



## BOARD OF COUNTY COMMISSIONERS

### FINAL AGENDA

7/8/25 9:00 AM

#### BOCC MEETING AGENDA

#### 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, District 1*

*Stacey Hetherington, District 2*

*J. Blake Capps, District 3*

*Don G. Donaldson, P.E., County Administrator*

*Sarah W. Woods, County Attorney*

*Carolyn Timmann, Clerk of the Circuit Court and  
Comptroller*

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#### **PRESETS**

9:05 AM - Public Comment

5:05 PM - Public Comment

#### **CALL TO ORDER**

Invocation - Moment of Silence

Pledge of Allegiance - Jon Szparaga, U.S. Air Force Veteran

#### **APPROVAL OF AGENDA**

Additional Items

Approval of Agenda

#### **PROCLAMATIONS AND SPECIAL PRESENTATIONS**

#### **PROC-1 PRESENT PROCLAMATIONS PREVIOUSLY APPROVED VIA THE CONSENT AGENDA**

The Chair will present proclamations declaring July 2025 as Parks and Recreation Month and Treasure Coast Waterway Cleanup Week in Martin County, Florida.

Agenda Item: 25-1011

#### **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: 25-0671

**Attachments:** [SUPP MEMO \(2 items\)](#)  
[RFB2025-3679 SafetyBootsSupplies BidTabulation.pdf](#)  
[RFB2025-3685 HVACSupplies ListOfBidders.pdf](#)

### **Supplemental Memorandum (2 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 2 and June 20, 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: 25-0675

**Attachments:** [Warrant List](#)

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

The Board is asked to approve minutes from the April 22 and May 6, 2025 regular meetings.

Agenda Item: 25-0992

**Attachments:** [April 22.2025 Minutes.pdf](#)  
[May06.2025 Minutes.pdf](#)

### **CNST-4 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: 25-0955

**Attachments:** [Purple Heart Day](#)

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

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

**Agenda Item:** 25-1043

**Attachments:** [Emergency Medical Services Advisory Council.docx](#)  
[Establishing Document EMSAC.pdf](#)  
[EMSAC Resolution 7.8.25.docx](#)  
[Sheriff Immordino Matthew.pdf](#)  
[Sheriff ALT McDonald.Thomas.pdf](#)

**COUNTY ATTORNEY**

**CNST-6 RESOLUTION REPLACING COMMITTEE MEMBER SEATS ON THE  
AIRPORT NOISE ADVISORY COMMITTEE**

This is a request to consider replacement of the Friends of Witham Field and Witham Airport Action Majority (WAAM) member seats on the Airport Noise Advisory Committee.

**Agenda Item:** 25-1078

**Attachments:** [RESO ANAC - 06.05.2025.docx](#)

**PUBLIC WORKS**

**CNST-7 ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING 33  
PROPOSED PERPETUAL EASEMENTS, FOR SHORELINE  
RESTORATION, AS PART OF THE MACARTHUR BOULEVARD DUNE  
AND BEACH PROJECT**

This is a request for the adoption of a Resolution accepting and approving 33 proposed Perpetual Easements from property owners along MacArthur Boulevard providing access to complete the MacArthur Boulevard Dune and Beach Project, which will restore and maintain the dune along the Atlantic Ocean side of MacArthur Boulevard.

**Agenda Item:** 25-1033

**Attachments:** [Resolution 25- .docx](#)  
[FY25 MacArthur Dune CIP.pdf](#)  
[Location Map MacArthur Blvd. parcels.pdf](#)  
[Easement draft form.pdf](#)  
[Resolution 25-2.4 \[OR BK 3483 PG 2738\].pdf](#)

**CNST-8 ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING A  
UTILITY EASEMENT FROM PALM PIKE CAR WASH, LLC, ALONG SW  
MARTIN HIGHWAY NEAR SW MARTIN DOWNS BOULEVARD IN PALM  
CITY**

This is a request for the adoption of a Resolution approving and accepting a Utility Easement from Palm Pike Car Wash, LLC, a Florida limited liability company, to allow for water and sewer related services and equipment along SW Martin Highway near SW Martin Downs Boulevard in Palm City.

**Agenda Item:** 25-1087

**Attachments:**    [Layout.pdf](#)  
                              [Resolution.docx](#)  
                              [Utility Easement with Exhibit A.pdf](#)

## **UTILITIES AND SOLID WASTE**

### **CNST-9    SOLID WASTE INITIAL ASSESSMENT RESOLUTION FOR FY2025/26**

The Board of County Commissioners is requested to adopt the Initial Assessment Resolution for fiscal year 2026 (FY26) and approve notification to affected property owners advising of the solid waste assessment rate and public hearing.

Agenda Item:        25-0988

**Attachments:**    [Initial Assessment Resolution.pdf](#)

### **CNST-10    ADOPT AN ANNUAL ASSESSMENT RESOLUTION REQUIRED BY CHAPTER 71 OF THE MARTIN COUNTY CODE TO APPROVE NON-AD VALOREM ASSESSMENT ROLLS FOR FISCAL YEAR 2025/2026**

The Board is requested to adopt the Annual Assessment Resolution approving Assessment Rolls.

Agenda Item:        25-0990

**Attachments:**    [2025 Annual Resolution - revised clean agenda.pdf](#)  
                              [2 ASSESSMENT CERTIFICATES 2025.pdf](#)

## **PUBLIC HEARINGS**

### **PH-1        PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE AMENDING ARTICLE 5, FALSE ALARM REDUCTION, CHAPTER 111, GENERAL ORDINANCES, MARTIN COUNTY CODE**

This is a public hearing to consider adoption of an ordinance amending Article 5, False Alarm Reductions, Chapter 111, General Ordinances, Martin County Code. The revisions to the False Alarm Ordinance were requested by the Martin County Sheriff's Office and the Martin County Tax Collector.

Agenda Item:        25-1056

**Attachments:**    [FALSE ALARM REDUCTION.docx](#)

### **PH-2        LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF COMPREHENSIVE PLAN AMENDMENT (CPA) 23-04 SUNRISE GROVE TEXT**

This is a request for an amendment to the text of Chapter 4, Future Land Use Element of the Martin County Comprehensive Growth Management Plan.

Agenda Item:        25-1076

**Attachments:**    [CPA 23-04 Sunrise Grove Text Staff Report.docx](#)  
                              [Ord Text Amendment.docx](#)  
                              [Agency Comments.pdf](#)  
                              [Application Materials.pdf](#)  
                              [Public Comment and Notice.pdf](#)  
                              [2025 0620 CPA 23-04 Adopt Tearsheet \(002\).pdf](#)

## **DEPARTMENTAL QUASI-JUDICIAL**

### **GROWTH MANAGEMENT**

#### **DPQJ-1 REQUEST APPROVAL OF THE THIRD AMENDMENT TO THE SOUTH FLORIDA GATEWAY PLANNED UNIT DEVELOPMENT (PUD) ZONING AGREEMENT (S265-019), INCLUDING A REVISED MASTER SITE PLAN**

This is a request by Lucido & Associates, on behalf of Foundry South Florida Gateway LLC, for approval of the Third Amendment to the South Florida Gateway PUD Zoning Agreement including a revised master site plan to allow "Outdoor Storage" as an accessory use on the approximate 216.37-acre platted industrial development located on the west side of SW Kanner Highway approximately 0.6 miles south of SW 96th Street in Stuart. Included with this application is a request for a Certificate of Public Facilities Exemption.

**Agenda Item:** 25-1025

**Attachments:** [2025\\_0530\\_S265-019\\_DRT\\_STAFF\\_FINAL.docx](#)  
[Third Amendment to South Florida Gateway PUD.docx](#)  
[2025\\_0530\\_S265-019\\_EXHIBIT D\\_RMSP\\_.pdf](#)  
[2025\\_0530\\_S265-019\\_APPLICATION\\_.pdf](#)  
[2025\\_0530\\_S265-019\\_DISCLOSURE OF INTEREST\\_.pdf](#)  
[2025\\_0530\\_S265-019\\_SIGN POSTING AFFIDAVIT\\_.pdf](#)  
[2025\\_0530\\_S265-019\\_RESO DENY\\_.doc](#)  
[Staff Presentation](#)

## **REQUESTS AND PRESENTATIONS**

#### **R&P-1 FLORIDA TURNPIKE (SR 91) AND I-95 (SR 9) DIRECT CONNECTION INTERCHANGE PD&E STUDY IN MARTIN COUNTY**

Florida Department of Transportation, Florida's Turnpike Enterprise, is conducting a Project Development & Environment (PD&E) Study for a new direct connection interchange along Florida's Turnpike (SR 91) in Martin County, Florida. The study will evaluate the addition of a new system-to-system interchange between Florida's Turnpike and Interstate 95 in the vicinity of the I-95/SE Bridge Road interchange. The purpose of this potential interchange is to improve system linkage and enhance safety, emergency response, and evacuation.

**Agenda Item:** 25-1041

**Attachments:** [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:** 25-0680

**Attachments:**

SUPP MEMO (10 items)

1 Item #1 Cover Sheet.docx

1A FY2024-Certificate-of-Participation.pdf

1B MCBOCC - 51% Letter of Support.pdf

2 Item #2 Cover Sheet.docx

2A FY26 Tentative Detailed Work Plan Budget.pdf

3 Item #3 Cover Sheet.docx

3A Martin County FY25 A0549 Agreement MC.pdf

3B 137120 Budget Resolution EMPA FY26.xlsx

4 Item #4 Cover Sheet.docx

4A FL0117L4H092417 Grant Agreement - 25-26.pdf

4B Budget Resolution 120328.xlsx

5 Item #5 Cover Sheet.docx

5A SUA-SOG-3-12-0076-033-2025-Grant Agreement.pdf

5B 12627 Budget Reso Replace PAPIs and REILS.xls  
x

6 Item #6 Cover Sheet.docx

6A 137121 Budget Resolution.xlsx

7 Item #7 Cover Sheet.docx

7A FL Dept of Mgmt Services Cybersecurity grant with  
signature block.pdf

8 Item #8 Cover Sheet.docx

8A 13301 SHIP Budget Resolution.xlsx

9 Item #9 Cover Sheet.docx

9A Budget Resolution Insurance Proceeds #2 1110.xlsx

10 Item #10 Cover Sheet.docx

10A Budget Resolution FY26 MPO.xlsx

**Supplemental Memorandum (10 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:    25-0689

**Attachments:**    [SUPP MEMO \(3 items\)](#)  
[RFB2025-3676 RehabilitationOfTaxilaneBravo BidTabulation.pdf](#)  
[RFB2025-3676 RehabilitationOfTaxilaneBravo CIP.pdf](#)  
[RFB2023-3538 Building17 REACH CO5 WithoutDrawings.pdf](#)  
[RFB2023-3538 Building17 REACH CIP.pdf](#)  
[RFB2024-3587 CityOfStuart RiversideParkNeighborhoodImp CO6.pdf](#)  
[RFB2024-3587 CityOfStuart RiversideParkNeighborhoodImp CIP.pdf](#)

**Supplemental Memorandum (3 items)**

**DEPT-3    DESIGNATE COMMISSIONER VARGAS AS THE 2025 NATIONAL ASSOCIATION OF COUNTIES (NACO) VOTING REPRESENTATIVE AT THE 90TH ANNUAL CONFERENCE IN JULY**

Commissioner Vargas will attend NACO's 90th Annual Conference in Philadelphia City & County, PA in July. The NACo membership elect officers for the association which occur during the business meeting at the Annual Conference. Counties also vote on resolutions that set NACo legislative and association policy for the upcoming year. The Board is asked to designate Commissioner Vargas as Martin County's voting representative.

Agenda Item:    25-0668

**DEPT-4    COMMUNITY REDEVELOPMENT AGENCY 1ST AND 2ND QUARTER REVIEW**

The Community Development Director, Susan Kores and Community Development Assistant Manager, Jordan Pastorius will present a review of the Community Redevelopment Agency's 1st and 2nd quarters of FY 2025. The report will present the projects, programs and activities that have been accomplished during these time periods.

Agenda Item:    25-1075

**Attachments:**    [CRA 1.2 quart rep.pdf](#)

**GROWTH MANAGEMENT**

**DEPT-5    2025 LEGISLATIVE SESSION UPDATE - GROWTH MANAGEMENT**

This item serves to update the Board of County Commissioners about the bills passed during the 2025 Legislative Session and discuss the potential impacts to the Growth Management Department.

Agenda Item:    25-1015

**Attachments:**    [SB 180 Summary.docx](#)  
[SB 784 Summary.docx](#)  
[SB 954 Summary.docx](#)  
[SB 1080 Summary.docx](#)  
[SB 1730 Summary.docx](#)

**PUBLIC WORKS**

**DEPT-6 REQUEST FOR BOARD ACCEPTANCE OF A PROPOSAL FOR  
RFP2025-3672, FOR SALE AND DEVELOPMENT OF A  
SURPLUS-DESIGNATED COUNTY OWNED PROPERTY, LOCATED ON  
THE NW CORNER OF SW MARTIN HIGHWAY AND SW PALM CITY  
SCHOOL AVENUE**

In accordance with Section 163.380, Florida Statutes, notice is hereby given that the Board is asked to review and accept a proposal for RFP2025-3672, for the sale and development of a County-owned property located in the Old Palm City Community Redevelopment Area (CRA) and to adopt a Budget Resolution to recognize proceeds of the sale pertaining to the property.

Agenda Item: 25-1032

**Attachments:** [Budget Resolution-Palm City Property Sale 07-08-2025.pdf](#)  
[RFP2025-3672 OldPalmCityCountyProperty Re-bid FINAL WEExhibits pdf.pdf](#)  
[Medalist Reduced.pdf](#)  
[WD 3404-2636.pdf](#)  
[Affidavit of Publication 0404 105.88.pdf](#)  
[DRAFT Contract - Palm City Property RFP \(1\).pdf](#)

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

**ADJOURN**

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