



BOARD OF COUNTY COMMISSIONERS

DRAFT AGENDA

3/10/26 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 ~ Pastor Jim Harp, Stuart Alliance Church

Pledge of Allegiance ~ Sherilyn Scraders, U.S. Army Veteran & Human and Veterans Services Coordinator

APPROVAL OF AGENDA

Additional Items

Approval of Agenda

PROCLAMATIONS AND SPECIAL PRESENTATIONS

PROC-1 EMPLOYEE RECOGNITION - SPOT ON PEER-TO-PEER RECOGNITION AND SAFETY ON THE SPOT

The County Administrator would like to recognize two employees as part of our Employee Recognition Program. The program has two components SpotOn and Safety on the Spot. SpotOn peer-to-peer allows employees to nominate their peers who have gone above and beyond doing their job and demonstrate exceptional performance. The Safety on the Spot program provides an opportunity for employees to regularly be spotted demonstrating

excellence in safety-conscious behaviors.

Agenda Item: 26-0629

**PROC-2 PRESENT PROCLAMATIONS PREVIOUSLY APPROVED VIA THE
CONSENT AGENDA**

The Chair will present proclamations declaring March 2026 as Irish American Heritage Month, designating March 9-15 as Flood Awareness Week, and declaring Surveyors and Mappers Week in Martin County, Florida.

Agenda Item: 26-0510

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: 26-0319

**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 February 9 and 22, 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: 26-0325

Attachments: [Warrant List](#)

CNST-3 BOARD OF COUNTY COMMISSION MINUTES TO BE APPROVED

The Board is asked to approve minutes from the February 10, 2026 regular meeting.

Agenda Item: 26-0641

Attachments: [Feb10.2026 BCC Minutes.pdf](#)

CNST-4 ADOPT A PROCLAMATION RECOGNIZING AMERICAN RED CROSS MONTH IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation recognizing American Red Cross Month in Martin County, Florida.

Agenda Item: 26-0635

Attachments: [American Red Cross Month](#)

PUBLIC WORKS

CNST-5 ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING A WARRANTY DEED FOR RIGHT-OF-WAY DEDICATION, FROM FAZLUL AHMED AND ZARNA AHMED, AS A CONDITION OF APPROVAL OF THE SW 96TH STREET CONVENIENCE STORE MINOR FINAL SITE PLAN

This is a request for the adoption of a resolution approving and accepting a Warranty Deed from Fazlul Ahmed and Zarna Ahmed, husband and wife (Ahmed), for 2,133 square feet fronting SW 96th Street in Stuart for dedicated right-of-way (ROW) as a condition of approval of the SW 96th Street Convenience Store Minor Final Site Plan.

Agenda Item: 26-0535

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

CNST-6 ADOPTION OF A RESOLUTION ACCEPTING AND APPROVING THE PARTIAL RELEASE OF A NON-EXCLUSIVE WATER AND SEWER EASEMENT BETWEEN THE CITY OF STUART AND MARTIN COUNTY AT THE MARTIN COUNTY AIRPORT

This is a request for the adoption of a resolution approving and accepting a Partial Release of Non-Exclusive Water and Sewer Easement from the City of Stuart, releasing a portion of an existing Non-Exclusive Water and Sewer Easement dated September 25, 2012, recorded in OR Book 2664, Page 1888, of the Public Records of Martin County, Florida ("2012 Utility Easement"). It has been determined a portion of the 2012 Utility Easement is no longer needed and can be released.

Agenda Item: 26-0540

Attachments: [Location Map Partial Rel. UE at Airport.pdf](#)
[Resolution accept City of Stuart Partial Release UE.pdf](#)
[Partial Release UE signed by City of Stuart.pdf](#)
[City of Stuart Res 08-2026.pdf](#)
[2012 Easement \(9-25-2012\) OR BK 2664 PG 1888.pdf](#)
[2025-09-09 CNST-10 Action Summary 4178.pdf](#)
[\(2025\)Utility Easement Agreement OR BK 3523 PG 990.pdf](#)

BOARD AND COMMITTEE APPOINTMENTS

B&C-1 AFFORDABLE HOUSING ADVISORY COMMITTEE APPOINTMENTS

After solicitation of applicants due to members' terms expiring, the Board is asked to make the necessary appointments to the Affordable Housing Advisory Committee.

Agenda Item: 26-0357

Attachments: [Affordable Housing Advisory Committee.docx](#)
[Establishing Document AHAC.pdf](#)
[Information Release AHAC.docx](#)
[Resolution AHAC](#)
[Advocate for Low-Income Blount Nick.pdf](#)
[Advocate for Low-Income Schilling Lucille.pdf](#)
[Labor Engaged DAngelo Justin.pdf](#)
[Citizen Marchesani Mark.pdf](#)
[Citizen Micciche Kylie.pdf](#)
[Citizen Polikandriotis John.pdf](#)
[Voting Sheet AHAC](#)

PUBLIC HEARING

PH-1

PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE AMENDING DIVISIONS 1 & 5, ARTICLE 12, COMMUNITY REDEVELOPMENT CODE, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE, REGARDING RECREATIONAL VEHICLE PARKS IN THE HOBE SOUND COMMUNITY REDEVELOPMENT AREA

This is a request by Floridays Mobile Park, LLC, to amend Division 1, Uniform Redevelopment Standards, and Division 5, Hobe Sound, Article 12, Community Redevelopment Code, Land Development Regulations, Martin County Code (LDR), to modify the recreational vehicle (RV) park standards specific to the Hobe Sound Community Redevelopment Area (CRA).

Agenda Item: 26-0620

Attachments: [2026 0211 LDR 25-02 Staff Report Final.pdf](#)
[2026 0219 LDR 25-02 Draft Ordinance.pdf](#)
[2026 0219 LDR 25-02 Application Materials.pdf](#)
[Disclosure.pdf](#)
[2026 0220 LDR 25-02 LAD TS.PDF](#)
[Staff Presentation.pptx](#)

PUBLIC HEARING QUASI-JUDICIAL

PHQJ-1

PUBLIC HEARING TO REQUEST APPROVAL OF THE SIXTH AMENDMENT TO THE ISLAND CROSSINGS COMMERCIAL PLANNED UNIT DEVELOPMENT (PUD) ZONING AGREEMENT (R059-011) INCLUDING A REVISED MASTER SITE PLAN AND OUTPARCEL "A" FINAL SITE PLAN

This is a request by McCarty & Associates Land Planning & Design on behalf of Buhl Land South LLC for approval of the Sixth Amendment to the Island Crossings Commercial PUD Agreement, including a revised master site plan and final site plan for Outparcel "A". The proposed development of Outparcel "A" consists of a two-story, 99,922 square-foot

residential storage facility and associated infrastructure. Outparcel "A" consists of approximately 6.83 acres located at 11850 SE Federal Highway, Hobe Sound. Included is a request for a Certificate of Public Facilities Reservation.

Agenda Item: 26-0619

Attachments: [2026 0218 R059-011 Staff Report Final.docx](#)
[2026 0310 R059-011 Proposed Sixth PUD Amendment.docx](#)
[2026 0224 R059-011 Exhibit D Revised Master Site Plan.pdf](#)
[2026 0310 R059-011 Resolution to Approve.docx](#)
[2026 0211 R059-011 Exhibit A Legal Description.docx](#)
[2026 0211 R059-011 Exhibit B Final Site Plan.pdf](#)
[2026 0211 R059-011 Application Materials.pdf](#)
[2026 0211 R059-011 No Objection Letters.pdf](#)
[2026 0211 R059-011 Landscape Plan.pdf](#)
[2026 0211 R059-011 Architectural Plan.pdf](#)
[2026 0211 R059-011 Disclosure of Interest.pdf](#)
[2026 0219 R059-011 LAD TS.PDF](#)
[2026 0212 R059-011 Sample Letter to Surrounding Owners.pdf](#)
[2026 0211 R059-011 Surrounding Owners Certification.pdf](#)
[2024 0531 R059-011 Sign Posting Affidavit.pdf](#)
[2026 0310 R059-011 Resolution to Deny.docx](#)
[Staff Presentation.pptx](#)

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: 26-0335

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: 26-0340

DEPT-3 DISCUSS 2026 PRIORITIES OF THE BOARD OF COUNTY COMMISSIONERS

The County Administrator has asked the Board of County Commissioners to submit their priorities lists for discussion during the regular meeting scheduled for March 10, 2026.

Agenda Item: 26-0627

DEPT-4 APPROVE FACILITY USE AGREEMENT FOR UPLAND SINGLE OCCUPANCY RESTROOM BETWEEN MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS AND PORT SALERNO COMMERCIAL FISHING DOCK AUTHORITY

This agenda item seeks Board of County Commissioner's approval to enter into a Facility Use Agreement between the County and the Port Salerno Commercial Fishing Dock Authority. The purpose of the agreement is to allow the Dock Authority to utilize a designated one-room restroom in the upland facilities building, and the agreement sets forth the duties, responsibilities, and rights of termination.

Agenda Item: 26-0611

Attachments: [Use Agreement with Dock Authority Partially signed.pdf](#)

PUBLIC WORKS

DEPT-5 ADOPT A RESOLUTION APPROVING THE ACQUISITION OF 94 PARCELS LOCATED IN POINCIANA GARDENS FOR ENVIRONMENTAL PURPOSES, 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 94 parcels, located within Poinciana Gardens, with 37 parcels owned by PC Realty Ventures, LLC, a Florida limited liability company (10.089 acres) and 57 parcels owned by Luna Blu, Inc., a Florida profit corporation f/k/a Ken Marlin Stuart, Inc. (21.189 acres). These environmentally sensitive parcels are being acquired by the County with proceeds from the one-half cent sales surtax.

Agenda Item: 26-0550

Attachments: [LOCATION MAP.pdf](#)
[LOCATION MAP PC Realty Ventures.pdf](#)
[Signed Conditional Contract-Poinciana Gardens PC Realty.pdf](#)
[Signed Contract - Poinciana Gardens Luna Blu_000488.pdf](#)
[Resolution.pdf](#)
[25-2.14 Establish ELOC.pdf](#)
[Reso No 25-3.4.pdf](#)
[NO CONFLICT and BENEFICIAL INTEREST PC REALTY.pdf](#)
[NO CONFLICT and BENEFICIAL INTEREST-LUNA BLU.pdf](#)
[Poinciana Gardens Nomination Form.pdf](#)

DEPT-6 ADOPT A RESOLUTION APPROVING THE ACQUISITION OF TWO PARCELS OF ENVIRONMENTALLY SENSITIVE LAND LOCATED IN POINCIANA GARDENS, AS RECOMMENDED BY THE ENVIRONMENTAL LANDS OVERSIGHT COMMITTEE (ELOC) AND APPROVED BY THE BOARD

This is a request for adoption of a resolution approving the acquisition of two parcels located within Poinciana Gardens in Hobe Sound. The subject parcels consist of .532 acres and are owned by Leonor S. Sardinha. The acquisition will be funded through the voter approved ½ cent Sales Tax Referendum.

Agenda Item: 26-0562

Attachments: [Location Map.pdf](#)
[Resolution.docx](#)
[Fully Executed Conditional Contract.pdf](#)
[Poinciana Gardens Lot 6 and Lot 23.pdf](#)
[Affidaviit of No Conflict Executed.pdf](#)

DEPT-7 ADOPT A RESOLUTION APPROVING THE ACQUISITION OF A 315-ACRE PARCEL LOCATED BETWEEN PRATT WHITNEY ROAD AND SW TRAILSIDE PATH FOR ENVIRONMENTAL PURPOSES, AS RECOMMENDED BY THE ENVIRONMENTAL LANDS OVERSIGHT COMMITTEE AND APPROVED BY THE BOARD

This is a request for the adoption of a resolution approving and accepting the acquisition of a 315-acre parcel, located west of SW Pratt Whitney Road and east of SW Trailside Path in Stuart (Elise J. Parcel), from Elise J. LLC, a Florida limited liability company. This environmentally sensitive parcel is being acquired by the County with proceeds from the one-half cent sales surtax.

Agenda Item: 26-0626

Attachments: [Slide](#)
[Property Info](#)
[Conditionally Signed Contract](#)
[Resolution](#)
[No Conflict-Beneficial Interest](#)
[Deed](#)
[Elise J Nomination Form](#)
[Warranty Deed ELOC.ADA](#)

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

ADJOURN