



BOARD OF COUNTY COMMISSIONERS

FINAL AGENDA

8/26/25 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, Acting 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 ~ Sgt. Joe Angelico, United States Air Force

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 The Faith Foundation Day and recognizing National Financial Awareness Day in Martin County, Florida.

Agenda Item: 25-1190

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: 25-0674

Attachments: [8-26-2025 SupplementalMemo CNST-1.docx](#)
[RFB2025-3693 HalpatiokeeParkRoadwayParkingLotResurfacing BidTabulation.pdf](#)
[RFB2025-3693 HalpatiokeeParkRoadwayParkingLotResurfacing CIP.pdf](#)
[PublicSafetyDispatchEquipReplacement CIP.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 July 28 and August 10, 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: 25-0678

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: 25-0679

CNST-4 BOARD OF COUNTY COMMISSION MINUTES TO BE APPROVED

The Board is asked to approve minutes from the August 12, 2025 regular meeting.

Agenda Item: 25-1154

Attachments: [Aug12.2025 Minutes.pdf](#)

CNST-5 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: 25-1155

Attachments: [Hunger Action Month](#)

FIRE RESCUE

CNST-6 REQUEST FOR APPROVAL OF FIRST AMENDMENT TO AGREEMENT BETWEEN MARTIN COUNTY AND MARTIN COUNTY FIREFIGHTERS ASSOCIATION LOCAL 2959, IAFF

The County and Union entered into Collective Bargaining Agreement effective October 1, 2023, through September 30, 2026. Article 28 of the agreement provides guidelines for specialty teams that provide emergency response for unique and specialize incidents. The County and the Union desire to pilot two additional specialty teams to evaluate the viability and the need for such teams

Agenda Item: 25-1222

Attachments: [IAFF Amendment.pdf](#)

GROWTH MANAGEMENT

CNST-7 A REQUEST TO INITIATE AMENDMENTS TO THE COMPREHENSIVE GROWTH MANAGEMENT PLAN AND LAND DEVELOPMENT REGULATIONS OF MARTIN COUNTY REGARDING ACCESSORY DWELLING UNITS TO PROVIDE MORE OPTIONS OF AFFORDABLE HOUSING

This is a request to initiate amendments to the Comprehensive Growth Management Plan (CGMP) and the Land Development Regulations (LDR) for Accessory Dwelling Units (ADUs) as directed by the Board of County Commissioners (BCC).

Agenda Item: 25-1187

Attachments: [2025_0826_DRAFT_Reso_to_Initiate_ADU_Amendments.docx](#)
[BOCC Action Summary \(pg 8\) DEPT-3 Affordable Housing Update.pdf](#)

PUBLIC WORKS

CNST-8 REQUEST FOR AUTHORIZATION TO EXECUTE A TRI-PARTY AGREEMENT WITH THE UNITED STATES ARMY CORPS OF ENGINEERS, THE BUREAU OF OCEAN ENERGY MANAGEMENT AND MARTIN COUNTY FOR THE HUTCHINSON ISLAND SHORE PROTECTION PROJECT

The Board is requested to review and approve an agreement with the US Army Corps of Engineers and the Bureau of Ocean Energy Management for use of offshore sand resources for the upcoming Hutchinson Island Shore Protection Project.

Agenda Item: 25-1191

Attachments: [BOEM OCS-A 05XX Martin County Coastal Storm Risk Management Project Applicants Clean.pdf](#)

CNST-9 MEMORANDUM OF AGREEMENT WITH THE TOWN OF JUPITER ISLAND FOR SAND BYPASSING

The Memorandum of Agreement provides an opportunity for Martin County and the Town of Jupiter Island to partner in a sand placement project. The Town administered the entire project which consists of a storm damage recovery component and a sand bypass component. Martin County will provide the funding for the sand bypass component, in compliance with the St. Lucie Inlet Management Plan.

Agenda Item: 25-1211

Attachments: [2025 TJI Sand Bypass MOU.pdf](#)

CNST-10 ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING A LEASE BETWEEN MARTIN COUNTY AND FLORIDA COMMUNITY HEALTH CENTERS, INC. TO PROVIDE HEALTH SERVICES TO THE PUBLIC AT THE MARTIN COUNTY HEALTH DEPARTMENT

Request that the Board adopt a Resolution approving and accepting a new lease with Florida Community Health Centers, Inc. (FCHC), to provide, adult primary care, immunizations, lab testing, maternity care services, pediatrics, dental services, and vaccinations at the Martin County Health Department (Health Department) located on Willoughby Boulevard in Stuart.

Agenda Item: 25-1216

Attachments: [Reso](#)
[Partially Signed Lease.pdf](#)
[Untitled Extract Pages](#)

BOARD AND COMMITTEE APPOINTMENTS

B&C-1 AIRPORT NOISE ADVISORY COMMITTEE APPOINTMENTS

The Board is asked to make the necessary appointments to the Airport Noise Advisory Committee.

Agenda Item: 25-0318

Attachments: [Airport Noise Advisory Committee](#)
[Establishing Documents ANAC](#)
[Information Release ANAC](#)
[Resolution ANAC](#)
[2miles Cocoves Anita.pdf](#)
[Cocoves Map.png](#)
[2miles Ouillette Christina.pdf](#)
[Ouilletette Map.png](#)
[Voting Sheet ANAC](#)

PUBLIC HEARING

PH-1 PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE AMENDING THE LAND DEVELOPMENT REGULATIONS REGARDING PLATS

The Board of County Commissioners is asked to consider adopting an ordinance to

amend Article 4, Site Development Standards; Division 21, Subdivision Regulations and Article 10, Development Review Procedures, Land Development Regulations, Martin County Code. The amendments, regarding plats, are proposed for clarification and consistency with Chapter 177, Florida Statutes.

Agenda Item: 25-1221

Attachments: [Proposed Ordinance - Art 4 Div 21 & Art 10.docx](#)
[Ad Plats 08112025.pdf](#)

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: 25-0682

Attachments:

[DEPT-1 SuppMemoOMBItems.docx](#)
[1 Item #1 Cover Sheet.docx](#)
[1A Authorizing Agent Approval Form.pdf](#)
[1B Maintenance Agreement \(003\).pdf](#)
[2 Item #2 Cover Sheet.docx](#)
[2A SLI LGFR resolution FY26-27.pdf](#)
[3 Item #3 Cover Sheet.docx](#)
[3A BTB SFP BECAP Resolution FY26-27.pdf](#)
[4 Item #4 Cover Sheet.docx](#)
[4A MacDune LGFR resolution FY26-27 .pdf](#)
[5 Item #5 Cover Sheet.docx](#)
[5A HISPP LGFR resolution FY26-27 .pdf](#)
[6 Item #6 Cover Sheet.docx](#)
[7 Item #7 Cover Sheet.docx](#)
[8 Item #8 Cover Sheet.docx](#)
[8A FY26 Block Grant.pdf](#)
[8B Resolution to Execute.docx](#)
[8C Budget Resolution 133612-FY26 PTBG.xlsx](#)
[9 Item #9 Cover Sheet.docx](#)
[9A 24MI2 A2 - Martin County Shore Protection Project.pdf](#)
[9B Budget Resolution Amend 02 133016.xlsx](#)
[10 Item 10 Cover Sheet.docx](#)
[10A 26MI1 St Lucie IMP Implementation.pdf](#)
[10B Budget Resolution 133020.xlsx](#)
[11 Item #11A Cover Sheet.docx](#)
[11 Item #11B Cover Sheet.docx](#)
[11 Item #11C Cover Sheet.docx](#)
[11 Item #11D Cover Sheet.docx](#)
[11 Item #11E Cover Sheet.docx](#)
[11A Budget Resolution Consv Lands Sales Tax.xlsx](#)
[11B Budget Resolution Health Insurance.xlsx](#)
[11C Budget Resolution Hurricane Nicole Proceeds.xlsx](#)
[11D Budget Resolution Code Compliance Specialist 1111.xlsx](#)
[11E Budget Resolution Fire Impact Fees.xlsx](#)

Supplemental Memorandum (15 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: 25-0691

No Items

COUNTY ATTORNEY

DEPT-3 REQUEST TO APPROVE SCORING CRITERIA AND BEGIN REQUEST FOR PROPOSAL (RFP) FOR OFFICE SPACE AT THE MARTIN COUNTY AIRPORT/WITHAM FIELD

In May 2025, BD Bard Liberator formally communicated its intention to exercise the renewal option for office space the company leases at the Martin County Airport/Witham Field, located at 1823 SE Airport Road, Stuart, Florida. Additionally, BD Bard Liberator has expressed a desire to remove the office building at 1921 SE Airport Rd. from their existing lease. In response, Airport staff recommends initiating a formal Request for Proposal for the 1921 SE Airport Road office space to identify a new tenant who can effectively utilize the area while adhering to all Federal and State obligations pertaining to its use.

Agenda Item: 25-1257

PUBLIC WORKS

DEPT-4 MARTIN COUNTY VULNERABILITY ASSESSMENT

The Vulnerability Assessment evaluates Martin County's critical assets exposure to climate threats such as tidal flooding, storm surge, and rainfall in association with sea level rise per the requirements set forth with the Florida Department of Environmental Protection.

Agenda Item: 25-1201

Attachments: [Presentation.pdf](#)

DEPT-5 ACQUISITION OF BAR-B-RANCH CONSERVATION EASEMENT - ENVIRONMENTAL LANDS ACQUISITION PROGRAM

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 25, 2025, the Environmental Lands Oversight Committee, a nine member BOCC appointed citizen advisory board, met and recommended acquisition of a conservation easement over a portion of the Bar-B-Ranch property. This item seeks initial BOCC authorization to use sales tax funds for the conservation easement. Before final acquisition, separate Board action will be required to approve a funding agreement with the state of Florida.

Agenda Item: 25-1175

Attachments: [Presentation.pdf](#)

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

ADJOURN

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