



BOARD OF COUNTY COMMISSIONERS

DRAFT AGENDA

1/27/26 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

5:05 PM - Public Comment

CALL TO ORDER

Invocation - Moment of Silence

Pledge of Allegiance

APPROVAL OF AGENDA

Additional Items

Approval of Agenda

PROCLAMATIONS AND SPECIAL PRESENTATIONS

PROC-1 PRESENT A PROCLAMATION RECOGNIZING JANUARY AS HUMAN TRAFFICKING AWARENESS MONTH IN MARTIN COUNTY, FLORIDA

The Board is asked to present a proclamation recognizing January as Human Trafficking Awareness Month in Martin County, Florida.

Agenda Item: 26-0422

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: 26-0316

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 December 22, 2025 and January 11, 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: 26-0322

Attachments: [Warrant List](#)

CNST-3 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: 26-0327

CNST-4 DRUG AND ALCOHOL ABUSE AWARENESS COMMITTEE APPOINTMENTS

The Board is asked to confirm and make the necessary appointments to the Drug and Alcohol Abuse Awareness Committee.

Agenda Item: 26-0354

Attachments: [Drug Alcohol Abuse Awareness Committee.docx](#)
[Establishing Document DAAAC](#)
[Information Release Drug](#)
[Resolution Drug](#)
[Judge Levin Steven.J.pdf](#)
[Treatment Rep Tucker Ross.M.II.pdf](#)
[Citizen Kielian Maureen.Mulroy.pdf](#)
[Citizen Bly Jon Patrick.pdf](#)

CNST-5 EMERGENCY MEDICAL SERVICES ADVISORY COUNCIL

APPOINTMENT

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

Agenda Item: 26-0426

Attachments: [Emergency Medical Services Advisory Council.docx](#)
[Establishing Document EMSAC.pdf](#)
[Resolution EMSAC.docx](#)
[Village - Brown.Phyllis Waters](#)

CNST-6 MARTIN COUNTY CENTENNIAL BOOK DISTRIBUTION

Staff is requesting that the County donate 200 copies of the Centennial Book to the Historical Society of Martin County and the Arts Council of Martin County to distribute to the public.

Agenda Item: 26-0437

CNST-7 ADOPT A PROCLAMATION DECLARING BLACK HISTORY MONTH IN MARTIN COUNTY, FLORIDA

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

Agenda Item: 26-0461

Attachments: [Black History Month](#)

PUBLIC WORKS

CNST-8 ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING A WARRANTY DEED FOR RIGHT-OF-WAY DEDICATION FROM FINLAND CAPITAL LLC, AS A CONDITION OF APPROVAL OF THE PADDOCK MASTER AND FINAL SITE PLAN

This is a request for the adoption of a resolution approving and accepting a Warranty Deed from Finland Capital LLC (Finland), a Delaware limited liability company, for 21,047 square feet (0.48 acres) of right-of-way (ROW) along SW 30th Avenue and SW Martin Highway in Palm City as a condition of approval of The Paddock Master and Final Site Plan.

Agenda Item: 26-0417

Attachments: [Location Map.pdf](#)
[Resolution.docx](#)
[Executed Warranty Deed pkg w-Release.pdf](#)

CNST-9 MARTIN COUNTY PUBLIC TRANSIT (MARTY) ADMINISTRATIVE COST CERTIFICATION

Effective July 1, 2024, Ch. 2024-57, Laws of Florida, amends section 341.071, F.S., Transit productivity and performance measures; reports, by adding subsection (4). This new provision requires public transit providers to disclose certain information and documentation relating to its budgeted and general administrative costs.

Agenda Item: 26-0419

Attachments: [5a. Attachment for Legistar.docx](#)

CNST-10 ADOPT A RESOLUTION SUPPORTING THE FLORIDA DEPARTMENT OF TRANSPORTATION FUNDING FOR A PROJECT ANTICIPATED TO BE PRIORITIZED BY THE METROPOLITAN PLANNING ORGANIZATION IN COUNTY OWNED RIGHT-OF-WAY

As required by the Florida Department of Transportation (FDOT) Program Management Bulletin, the Martin County Board of County Commissioners is asked to adopt a resolution supporting the FDOT funding of a project in the County's rights-of-way, which is anticipated to be prioritized by the Policy Board of the Martin Metropolitan Planning Organization.

Agenda Item: 26-0442

Attachments: [DRAFT BOCC Resolution CR-714 LOPP.pdf](#)

CNST-11 APPROVAL OF A DRAINAGE EASEMENT ON PROPERTY BEING RE-CONVEYED TO THE COUNTY AS PART OF A TRANSACTION WITH MEDALIST BUILDING GROUP FOR SURPLUS PROPERTY LOCATED OFF SW MARTIN HIGHWAY IN PALM CITY

This is a request for the approval of a Non-Exclusive Flow-Through Drainage Easement ("Easement") on the parcel being re-conveyed to the County as part of a transaction with Medalist Building Group, LLC, for surplus property located adjacent to Danforth Creek and SW Newberry Court in Palm City. This easement is being provided by the County to satisfy a title requirement for closing.

Agenda Item: 26-0478

Attachments: [Layout.pdf](#)

[Flow Through Drainage Easement.doc](#)

[PC West Parcel Exhibit A](#)

BOARD AND COMMITTEE APPOINTMENTS

B&C-1 PARKS AND RECREATION ADVISORY BOARD APPOINTMENTS

After solicitation of applicants due to terms expiring, the Board of County Commissioners is asked to make the necessary appointments to the Parks and Recreation Advisory Board.

Agenda Item: 26-0385

Attachments: [Parks and Recreation Advisory Board.docx](#)
[Establishing Document PRAB as Amended.pdf](#)
[Information Release](#)
[Resolution PRAB](#)
[Bowen-Smith Fred.pdf](#)
[Buse Paul August.pdf](#)
[Clough Gary.R.pdf](#)
[ComDist4 Sofield.Larry.pdf](#)
[Voting Sheet PRAB](#)

B&C-2 HISTORIC PRESERVATION BOARD APPOINTMENTS

After solicitation of applicants due to terms expiring and a long-time vacancy, the Board is asked to make the necessary appointments to the Historic Preservation Board.

Agenda Item: 26-0384

Attachments: [Historic Preservation Board.docx](#)
[Establishing Document HPB](#)
[Information Release HPB](#)
[Resolution HPB](#)
[Demo Knowledge Rice Joette Lorion.pdf](#)
[Realtor Lee Sherry.A.pdf](#)
[At-Large Dooley Terry.pdf](#)
[At-Large Johnson Rodney.H.pdf](#)
[At-Large Micciche Kylie.pdf](#)
[At-Large Pryce Douette.pdf](#)
[Voting Sheet HPB](#)

PUBLIC HEARINGS

PH-1 LEGISLATIVE PUBLIC HEARING TO CONSIDER APPROVAL OF COMPREHENSIVE PLAN AMENDMENT (CPA 25-04), ACCESSORY DWELLING UNITS, A TEXT AMENDMENT

This is a request to consider the approval of Comprehensive Growth Management Plan Amendment (CPA 25-04), Accessory Dwelling Units, to change the text of Chapter 2, Overall Goals and Definitions, and Chapter 4, Future Land Use Element, of the Comprehensive Growth Management Plan (CGMP), Martin County Code, a text amendment initiated by Resolution 25-8.16.

Agenda Item: 26-0416

Attachments: [CPA 25-04 FINAL ADU Staff Report BCC.docx](#)
[CPA 25-04 DRAFT ADU Ord BCC.docx](#)
[2025 0826 Resolution 25-8.16.pdf](#)
[2024 0823 FL AARP white paper report.pdf](#)
[2025 0904 Ranieri ADU email with attached.pdf](#)
[6-CPA 25-04 Business Impact Estimate.pdf](#)
[Staff Presentation](#)

PH-2 **LEGISLATIVE PUBLIC HEARING TO CONSIDER AN ORDINANCE
AMENDING ARTICLE 3, ZONING DISTRICTS, LAND DEVELOPMENT
REGULATIONS, MARTIN COUNTY CODE, REGARDING ACCESSORY
DWELLING UNITS, A TEXT AMENDMENT (LDR 25-03)**
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: 26-0139

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](#)
[2026 0109 LDR 25-03 LAD BCC TS.PDF](#)
[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: 26-0332

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: 26-0338

GROWTH MANAGEMENT

DEPT-3 **PRESENTATION OF MARTIN COUNTY WESTERN LANDS STUDIES**

The Treasure Coast Regional Planning Council will present analysis of previous studies on or related to Martin County.

Agenda Item: 26-0411

Attachments: [2024 0709 fully executed ILA.pdf](#)
[20251229 Martin County Western Lands Studies Summary.docx](#)
[MartinCountyOverallPreserves.pdf](#)
[Past Western Lands Planning Studies Projects.xlsx](#)
[Western Lands Study of Studies reduced 1-27-2026.pdf](#)

PUBLIC WORKS

DEPT-4 ADOPT A RESOLUTION APPROVING ACQUISITION OF A 1.019-ACRE PARCEL ALONG SE MACARTHUR BOULEVARD (PERRY BEACH ADDITION) AS RECOMMENDED BY THE ENVIRONMENTAL LANDS OVERSIGHT COMMITTEE (ELOC) AND APPROVED BY THE BOARD

This is a request for the adoption of a resolution approving and accepting the acquisition of a 1.019- acre parcel at 220 SE MacArthur Boulevard, located between the Indian River Lagoon and the Atlantic Ocean, adjacent to several other County-owned parcels, which are known as Perry Beach, from Goose 220 MacArthur LLC, a Florida limited liability company (Goose 220).

Agenda Item: 26-0430

Attachments: [Perry Beach Addition Aerial.pdf](#)
[Perry Beach Addition - Goose 220.pdf](#)
[CONTRACT-conditionally executed-ELOC Perry Beach-220 SE MacArthur.pdf](#)
[Resolution.docx](#)
[BENEFICIAL INTEREST AND DISCLOSURE AFFIDAVIT - 220 SE MacArthur Blvd, Stuart.pdf](#)
[Affidavit of No Conflict - 220 SE MacArthur Blvd, Stuart.pdf](#)
[WD-GOOSE Dev 3405-34.pdf](#)
[Letter From Owner - 220 SE MacArthur Blvd.pdf](#)
[Environmental Land Acquisition Nomination Form - 220 SE MacArthur Blvd.pdf](#)

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

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