



BOARD OF COUNTY COMMISSIONERS

FINAL AGENDA

7/28/26 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 - Fire Rescue Presentation (DEPT-3)

5:05 PM - Public Comment

CALL TO ORDER

Invocation ~ Pastor Stan Allen, Redeemer Lutheran Church

Pledge of Allegiance ~ Todd Ross, U.S. Navy Veteran

APPROVAL OF AGENDA

Additional Items

Approval of Agenda

PROCLAMATIONS AND SPECIAL PRESENTATIONS

PROC-1 ADOPT AND PRESENT A PROCLAMATION RECOGNIZING JULY 26 AS INTERNATIONAL DAY FOR THE CONSERVATION OF MANGROVE ECOSYSTEMS IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt and present a proclamation recognizing July 26 as
International Day for the Conservation of Mangrove Ecosystems in Martin County, Florida.

Agenda Item: 26-1003

Attachments: [Mangrove Day](#)

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: 26-0795

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 June 8 and July 12, 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: 26-0800

Attachments: [Warrant List](#)

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

The Board is asked to approve minutes from the May 5, May 19, and June 9, and June 23, 2026 regular meetings.

Agenda Item: 26-1020

Attachments: [May5.2026 BCC Minutes.pdf](#)
 [May19.2026 BCC Minutes.pdf](#)
 [June09.2026 BCC Minutes.pdf](#)
 [June23.2026 BCC 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: 26-0805

CNST-5 ADOPT A PROCLAMATION CONGRATULATING THE 50TH ANNIVERSARY OF THE TREASURE COAST REGIONAL PLANNING COUNCIL IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation congratulating the 50th anniversary of the Treasure Coast Regional Planning Council in Martin County, Florida.

Agenda Item: 26-0866

Attachments: [TCRPC 50th](#)

CNST-6 ADOPT A PROCLAMATION DECLARING PURPLE HEART DAY IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation declaring Purple Heart Day in Martin County, Florida.

Agenda Item: 26-0947

Attachments: [Purple Heart Day](#)

CNST-7 ADOPT A PROCLAMATION DECLARING FLORIDA WATER PROFESSIONALS MONTH IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation declaring Florida Water Professionals Month in Martin County, Florida.

Agenda Item: 26-0979

Attachments: [Water Professionals Month](#)

CNST-8 TAX COLLECTOR'S RECAPITULATION OF THE 2025 TAX ROLL FOR MARTIN COUNTY

Presentation of the Martin County Tax Collector's Recapitulation of the 2025 Tax Roll for Martin County.

Agenda Item: 26-0998

Attachments: [2025 RECAPS 6.18.26.pdf](#)

PUBLIC WORKS

CNST-9 REQUEST THAT MARTIN COUNTY GRANT A UTILITY EASEMENT ON COUNTY-OWNED PROPERTY TO THE CITY OF STUART FOR USE BY THE AIRPORT OPERATIONS BUILDING AT MARTIN COUNTY AIRPORT, WITHAM FIELD

This is a request for permission to grant a Utility Easement on County-owned property at Martin County Airport, Witham Field, to the City of Stuart to allow for utility related services to the Airport Operations Building located on SE Airport Road, City of Stuart.

Agenda Item: 26-0995

Attachments: [Location Map.pdf](#)
[Utility Easement Agreement.pdf](#)
[Exhibit A.pdf](#)

CNST-10 CORRECTION OF SCRIVENER'S ERROR IN PREVIOUSLY APPROVED MEMORANDUM OF AGREEMENT WITH THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, RURAL AND FAMILY LANDS PROTECTION PROGRAM, FOR THE ACQUISITION OF CONSERVATION EASEMENTS ON ENVIRONMENTALLY SENSITIVE LANDS

On May 19, 2026, the Martin County Board of County Commissioners approved three identical Memorandums of Understanding (MOAs) with the Florida Department of Agriculture and Consumer Services (FDACS), Rural and Family Lands Protection Program, to acquire conservation easements on three environmentally sensitive parcels: Turnpike Dairy (525 acres), SS Farms (51 acres) and the Leonard Parcel (239 acres). Prior to execution, County staff identified a scrivener's error in the MOAs that erroneously granted enforcement rights under the easements to Martin County. Section 9 of the MOAs has been revised to grant all enforcement rights to FDACS. All remaining provisions remain unchanged.

Agenda Item: 26-1011

Attachments: [May19.2026 Action Summary EXCERPT.pdf](#)
[Martin MOA County Turnpike Dairy FINAL.pdf](#)
[Martin MOA County Turnpike Dairy REDLINE.pdf](#)
[Martin MOA County SS Farms FINAL.pdf](#)
[Martin MOA County SS Farms REDLINE.pdf](#)
[Martin MOA County Leonard Prop FINAL.pdf](#)
[Martin MOA County Leonard Prop REDLINE.pdf](#)

PUBLIC HEARINGS

PH-1 PUBLIC HEARING TO CONSIDER ADOPTION OF THE FINAL ASSESSMENT RESOLUTION FOR FISCAL YEAR 2027 SOLID WASTE ASSESSMENT AND CERTIFICATION OF THE SPECIAL ASSESSMENT ROLL TO THE TAX COLLECTOR

The Board of County Commissioners is required to adopt the Final Assessment Resolution for fiscal year 2027 (FY27) single-family and multi-family curbside solid waste assessment rates as set forth in Section 151.56, General Ordinances, Martin County Code and certify the special assessment roll to the Tax Collector as required by Section 151.57, General Ordinances, Martin County Code.

Agenda Item: 26-0923

Attachments: [Final Assessment Resolution.pdf](#)

PH-2 PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE AMENDING SECTION 17.9., RULES AND REGULATIONS FOR MARTIN COUNTY PARKS, GENERAL ORDINANCES, MARTIN COUNTY CODE, RELATING TO FISHING ON COUNTY OWNED PROPERTY

This is a public hearing to consider adoption of an ordinance amending Chapter 17, Section 17.9., Rules and Regulations for Martin County Parks, General Ordinances, Martin County Code. These revisions are necessary to align the County Code with the authority reserved to the State under Section 379.2412, Florida Statutes, regarding saltwater

fishing, while also maintaining local regulations necessary to protect the public health, safety, and welfare on County beaches and parks.

Agenda Item: 26-0921

Attachments: [Ordinance Sharks and Fishing in Chapter 17](#)
[Business Impact Statement](#)

PH-3

**PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE
AMENDING CHAPTER 155, STREETS, ROADS AND BRIDGES,
GENERAL ORDINANCES, MARTIN COUNTY CODE, RELATING TO
SPEED LIMITS, DELEGATION OF AUTHORITY, REQUIRED PERMITS,
AND SECURITY**

This is a request for approval of amendments to Chapter 155, Streets, Roads and Bridges, General Ordinances, Martin County Code to rely on the Florida Statutes as they relate to establishing speed limits, to authorize the County Engineer to apply for state and federal permits for County projects, to require permits for County projects in County right-of-way, and to provide for warranty security.

Agenda Item: 26-0999

Attachments: [Chapter 155 STREETS ROADS BRIDGES.docx](#)
[2026-07-28 Business Impact Estimate.docx](#)
[Public Notices Ad.pdf](#)
[Staff Presentation](#)

PUBLIC HEARING QUASI-JUDICIAL

PHQJ-1

**SECOND PUBLIC HEARING TO CONSIDER APPROVAL OF THE FIRST
AMENDMENT TO DEVELOPMENT AGREEMENT BETWEEN MARTIN
COUNTY AND MASTER DEVELOPER FOR NEWFIELD AND THE
SECOND AMENDMENT TO CONSERVATION EASEMENT**

This is a request for approval of the First Amendment to the Development Agreement Between Martin County and Master Developer for Newfield (P172-038), pursuant to Article 7, Land Development Regulations (LDR), Martin County Code. The proposed amendment addresses the identification of an approximately 125-acre "environmental parcel" to be used by Martin County for environmental purposes and the placement of certain excavated materials. The project is being developed according to Article 11, LDR, Martin County Code. This is the second of two public hearings.

Agenda Item: 26-1001

Attachments: [Draft First Amendment Newfield Development](#)
[Agreement.docx](#)
[Staff Presentation](#)
[SUPP MEMO](#)
[2026_0717_P172-038_LAD_BCC_2_TS.pdf](#)

Supplemental Memorandum

PHQJ-2 PUBLIC HEARING TO CONSIDER APPROVAL OF A PLANNED UNIT DEVELOPMENT (PUD) ZONING AGREEMENT INCLUDING A MASTER/FINAL SITE PLAN FOR THE PARADISE LAKE PROJECT (P141-013)

This is a request by Lucido & Associates on behalf of Heissenberg Family Financial Investments, LLC, for approval to revise a previously approved-but now expired-master and final site plan. The project comprises 11 lots, each approximately 1.1 acres in size. The property is an approximately 72-acre, currently undeveloped site located south of SE 138th Street, approximately 1/4 mile west of SE Kitchen Creek Road. Included is a Certificate of Public Facilities Reservation.

Agenda Item: 26-0920

Attachments: [2026 0615 P141-013 Staff Report final.docx](#)
[PUD Agreement final 6-9-26.doc](#)
[2026 0622 P141-013 LEGAL DESCRIPTION.pdf](#)
[2026 0428 P141-013 Master-Final Site-Plan.pdf](#)
[Flow-ThroughEasement 2563 2613.pdf](#)
[2025 1030 P141-013 PAMP.pdf](#)
[2026 0526 P141-013 Resolution to approve ROW.docx](#)
[2026 0526 P141-013 Executed QCD pkg.pdf](#)
[2026 0526 P141-013 ROW Location Map.pdf](#)
[2024 1113 P141-013 application materials.pdf](#)
[2025 1030 P141-013 Landscape-Plans.pdf](#)
[2024 1113 P141-013 Disclosure of Interest Affidavit.pdf](#)
[P141-013 signed letter with exhibits-Notice Letter.pdf](#)
[P141-013 Paradise Lake Legal Ad.pdf](#)
[2024 1121 P141-013 sign certification.pdf](#)
[2026 0629 P141-013 certified list of surrounding property owners.pdf](#)
[2026 0619 P141-013 Resolution to DENY Public Hearing DRAFT.docx](#)
[Staff Presentation](#)

PHQJ-3 PUBLIC HEARING TO CONSIDER ADOPTION OF AN AMENDMENT TO THE MARTIN COUNTY ZONING ATLAS TO CHANGE THE ZONING CLASSIFICATION FOR BREW HORIZONS LLC (D069-002)

This is a request by HFA-AE LTD, on behalf of Brew Horizons LLC, for a proposed amendment to the county zoning atlas. The proposed amendment is to change the existing zoning district classification for approximately 1.93 acres from M-1 (Industrial) district to LI (Limited Industrial) district. The approximately 1.93-acre property consists of one parcel located at 3101 SE Federal Highway, approximately 560 feet north of SE Indian Street and just south of SE Carnivale Court, in Stuart. Included with this application is a request for a Certificate of Public Facilities Exemption.

Agenda Item: 26-1000

Attachments: [2026_0616_D069-002_Staff-Report_Final.docx](#)
 [2026_0626_D069-002_Resolution to Approve Public
Hearing.docx](#)
 [2026_0512_D069-002_EXHIBIT-A_Legal-Description.pdf](#)
 [2026_0512_D069-002_Application-Materials.pdf](#)
 [05- Disclosure of Interest Affidavit.pdf](#)
 [D069-002_7 Brew_Legal Ad.pdf](#)
 [2026_0623_D069-002_Letter_Sample mailer.pdf](#)
 [2026_0422_D069-002_Sign-Posting.pdf](#)
 [2026_0623_D069-002_Letter_Certified_Address.pdf](#)
 [2026_0626_D069-002_Resolution to Deny.docx](#)
 [Staff 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: 26-0808

Attachments:

[SUPP MEMO \(8 items\)](#)

[1 Item #1 Cover Sheet.docx](#)

[1A Permission to Apply Resolution.docx](#)

[2 Item #2 Cover Sheet.docx](#)

[2A FY27 Tentative Detailed Work Plan Budget.pdf](#)

[3 Item #3 Cover Sheet.docx](#)

[3A Grant Award.pdf](#)

[3B Budget Resolution 5339 128234.xlsx](#)

[4 Item #4A Cover Sheet.docx](#)

[4 Item #4B Cover Sheet.docx](#)

[4 Item #4C Cover Sheet.docx](#)

[4 Item #4D Cover Sheet.docx](#)

[4 Item #4E Cover Sheet.docx](#)

[4A Budget Resolution FY27 MPO.xlsx](#)

[4B Traffic Signal Insurance Proceeds 06.09.2026.xlsx](#)

[4C 2026-07-28 Martin Downs Chlorination Facility.pdf](#)

[4C 2026-07-28 Tropical Farms Water Treatment Plant Expansion.pdf](#)

[4E FRD Rescue Insurance Proceeds](#)

[Resolution 061226.xlsx](#)

Supplemental Memorandum (8 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: 26-0813

Attachments:

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

[RFP2026-3772 ListOfProposers.pdf](#)

[RFP2026-3772 SelectionCommittee ScoreSheet.pdf](#)

[RFP2026-3772 CIP.pdf](#)

Supplemental Memorandum (1 item)

FIRE RESCUE

**DEPT-3 FISCAL IMPACT PRESENTATION OF THE PROPOSED HOMESTEAD
EXEMPTION INCREASE ON MARTIN COUNTY FIRE RESCUE**

Fire Rescue will present an overview of the anticipated fiscal impact to Martin County Fire Rescue should the proposed homestead exemption expansion be approved by voters in November. The presentation outlines the projected revenue reduction over a two-year period and the resulting effects on the department's budget, operations, and service delivery capabilities. It also addresses potential long-term implications for emergency response performance and the community.

Agenda Item: 26-1027

Attachments: [Presentation](#)

PUBLIC WORKS

DEPT-4 ADOPT A RESOLUTION APPROVING AND ACCEPTING THE ACQUISITION OF A 2.70-ACRE PARCEL NORTH OF SW BLUE WATER WAY, AS RECOMMENDED BY THE ENVIRONMENTAL LANDS OVERSIGHT COMMITTEE AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS

This is a request for the adoption of a Resolution approving and accepting the acquisition of vacant land located between the Okeechobee Waterway and the South Fork of the St. Lucie River, North of SW Blue Water Way, in unincorporated Martin County, totaling 2.70+/- acres (the Burstein Property), as previously recommended by the Environmental Lands Oversight Committee (ELOC) and approved by the Board of County Commissioners (BOCC).

Agenda Item: 26-0735

Attachments: [Location Map ELOC-Burstein-Hixon property.pdf](#)
[Resolution.docx](#)
[Vacant Land Contract conditionally executed 2026-03-11.pdf](#)
[MC Prop Appraiser Info.pdf](#)
[QCD Burstein to Burstein 2006-10-10.pdf](#)
[Burstein-Hixon Nomination Form 250729.pdf](#)
[2025-10-21 Action Summary.pdf](#)
[SUPP MEMO](#)
[Executed-Addendum to Vacant Land Contract.pdf](#)

Supplemental Memorandum

DEPT-5 ADOPT A RESOLUTION APPROVING THE ACQUISITION OF TEN PARCELS OF ENVIRONMENTALLY SENSITIVE LAND LOCATED IN POINCIANA GARDENS, AS RECOMMENDED BY THE ENVIRONMENTAL LANDS OVERSIGHT COMMITTEE AND APPROVED BY THE BOARD

This is a request for adoption of a resolution approving the acquisition of ten parcels of environmentally sensitive land totaling 2.717 acres, located in Poinciana Gardens in Hobe Sound. The subject parcels are owned by Rose MacGillivray and Joseph MacGillivray and will be acquired with funds generated from the Conservation Lands Sales Tax.

Agenda Item: 26-0952

Attachments: [MacGillivray Parcels.pdf](#)
[Resolution.docx](#)
[Affidavit of No Conflict.pdf](#)
[Contract Executed both parties.pdf](#)
[SWD 3388-2315 MacGillivray.pdf](#)
[Warranty Deed.docx](#)

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

ADJOURN