



BOARD OF COUNTY COMMISSIONERS

FINAL AGENDA
10/21/25 10:00 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, Acting County Attorney

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

PRESETS

10:05 AM - Public Comment

10:15 AM - Discussion of County Attorney Position (DEPT-3)

5:05 PM - Public Comment

CALL TO ORDER

Invocation - Moment of Silence

Pledge of Allegiance - Deputy Rhyss Heeter, U.S. Army

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 recognizing National Disability Employment Awareness Month and declaring Domestic Violence Awareness Month in Martin County, Florida.

Agenda Item: 26-0096

COMMENTS

Public (10:05 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: 26-0005

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

[RFB2025-3710 AthleticFieldTopdressingMaterials BidTabulation.pdf](#)

Supplemental Memorandum (1 item)

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 September 22 and October 5, 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: 26-0011

Attachments: [Warrant List](#)

CNST-3 BOARD OF COUNTY COMMISSION MINUTES TO BE APPROVED

The Board is asked to approve minutes from the September 23, 2025 regular meeting and the October 3, 2025 joint meeting.

Agenda Item: 26-0194

Attachments: [Sept23.2025 Minutes.pdf](#)
[Oct03.2025 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: 26-0016

CNST-5 ADOPT A PROCLAMATION DECLARING VETERAN'S DAY IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation declaring Veteran's Day in Martin County Florida.

Agenda Item: 26-0002

Attachments: [Veterans Day](#)

CNST-6 REQUEST TO APPROVE THE CONTRACT BETWEEN THE BOARD OF COUNTY COMMISSIONERS AND STATE OF FLORIDA DEPARTMENT OF HEALTH FOR THE OPERATION OF THE COUNTY HEALTH DEPARTMENT CONTRACT YEAR 2025-2026 AND THE ASSOCIATED FEE SCHEDULE

This is a request for the Board to approve the annual contract between the Martin County Board of County Commissioners and State of Florida Department of Health for the operation of the Martin County Health Department Contract Year 2025-2026 and the associated fee schedule. In addition to establishing the fee schedule, this contract ensures coordination between Martin County and the State of Florida for the promotion of the public's health, the control and eradication of preventable diseases and the provision of primary health care for special populations.

Agenda Item: 26-0100

Attachments: [25 26 eh fees current year.rtf](#)
[25 26 NON FP FEES.rtf](#)
[25 26fp FEES.rtf](#)
[2025-26 DOH Resolution.docx](#)
[2025-26 Health Department Contract.pdf](#)

CNST-7 APPROVAL OF THE TREASURE COAST SPORTS COMMISSION CONTRACT FOR FISCAL YEAR 2026

The Treasure Coast Sports Commission, Inc. (TCSC) is the official sports marketing arm for Martin County and their annual contract is being presented to the Board of County Commissioners (BOCC) for consideration. The Tourist Development Council (TDC) reviewed and approved this contract for consideration by the BOCC during their September 17, 2025 TDC meeting.

Agenda Item: 26-0138

Attachments: [FY26 Sports Commission Draft Contract Legal Approved .docx](#)

CNST-8 EMERGENCY MEDICAL SERVICES ADVISORY COUNCIL APPOINTMENT

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

Agenda Item: 26-0158

Attachments: [Emergency Medical Services Advisory Council.docx](#)
[Establishing Document EMSAC.pdf](#)
[Resolution EMSAC.docx](#)
[Ohff Eric.S.pdf](#)

COUNTY ATTORNEY

**CNST-9 ADOPTION OF A RESOLUTION GRANTING THE COUNTY
ADMINISTRATOR AUTHORITY TO DISPOSE OF TANGIBLE PERSONAL
PROPERTY OWNED BY MARTIN COUNTY PURSUANT TO SECTION
274.07, FLORIDA STATUTES**

The Board of County Commissioners (Board) is required by Chapter 274, Florida Statutes, to maintain records on tangible personal property of a non-consumable nature. The Board is being asked to formally memorialize the County Administrator's authority to dispose of tangible personal property pursuant to Section 274.07, Florida Statutes.

Agenda Item: 26-0140

Attachments: [Resolution.docx](#)

**CNST-10 ADOPTION OF A RESOLUTION AMENDING SECTION 17.6,
PUBLIC-PRIVATE PARTNERSHIPS, OF THE PURCHASING MANUAL
AND ADOPTION OF A RESOLUTION AMENDING THE APPLICATION
FEE FOR UNSOLICITED PROPOSALS FOR PUBLIC-PRIVATE
PARTNERSHIPS**

First, the Board is being asked to amend Section 17.6 Public Private Partnerships of the Purchasing Manual due to recent changes to Florida law regarding public-private partnerships. Next, the Board is being asked to amend the application fee structure for unsolicited public-private partnership (P3) proposals.

Agenda Item: 26-0146

Attachments: [2025 Purchasing Manual P3 Update Resolution
09292025.docx](#)
[Resolution to Amend P3 Application Fee Final
09292025.docx](#)
[Resolution 25-1.5 Purchasing Manual Update.pdf](#)
[Resolution 25-1.17 P3 Application Fee.pdf](#)

**CNST-11 APPROVAL OF LEASE AMENDMENT WITH LIBERATOR MEDICAL
SUPPLY, INC. AT MARTIN COUNTY AIRPORT/WITHAM FIELD**

The Board is asked to approve the lease amendment with Liberator Medical Supply, Inc.

Agenda Item: 26-0185

Attachments: [2022 Fully Executed Lease Building 2930.pdf](#)
[Real Estate Lease First Amendment Liberator Medical
Stuart FL \(10-03-2025\).pdf](#)

PUBLIC WORKS

**CNST-12 ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING A
NON-EXCLUSIVE FLOW THROUGH DRAINAGE AND ACCESS
EASEMENT AND APPROVAL OF A PARTIAL RELEASE OF DRAINAGE
EASEMENT FOR STUART AUTO VAULT LLC**

This request seeks the adoption of a Resolution approving and accepting a Non-Exclusive Flow-Through Drainage and Access Easement (Flow Through Easement), along with a Partial Release of Drainage Easement (Partial Release) from Stuart Auto Vault LLC (SAV), a Florida limited liability company. The acceptance of these instruments will relieve the County of any future maintenance responsibilities on the SAV property.

Agenda Item: 26-0091

Attachments: [2025-09-11_112527.pdf](#)
[Draft Reso.docx](#)
[Executed Flow through Easment.pdf](#)
[9380 ORB 1471 PG 1706 DE SS](#)
[Partial Release.pdf](#)
[9380 ORB 723 PG 1774 DE SS](#)
[Drainage Easement 723-1774.pdf](#)
[1471-1711 REC DE.pdf](#)
[1471-1706 REC DE.pdf](#)

**CNST-13 ADOPTION OF RESOLUTIONS REGARDING UTILITY EASEMENTS
FROM WAL-MART STORES EAST, LP FOR WATER AND
SEWER-RELATED SERVICES ON THE PROPERTY LOCATED AT THE
NORTHEAST CORNER OF US HIGHWAY 1 AND SE MARKET PLACE IN
STUART**

This is a request for the adoption of two Resolutions: one approving and accepting two Second Corrective Utility Easements correcting scrivener's errors and legal descriptions on the previously approved Corrective Utility Easements, and the other approving and accepting of a new Utility Easement from Wal-Mart Stores East, LP (Wal-Mart). Also included is a request for approval of a Partial Release of Utility Easement to allow for continued water and sewer related services on the property located at the Northeast corner of US Highway 1 and SE Market Place in Stuart.

Agenda Item: 26-0122

Attachments: [Location Map Corrective UE.pdf](#)
[Location Map.pdf](#)
[Draft Resolution Corrective UE.docx](#)
[Draft Partial UE Release.docx](#)
[Resolution.pdf](#)
[Signed UE.pdf](#)
[Signed 2nd Corr UE 1.pdf](#)
[Signed 2nd Corr UE 2.pdf](#)
[2004 UE \(1951-1474\), CUE \(2236-2452\) and Reso 07-3.6.pdf](#)
[2005 UE \(2027-1747\), 2007 CUE \(2236-2448\) and 2007 reso 07-3.6 \(2236-2443\).pdf](#)

CNST-14 ADOPT A RESOLUTION TO AUTHORIZE EXECUTION OF A MAINTENANCE MEMORANDUM OF AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR A MULTI-USE TRAIL ALONG SR-5 (US-1/SE FEDERAL HIGHWAY) IN HOBE SOUND

The Board is asked to authorize the County Administrator to execute a Maintenance Memorandum of Agreement for a proposed Multi-Use Trail along SR 5 (US-1/SE Federal Highway) in Hobe Sound.

Agenda Item: 26-0121

Attachments: [Resolution Authorizing County Admin.docx](#)
[2025-10-07 MMOA 448447-2 443505-1 MULTI-USE TRAIL SR 5 MARTIN COUNTY.pdf](#)

UTILITIES AND SOLID WASTE

CNST-15 INITIAL ASSESSMENT RESOLUTION FOR THE CORAL GARDENS WASTEWATER MUNICIPAL SERVICE BENEFIT UNIT

Board action is requested to adopt the initial assessment resolution for the Coral Gardens Wastewater Municipal Service Benefit Unit to allow installation of a vacuum assisted gravity wastewater collection system and associated vacuum pump station.

Agenda Item: 26-0071

Attachments: [Coral Gardens - Initial Assessment Resolution - agenda version.pdf](#)

PUBLIC HEARING

PH-1 PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE AMENDING CHAPTER 83, GENERAL ORDINANCES, MARTIN COUNTY CODE RELATING TO FISH AND WILDLIFE AND THE LAKE OKEECHOBEE FISH AND WILDLIFE ADVISORY COUNCIL

This is a public hearing to consider adoption of an ordinance amending Chapter 83, Fish and Wildlife, General Ordinances, Martin County Code. These revisions are necessary (i) to eliminate inconsistencies and address local government preemptions under Florida Statutes and the Florida Constitution and (ii) to remove any reference to the now defunct

Lake Okeechobee Fish and Wildlife Advisory Council.

Agenda Item: 26-0085

Attachments: [Ordinance - Chapter 83 - Fish and Wildlife FINAL.docx](#)
[MartinCounty_FWC_10032025.pdf](#)

DEPARTMENTAL QUASI-JUDICIAL

GROWTH MANAGEMENT

DPQJ-1 REQUEST FOR APPROVAL OF THE HIGHPOINTE PLANNED UNIT DEVELOPMENT PHASE 2 REVISED FINAL SITE PLAN (C148-017)

This is a request by Coteleur & Hearing, on behalf of Pulte Home Company LLC, for Revised Final Site Plan approval for Phase 2 of the Highpointe Planned Unit Development (PUD) consistent with the approved Revised Master Site Plan, which added six lots to Phase 2 increasing the total from 190 to 196 lots. The site is located along SW Pratt Whitney Road on the northwest corner of Pratt Whitney and Bulldog Way, within the Secondary Urban Service District, in Stuart. Included in this application is a request for a Certificate of Public Facilities Reservation.

Agenda Item: 26-0099

Attachments: [2025_0909_C148-017_DRT_STAFF_FINAL.docx](#)
[2025_1021_C148-017_RESO_APPROVE.docx](#)
[2025_1021_C148-017_EXHIBIT_A_LEGAL_DESCRIPTION.docx](#)
[2025_1021_C148-017_EXHIBIT_B_PH2_RFSP.pdf](#)
[2025_1021_C148-017_APPLICATION.pdf](#)
[2025_1021_C148-017_DISCLOSURE_OF_INTEREST.pdf](#)
[2025_1021_C148-017_SIGN_POSTING_AFFIDAVIT.pdf](#)
[2025_1021_C148-017_RESO_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: 26-0021

Attachments: [SUPP MEMO \(4 items\)](#)
 [1 Item #1 Cover Sheet.docx](#)
 [1A 450823-1 Washington Street DRAFT LAP Agreement.pdf](#)
 [1B Accept Resolution 2025-XXXX 450823.docx](#)
 [1C Budget Resolution 128008.xlsx](#)
 [2 Item #2 Cover Sheet.docx](#)
 [2A Resolution Approving Amendment 1 to SRF Loan Agreement WW430280\(905624.2\).docx](#)
 [2B Amendment 1.pdf](#)
 [2C Budget Resolution.pdf](#)
 [3 Item #3 Cover Sheet.docx](#)
 [3A SUA 449640 Grant Agreement.pdf](#)
 [3B 13694 Budget Reso Replace PAPIs 12-30.xlsx](#)
 [4 Item #4 Cover Sheet.docx](#)
 [4A ANNUAL CERTIFIED BUDGET FOR ARTHROPOD CONTROL.pdf](#)
 [4B UPDATED DETAILED WORK PLAN BUDGET 2026.pdf](#)

Supplemental Memorandum (4 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: 26-0027

No items

DEPT-3 DISCUSSION OF RECRUITMENT FOR COUNTY ATTORNEY POSITION

Following the retirement of County Attorney Sarah Woods in July 2025, the Board appointed Elysse Elder as Interim County Attorney to maintain continuity of legal services. An in-house recruitment process was conducted from May 30 through July 1, 2025, with applications reviewed and interviews held by a selection committee of County leaders and legal professionals. After careful evaluation, the committee unanimously recommends the appointment of Elysse Elder as County Attorney.

Agenda Item: 26-0108

Attachments: [Letter of Recommendation \(1\).pdf](#)
 [Letter of Recommendation \(2\).pdf](#)
 [Resume1 \(1\).pdf](#)
 [Elder Elysse Application.pdf](#)
 [Document1.pdf](#)

DEPT-4 SOLICITATION FOR PUBLIC-PRIVATE PARTNERSHIP (P3) FOR A PUBLIC FACILITY

This request is for the Board to consider approval of a solicitation for Public-Private Partnership (P3) proposals related to the construction and financing of a County facility that will be used as either additional space needed for a Constitutional Office or as a backup dispatch center. An employee wellness clinic and potentially additional medical offices will also be included in the project. A P3 solicitation would allow the County to evaluate private sector opportunities to deliver the project in a cost-effective and timely manner while utilizing County-owned property.

Agenda Item: 26-0101

Attachments: [P3 Resolution.docx](#)

DEPT-5 CONSIDERATION TO ADOPT AN OFFICIAL MARTIN COUNTY FLAG II

The Board of County Commissioners is being asked to adopt an official Martin County flag, approve a budget to support its display and implementation, and acknowledge that the flag will be in the public domain and not subject to copyright restrictions.

Agenda Item: 26-0131

Attachments: [MC FLAG Options.pdf](#)

BUILDING

DEPT-6 REQUEST APPROVAL OF SERVICES AGREEMENT WITH PROPLOGIX, LLC, D/B/A ORANGE DATA SYSTEMS AND ADOPT A RESOLUTION ESTABLISHING A FEE SCHEDULE

Request approval of a Services Agreement between Martin County and PropLogix, LLC d/b/a Orange Data Systems (ODS) to provide Record Searches and adoption of a Resolution adjusting fees

Agenda Item: 26-0119

Attachments: [Orange Data Systems Contract PLX redline 09.09.2025 - Final.pdf](#)
[Resolution Establishing Fee Schedule with Exhibit A 2025.pdf](#)

GENERAL SERVICES

DEPT-7 PERMISSION TO USE CONSTRUCTION MANAGEMENT AT RISK (CMAR) DELIVERY METHOD FOR THE HOBE SOUND BEACH OCEAN RESCUE BUILDING

The General Services Department is requesting permission to use the Construction Management at Risk (CMAR) delivery method for the Hobe Sound Beach Ocean Rescue Building.

Agenda Item: 26-0115

Attachments: [Hobe Sound Beach Ocean Rescue CIP Sheet \(9035A\)](#)
[MC Hobe Sound Beach Ocean Rescue Accepted Option.pdf](#)

DEPT-8 PERMISSION TO USE CONSTRUCTION MANAGEMENT AT RISK (CMAR) DELIVERY METHOD FOR THE MARTIN COUNTY SHERIFF'S OFFICE FIREARMS TRAINING FACILITY

The General Services Department is requesting permission to use the Construction Management at

Risk (CMAR) delivery method for the Martin County Sheriff's Office Firearms Training Facility.

Agenda Item: 26-0116

Attachments: [MCSO Firearms Training Facility CIP Sheet.pdf](#)

DEPT-9

**PERMISSION TO USE CONSTRUCTION MANAGEMENT AT RISK (CMAR)
DELIVERY METHOD FOR THE SUPERVISOR OF ELECTIONS
EXPANSION**

The General Services Department is requesting permission to use the Construction Management at Risk (CMAR) delivery method for the Supervisor of Elections Expansion project.

Agenda Item: 26-0117

Attachments: [Supervisor of Elections Building Expansion CIP Sheet.pdf](#)

PUBLIC WORKS

DEPT-10

**ENVIRONMENTAL LANDS ACQUISITION PROGRAM: APPROVAL OF
PROPERTIES RECOMMENDED BY THE ENVIRONMENTAL LANDS
OVERSIGHT COMMITTEE (ELOC) AS 2024 SALES TAX PROGRAM
ACQUISITIONS**

In November 2024, voters of Martin County approved a referendum authorizing the collection of a 0.5% sales tax to fund acquisition of environmentally sensitive lands. On September 5, 2025, the Environmental Lands Oversight Committee (ELOC), a nine-member BOCC-appointed citizen advisory group, developed a ranked list and recommended approval to acquire 16 properties. This item seeks initial authorization to use sales tax funds for the acquisition of these properties. Three of the properties would be for the acquisition of conservation easements. Before final acquisition, separate Board action will be required to complete these acquisitions.

Agenda Item: 26-0124

Attachments: [Presentation](#)

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

ADJOURN

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