



BOARD OF COUNTY COMMISSIONERS

FINAL AGENDA

8/25/26 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

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*

PRESETS

9:05 AM - Public Comment

9:30 AM - 4-H Presentation (R&P-1)

5:05 PM - Public Comment

CALL TO ORDER

Invocation ~ Pastor Steve Bray, The Grace Place Church

Pledge of Allegiance ~ Michael Drost, U.S. Marine and Veterans Services
Manager

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 Constitution Week and Big
Brothers Big Sisters in Martin County, Florida.

Agenda Item: 26-1009

PROC-2 PRESENT A CERTIFICATE OF RECOGNITION TO JOSIAH BAUR

The Board wishes to recognize Josiah Baur for his bravery and selfless actions.

Agenda Item: 26-0120

Additional Item (26-0120)

PROC-3 PRESENT A PLAQUE OF RECOGNITION AND APPRECIATION TO DONALD ADAMSON UPON THE OCCASION OF HIS RETIREMENT FROM SERVICE WITH THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS

Donald Adamson has been a Martin County employee for 40 years. Donald has been a cornerstone of every service area and crew with which he has worked. He has been quietly shaping and caring for the various parks, facilities, and recreational areas our community enjoys today. No matter if it was blazing hot or freezing cold, Donald greets each day with a smile and each task with positivity.

Agenda Item: 26-1105

Additional Item (26-1105)

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: 26-0797

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 July 27 and August 9, 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: 26-0802

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: 26-0806

CNST-4 ADOPT A PROCLAMATION DECLARING HUNGER ACTION MONTH IN MARTIN COUNTY, FLORIDA

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

Agenda Item: 26-1069

Attachments: [Hunger Action Month](#)

CNST-5 APPROVAL OF LOCAL HOUSING ASSISTANCE PLANS (LHAP) FY 2023-2026 & 2026-2029

Florida Senate Bill 594 was recently passed by the Florida Legislature and requires the County to add additional provisions to the 2026-2029 LHAP, which governs Martin County's State Housing Initiative Partnership Program (SHIP) programming and expenditures. Additionally, small technical revisions were made to the 2023-2026 LHAP to maintain a level of consistency between the two LHAP documents. The 2023-2026 and 2026-2029 LHAPs were updated by staff and reviewed and tentatively approved by Florida Housing Finance Corporation (FHFC). Upon approval from the Board, the 2023-2026 and 2026-2029 LHAPs will be submitted to FHFC for final approval.

Agenda Item: 26-1054

Attachments: [Martin LHAP 2023-2026 Revised - 8.25.26.pdf](#)
[23-26 exhibit a.pdf](#)
[23-26 exhibit b.pdf](#)
[23-26 exhibit c.pdf](#)
[23-26 exhibit d.pdf](#)
[23-26 exhibit e - Resolution.pdf](#)
[Martin LHAP 2026-2029 Revised - 8.25.26.pdf](#)
[26-29-exhibit-a.pdf](#)
[26-29-exhibit-b.pdf](#)
[26-29-exhibit-c.pdf](#)
[26-29-exhibit-d.pdf](#)
[26-29-exhibit-e - Resolution.pdf](#)

FIRE RESCUE

CNST-6 APPROVAL OF AN INTERLOCAL AGREEMENT BETWEEN MARTIN COUNTY AND THE CITY OF STUART FOR THE USE OF THE STUART EMERGENCY OPERATIONS CENTER AS A BACKUP COUNTY EMERGENCY OPERATIONS CENTER

Previously approved by the Board of County Commissioners, the City of Stuart has agreed to allow Martin County to use its Emergency Operations Center (EOC) if the County's Emergency Operations Center is rendered unusable.

Agenda Item: 26-1074

Attachments: [Back Up EOC Agreement City of Stuart Draft.docx](#)

PARKS AND RECREATION

CNST-7 REQUEST TO APPROVE AN AGREEMENT BETWEEN THE UNIVERSITY OF FLORIDA AND MARTIN COUNTY FOR COOPERATIVE EXTENSIONS SERVICES

This is a request for the Board to approve the Agreement between the University of Florida (University), through its Cooperative Extension Service (Extension Service) and Martin County (County), which Agreement establishes the respective responsibilities of each party and outlines the goals and objectives related to the provision of education programs and outreach to the public in Martin County.

Agenda Item: 26-1096

Attachments: [Martin County Contract FY27 final .docx](#)
[Martin FY27 Exhibit A .pdf](#)

PUBLIC WORKS

CNST-8 APPROVAL OF A SOVEREIGNTY SUBMERGED LANDS LEASE RENEWAL AND MODIFICATION BETWEEN THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, 2 GPS INC. AND MARTIN COUNTY

Request for approval of a Sovereignty Submerged Lands Lease Renewal and Modification between the Board of Trustees of the Internal Improvement Trust Fund (TIITF), 2 GPS, Inc. (2 GPS) and Martin County to (i) change the description of use, (ii) increase the square footage of the leased area and (iii) reflect upland ownership change for the submerged lands structures, including the public boat dockage and boardwalk area in Port Salerno.

Agenda Item: 26-0953

Attachments: [Location Map SSL renewal.pdf](#)
[DEP SSL renewal and modification 430125708 OGC signed .pdf](#)
[SSL Exp 05-25-2024 OR BK 3104 PG 2892.pdf](#)
[Email from DEP-RedSky-2GPS.pdf](#)

CNST-9 APPROVAL OF THE FINAL TRANSFER AND DISPOSITION OF COUNTY SURPLUS PROPERTY LOCATED AT 16870 SW CHARLESTON STREET TO THE VILLAGE OF INDIANTOWN, PURSUANT TO SECTION 125.38, FLORIDA STATUTES

This request is for acceptance of the Vacant Land Contract (Contract) between Martin County and the Village of Indiantown, a Florida municipal corporation, authorizing the final transfer and disposition of a 1.0124-acre County-owned surplus property adjacent to Booker Park in Indiantown. The parcel was declared surplus pursuant to Resolution No. 26-3.14 on March 24, 2026. Approval of a final Contract and County Deed will complete the disposition process.

Agenda Item: 26-1043

Attachments: [Surplus Location Map.pdf](#)
[CONTRACT Conditionally Signed.pdf](#)
[County Deed.docx](#)
[Reso 26-3.14 OR BK 3558 Pg 1060.pdf](#)
[2026-03-24 Action Summary.pdf](#)
[2026-07-23 VILLAGE OF INDIANTOWN Approval.pdf](#)

CNST-10 ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING A WARRANTY DEED ALONG NE INDIAN RIVER DRIVE FROM IM 02 JENSEN RESI LLC, AS A CONDITION OF POST-APPROVAL OF THE FOUR FISH CONDOMINIUM MINOR FINAL SITE PLAN

This is a request for the adoption of a resolution approving and accepting a Warranty Deed for 2,740-square feet of dedicated right-of-way (ROW) along NE Indian River Drive from IM 02 Jensen Resi LLC, a Delaware limited liability company (IM 02), as a condition of post-approval of the Four Fish Condominium Minor Final Site Plan in Jensen Beach.

Agenda Item: 26-1045

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

CNST-11 ADOPTION OF A RESOLUTION ACCEPTING FUTURE ACQUISITIONS OF INDIVIDUALLY OWNED ENVIRONMENTALLY SENSITIVE PARCELS, AND DIRECTION TO PURCHASE PARCELS THROUGH TAX DEED SALES WITHIN THE POINCIANA GARDENS AREA

This request is for the adoption of a Resolution accepting future land acquisitions of individually owned environmentally sensitive lands through tax deed sale within Poinciana Gardens. The funding for these parcels will utilize revenue from the one-half cent (0.5%) Local Governmental Infrastructure Surtax for properties recommended by the Environmental Lands Oversight Committee (ELOC) and approved by the Board of County Commissioners (Board).

Agenda Item: 26-1058

Attachments: [Map.pdf](#)
[Resolution.docx](#)

ADMINISTRATION

CNST-12 ADOPT A PROCLAMATION DECLARING FLORIDA REDEVELOPMENT WEEK IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation declaring Florida Redevelopment Week in Martin County, Florida.

Agenda Item: 26-1102

Attachments: [FL Redevelopment Week](#)

Additional Item (26-1102)

BOARD AND COMMITTEE APPOINTMENTS

B&C-1 VALUE ADJUSTMENT BOARD APPOINTMENT

After solicitation of applicants due to a member's expired term, the Board is asked to appoint one individual to the Value Adjustment Board. This item was continued from the June 23, 2026 meeting.

Agenda Item: 26-0996

Attachments: [Value Adjustment Board.docx](#)
[Establishing Document VAB.pdf](#)
[Information Release VAB.docx](#)
[Resolution VAB.docx](#)
[Hecht Steven.pdf](#)
[Sica Victoria Redacted.pdf](#)
[Voting Sheet VAB.docx](#)

B&C-2 NEIGHBORHOOD ADVISORY COMMITTEE APPOINTMENTS

After solicitation of applicants due to vacancies and terms expiring soon, the Board is asked to make appointments to the Golden Gate, Hobe Sound, Jensen Beach, Port Salerno, and Rio Neighborhood Advisory Committees (NAC).

Agenda Item: 26-0891

Attachments: [Neighborhood Advisory Committees](#)
[Establishing Document CRA NACs](#)
[Information Release NAC](#)
[Resolution NACs](#)
[HS Butler.Susan.pdf](#)
[JB Bertrand.Julia.pdf](#)
[JB Kurkechian.Linda.pdf](#)
[JB Hall.Cindy.pdf](#)
[Rio Schramm.Douglas.pdf](#)
[Rio Kennedy.Richard.pdf](#)
[Voting Sheet - JBNAC](#)

B&C-3 INDUSTRIAL DEVELOPMENT AUTHORITY APPOINTMENTS

After solicitation of applicants due to members' terms expiring soon, the Board is asked to make the necessary appointments to the Industrial Development Authority.

Agenda Item: 26-0890

Attachments: [Industrial Development Authority](#)
[Establishing Document IDA](#)
[Information Release IDA](#)
[Resolution IDA - adjusting to staggered terms](#)
[Britton Don.pdf](#)
[Elfert Jaime.pdf](#)
[Geering R.Randall.pdf](#)
[Gottuso George.pdf](#)
[Williams Shaun.E.pdf](#)
[Voting Sheet IDA](#)

PUBLIC HEARING

PH-1 APPROVAL OF THE STATE HOUSING INITIATIVE PARTNERSHIP PROGRAM (SHIP) 23/24 ANNUAL REPORT AND TRANSMITTAL TO THE STATE

This is a request for review and approval for submittal of the SHIP 2023/2024 annual report. Upon approval, this report will be submitted to the Florida Housing Finance Corporation (FHFC).

Agenda Item: 26-1053

Attachments: [23-24 SHIP Annual Report Certification.pdf](#)
[23-24 SHIP Annual Report - 8.25.26.pdf](#)

DEPARTMENTAL QUASI-JUDICIAL **GROWTH MANAGEMENT**

DPQJ-1 REQUEST FOR APPROVAL OF THE MARTIN COMMERCE PARK PLANNED UNIT DEVELOPMENT (PUD) PLAT INFRASTRUCTURE FINAL SITE PLAN INCLUDING PHASE 1 AND 2 FINAL SITE PLAN (M164-011)

This is a request by Lucido & Associates on behalf of Martin Commerce Park, LLC for approval of the Martin Commerce Park PUD Plat Infrastructure Final Site Plan, including a Phase 1 and 2 final site plan consistent with the Master Site Plan and Phasing Plan. This proposal includes construction of all infrastructure and preserve area requirements for the entire project site, seven buildings totaling approximately 485,084 square feet, and outdoor storage, on an approximate 121.95-acre portion of the 167.18-acre property. Included with this application is a request for a Certificate of Public Facilities Reservation.

Agenda Item: 26-1048

Attachments: [2026 0804 M164-011 Staff Report Final.docx](#)
[2026 0803 M165-011 RESO APPROVE PLAT INFRASTRUCTURE.docx](#)
[2026 0803 M165-011 EXHIBIT A PLAT INFRASTRUCTURE LEGAL DESCRIPTION.docx](#)
[2026 0803 M164-011 EXHIBIT B PLAT INFRASTRUCTURE FSP.pdf](#)
[2026 0803 M165-011 RESO APPROVE PHASE 1&2 FSP](#)
[2026 0803 M165-011 EXHIBIT A LOTS 1 AND 2 LEGAL DESCRIPTION](#)
[2026 0803 M164-011 EXHIBIT B PHASE 1&2 FSP](#)
[2026 0803 M164-011 PHASE 1 AND 2 CO SUB PHASING PLAN](#)
[2026 0803 M164-011 ELEVATIONS](#)
[2026 0803 M164-011 PRELIMINARY PLAT](#)
[2026 0220 M164-010 Approved MSP](#)
[2026 0220 M164-010 Approved Phasing Plan](#)
[2026 0803 M164-011 APPLICATION MATERIALS](#)
[2026 0803 M164-011 INFRASTRUCTURE LANDSCAPE PLAN1](#)
[2026 0803 M164-011 PHASE 1&2 LANDSCAPE PLANS1](#)
[2026 0803 M164-011 PROTECTED TREE MITIGATION1](#)
[2026 0803 M164-011 DISCLOSURE OF INTEREST](#)
[2026 0803 M164-011 SIGN POSTING AFFIDAVIT](#)
[2026 0803 M165-011 RESO DENY SITE PLANS](#)
[Staff Presentation](#)

REQUEST & PRESENTATION

R&P-1 PROTECTING OUR LAND PRESENTATION BY THE 4-H CLUB

The Board is requested to view a video, "Protecting Our Land", by Jack Blackburn, Kayla Glancy, Ian Brissenden, Tucker Hafner, Sawyer Hafner, and Allison Choi. Interviewees are Wes Carlton, Michael Yustin, and Merritt Matheson.

Agenda Item: 26-0981

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: 26-0810

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

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

[1A Boy Scout Island Resilient Florida Resolution Draft.docx](#)

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

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

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

[4A MA-24-95 Charlie Leighton Park Boat Ramp Renovation 1yr Ext Agr.pdf](#)

[5 Item #5 Cover Sheet.docx](#)

[5A Pre-Acceptance Award](#)

[Package 15PBJA-25-GG-03012-JAGX 014504 AW-166 381.pdf](#)

[6 Item #6 Cover Sheet.docx](#)

[6A FY26-27 EMPA AGREEMENT A0731.pdf](#)

[6B Copy of 137124 Budget Resolution EMPA FY27.xlsx](#)

[7 Item #7A Cover Sheet.docx](#)

[7 Item #7B Cover Sheet.docx](#)

[7A Copy of 13301 SHIP Budget Resolution 25-26 Additional.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: 26-0815

No items

LIBRARY

DEPT-3 REQUEST ADOPTION OF THE MARTIN COUNTY LIBRARY SYSTEM 2027-2029 LONG RANGE SERVICES PLAN

The Library's current Long Range Services Plan will expire on September 30, 2026. The new plan was developed to guide Library staff in the operations, events, and services from October 2026 through September 2029.

Agenda Item: 26-0989

Attachments: [2027-2029 Draft Long Range Services Plan](#)
[2024-2026 Primary Messages](#)

PARKS AND RECREATION

DEPT-4 UPDATED PERMITTED SPECIAL EVENT PROCESS, GUIDE, AND REQUEST FORM

The Parks and Recreation Department is updating the Special Event Guide and Special Event Request Form. The updated materials are intended to protect County assets, streamline review and approvals across all involved County departments, and clearly communicate application requirements, review timeframes, operational expectations, and organizer responsibilities.

Agenda Item: 26-1039

Attachments: [Special Event Permit Guide - FINAL 6.24.26.pdf](#)
[2026 PRD Special Event Request Form FINAL.pdf](#)

PUBLIC WORKS

DEPT-5 REQUEST FOR APPROVAL OF THE ENVIRONMENTAL LANDS OVERSIGHT COMMITTEE'S LIST OF RECOMMENDED PROPERTIES FOR POTENTIAL ACQUISITION

In November 2024, the voters of Martin County approved a referendum authorizing the collection of a 0.5% sales tax to fund the acquisition of environmentally sensitive lands. On June 18, 2026, the Environmental Lands Oversight Committee (ELOC), a nine-member Board of County Commissioner (BOCC) appointed citizen advisory board, developed a ranked list and recommended approval of acquisition of eight properties. This item seeks initial BOCC authorization to use sales tax funds for the acquisition of these properties. Before final acquisition, separate BOCC action will be required to complete each acquisition.

Agenda Item: 26-1062

Attachments: [6-18-26 ELOC Meeting Minutes.pdf](#)
[Presentation](#)

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

ADJOURN