campaign Rip Current Simulator for Ocean Rescue – The Board adopted the Budget Resolution. **RESOLUTION NO. 26-2.49**

**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**

**ACTION TAKEN:** No action needed.

**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

9:30 AM PRESET

**ACTION TAKEN:** The Board heard the presentation.

**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

**ACTION TAKEN:** The Board approved the AIPP Program Manual update and the FY 2026 Budget.

**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 **Supplemental Memorandum**

1:30 PM PRESET

**ACTION TAKEN:** The Board denied acceptance of this item.

**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.

**RESOLUTION NO. 26-2.50**

Agenda Item: 26-0480

1:35 PM PRESET

**ACTION TAKEN:** The Board received the statutory evaluation findings, considered public comments, adopted the Resolution affirming the public interest determination pursuant to Section 255.065(3)(c), Florida Statutes, and directed staff to proceed with the remaining required steps, including scheduling a third public meeting and enter into negotiations for a comprehensive agreement.

**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

**ACTION TAKEN:** The Board heard the presentation. The Board directed staff to discuss this with the property owners and the County Attorney's Office will research this matter.

**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

**ACTION TAKEN:** The Board approved staff's request to conduct a feasibility study evaluating the potential acquisition of South Martin Regional Utility water and wastewater plant operations, including consideration of utilizing the County's Tropical Farms Water and Wastewater Treatment Plant as a service alternative.

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

**ADJOURNED AT 5:30 PM**

The next meeting is March 10, 2026.