



BOARD OF COUNTY COMMISSIONERS

ACTION SUMMARY
DECEMBER 9, 2025 ~ 9:00 AM

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

Children from the Gertrude Walden Child Care Center sang!

PRESETS

9:05 AM - Public Comment
10:30 AM - Parks and Recreation Master Plan (DEPT-3)
5:05 PM - Public Comment

CALL TO ORDER AT 9:00 AM

Invocation ~ **Reverend Anil K. Singh**, Trinity United Methodist Church of Jensen Beach
Pledge of Allegiance ~ **Deputy Andrew Ross**, U.S. Army Veteran

APPROVAL OF AGENDA

Additional Items – [The Additional Item of DEPT-4 was added to the Agenda.](#)
Approval of Agenda – [The Agenda was approved.](#)

COMMENTS

Public (9:05 AM) - Please limit comments to three minutes.
Commissioners
County Administrator

CONSENT AGENDA

Approval of Consent Agenda – [The Consent Agenda was approved.](#)

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 – [n/a](#)

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: 26-0009 [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 November 17 and 23, 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: 26-0015

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: 26-0018

CNST-4 BOARDS AND COMMITTEES STATUS REPORT

This quarterly Status Report is provided to keep the Commission apprised of all the current vacancies, expired terms, etc. on their various boards and committees.

Agenda Item: 26-0019

CNST-5 ADOPT A PROCLAMATION CELEBRATING THE LIFE AND LEGACY OF REVEREND DR. MARTIN LUTHER KING, JR.

The Board is asked to adopt a proclamation celebrating the life and legacy of Reverend Dr. Martin Luther King, Jr.

Agenda Item: 26-0311

CNST-6 ART IN PUBLIC PLACES HOBE SOUND LIBRARY MURAL PROJECT RECOMMENDATION

Hobe Sound Library staff and Martin County Art in Public Places (AIPP) staff has been working to create public art for the new outdoor space at the Hobe Sound Library. A Call to Artists for a mural was disseminated to the community and 16 eligible submissions were received. A public meeting was held on December 1, 2025, and using criteria as defined in the Call to Artists, the Public Art Advisory Board (PAAC) is recommending the selected design to the Board of County Commissioners for approval.

Agenda Item: 26-0300 [Supplemental Memorandum](#)

CNST-7 REQUEST FOR APPROVAL OF THE STATE HOUSING INITIATIVE PARTNERSHIP (SHIP) AFFORDABLE HOUSING INCENTIVE STRATEGIES REPORT SUBMITTED AND APPROVED BY THE AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC)

As a recipient of State Housing Initiative Partnership (SHIP) funds, the Affordable Housing Advisory Committee (AHAC) is required to review and submit an inventive strategy report annually. The report was discussed, reviewed, and approved by the AHAC during a public hearing at the committee's November 12, 2025M meeting, which was advertised in the TCPalm newspaper on October 6, 2025. The report includes recommendations as well as comments on the implementation of the housing incentive strategies. These strategies are listed in Florida Statute 420.9076 and required to be submitted and reviewed by Florida Housing Finance Corporation annually.

Agenda Item: 26-0313

INFORMATION TECHNOLOGY

CNST-8 REQUEST APPROVAL OF A CONTRACT WITH MOTOROLA SOLUTIONS FOR ACS

Martin County and St. Lucie County are seeking to partner with Motorola Solutions to provide ACS for First Responders. ACS is a private network connection that isolates and protects sensitive mission-critical communications, along with providing a scalable, managed service that is capable of real-time monitoring and expedited response.

Agenda Item: 26-0308

PARKS AND RECREATION

CNST-9 NAME THE NEW BEACH FRONT CAFÉ AT JENSEN BEACH THE "SEA TURTLE BEACH CAFÉ"

The Parks and Recreation Department is beginning the operations plan for a new beachside café at Jensen Beach which is currently under design and permitting phase. In an effort to promote and market the venue once constructed, the Parks and Recreation Department would like to name the facility the "Sea Turtle Beach Café."

Agenda Item: 26-0280

[RESOLUTION NO. 25-12.9](#)

PUBLIC WORKS

CNST-10 ADOPTION OF A RESOLUTION ACCEPTING AND APPROVING UTILITY EASEMENTS AND/OR SIDEWALK EASEMENTS FROM OWNERS OF APPROXIMATELY 48 PARCELS FOR THE GOMEZ/PETTWAY POTABLE WATER MAINS INSTALLATION PROJECT IN HOBE SOUND

This is a request for the adoption of a Resolution accepting and approving Utility Easements and/or Sidewalk Easements from owners of approximately 48 parcels, west of and along Dixie Highway, to allow for utility related services and equipment for the Gomez/Pettway Potable Water Mains Installation Project in Hobe Sound.

Agenda Item: 26-0282

RESOLUTION NO. 25-12.10

CNST-11 REQUEST THAT MARTIN COUNTY GRANT A UTILITY EASEMENT ON COUNTY-OWNED PROPERTY TO THE CITY OF STUART FOR USE BY THE REACH CENTER AT MARTIN COUNTY AIRPORT, WITHAM FIELD

This is a request for permission to grant a Utility Easement on County-owned property at Martin County Airport, Witham Field, to the City of Stuart to allow for utility related services to the REACH Center located on SE Airport Road, City of Stuart.

Agenda Item: 26-0304

BOARD AND COMMITTEE APPOINTMENTS

B&C-1 COMMUNITY REDEVELOPMENT AGENCY CHAIR AND VICE CHAIR DESIGNATIONS

This is a request for the Board of County Commissioners to designate a Chair and Vice Chair of the Community Redevelopment Agency (CRA).

Agenda Item: 26-0218

ACTION TAKEN: The Board appointed Michael Readling as the CRA Chairman and Cynthia Hall as the CRA Vice Chair.

PUBLIC HEARINGS

PH-1 PUBLIC HEARING AND FINAL ASSESSMENT RESOLUTION FOR THE CORAL GARDENS WASTEWATER MUNICIPAL SERVICE BENEFIT UNIT

Board action is requested to adopt the final 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: 26-0072 Supplemental Memorandum RESOLUTION NO. 25-12.13

ACTION TAKEN: The Board adopted the Final Assessment Resolution to create the Coral Gardens Wastewater Municipal Service Benefit Unit.

PH-2

PUBLIC HEARING TO ADOPT NOTICE OF INTENT RESOLUTION REQUIRED BY SECTION 197.3632, FLORIDA STATUTES FOR SPECIAL ASSESSMENTS

Public hearing to adopt a non-binding resolution declaring the Board's intent to use the uniform method of collection for certain proposed non-ad valorem assessments that may be imposed within certain municipal service benefit units to be established for road paving and ancillary drainage, dredging services, storm water services and facilities, and water and/or wastewater.

Agenda Item: 26-0279

RESOLUTION NO. 25-12.14

ACTION TAKEN: The Board adopted the Resolution of intent to use the uniform method of collection for non-ad valorem assessments for a proposed series of special assessments within certain municipal services benefit units to be established for roads and ancillary drainage, storm water services and facilities, and water and/or wastewater and dredging.

PH-3

ADOPTION OF A RESOLUTION APPROVING THE SURPLUS DISPOSITION OF COUNTY OWNED PROPERTY LOCATED AT THE NORTHWEST CORNER OF SW MARTIN HIGHWAY AND SW PALM CITY SCHOOL AVENUE IN PALM CITY

This is a request for adoption of a resolution approving the surplus disposition of a County owned property at the northwest corner of SW Martin Highway and SW Palm City School Avenue in Palm City.

Agenda Item: 26-0306

RESOLUTION NO. 25-12.15

ACTION TAKEN: The Board adopted a Resolution approving the surplus disposition of the County owned property located at 3500 SW Palm City School Avenue and authorized the County Administrator or designee to execute all documents related to this request including but not limited to a County Deed and closing documents.

PH-4

LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF COMPREHENSIVE PLAN AMENDMENT 25-04, ACCESSORY DWELLING UNITS, A TEXT AMENDMENT

This is a request to consider the transmittal of Comprehensive Plan Amendment (CPA 25-04), Accessory Dwelling Units, to change the text of Chapter 2, Overall Goals and Definitions, and Chapter 4, Future Land Use Element, of the Comprehensive Growth Management Plan (CGMP), Martin County Code, a text amendment initiated by Resolution 25-8.16.

Agenda Item: 26-0094

ACTION TAKEN: The Board approved transmittal of CPA 25-04, Accessory Dwelling Units, to the State Land Planning Agency and other state and regional reviewing agencies.

PUBLIC HEARINGS QUASI-JUDICIAL

PHQJ-1 PUBLIC HEARING TO CONSIDER A REQUEST BY THE PALMS OF HOBE SOUND, LLC TO DESIGNATE A BROWNFIELD AT 9450 SE GOMEZ AVENUE

This is the first public hearing on a request by The Palms of Hobe Sound, LLC to designate the property located at 9450 SE Gomez Avenue ("Property") as the Oasis Site Rehabilitation Area, also known as a brownfield. Section 376.80, Florida Statutes, outlines the brownfield program administration process and affirms that the jurisdictional local government shall adopt a resolution designating the property as a brownfield if the requesting party establishes the necessary criteria set forth in Section 376.80, Florida Statutes. The second public hearing for resolution adoption will be held on January 6, 2026.

Agenda Item: 26-0240

ACTION TAKEN: The Board received and filed the agenda item and all attachments as an exhibit. The second public hearing on the request to designate the property as a brownfield will be held on January 6, 2026 after 5:00 PM.

PHQJ-2 REQUEST FOR REZONING APPROVAL TO PLANNED UNIT DEVELOPMENT (PUD) THROUGH A PUD ZONING AGREEMENT FOR THE MARTIN COMMERCE PARK PROJECT, F.K.A. MARTINGALE ESTATES SUBDIVISION, INCLUDING A MASTER AND PHASING PLAN (M164-010)

This is a request by Lucido & Associates on behalf of Martin Commerce Park, LLC for rezoning approval to Planned Unit Development (PUD) through a PUD Zoning Agreement for the Martin Commerce Park Project, including a Master Site Plan and Phasing Plan. The master site plan includes five phases with a maximum cumulative building square footage of 1,100,000 square feet and includes areas for outdoor storage. The property is approximately 167.18 acres located on the southeast quadrant of Interstate I-95 and SW Martin Highway.

Agenda Item: 26-0232 Supplemental Memorandum RESOLUTION NO. 25-12.12

ACTION TAKEN: The Board received and filed the agenda item and all attachments as an exhibit and adopted the Resolution approving the rezoning from LI, Limited Industrial, District to Planned Unit Development and approved the Martin Commerce Park PUD Zoning Agreement including the Master Site Plan, Phasing Plan, and Amended Preserve Area Management Plan. The updated fire station property legal description was submitted to be included in the PUD.

DEPARTMENTAL QUASI-JUDICIAL

GROWTH MANAGEMENT

DPQJ-1 REQUEST FOR REVISED FINAL SITE PLAN APPROVAL FOR MEADOW RUN AT FOX GROVE SUBDIVISION, F.K.A., FOX GROVE (F084-007)

This is a request by MacKenzie Engineering and Planning Inc., on behalf of Meadow Run Property Owners Association Inc., for approval of a revised final site plan to add a rear entry gate at the cul-de-sac on SW Briarbrook Way for the purpose of accessing SW Leighton Farm Avenue. The property is located east of SW Citrus Boulevard, north of I-95 and west of SW Leighton Farm Avenue at 4350 SW Stoneybrook Way in Palm City. Included with this application is a request for a Certificate of Public Facilities Reservation.

Agenda Item: 26-0231

RESOLUTION NO. 25-12.11

ACTION TAKEN: The Board received and filed the agenda item and all attachments as an exhibit and adopted the Resolution approving the Revised Final Site Plan for the Meadow Run at Fox Grove Subdivision project.

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: 26-0025 **Supplemental Memorandum (4 items)**

ACTION TAKEN:

1. **Permission to Apply for the FY26 Transportation Alternatives Set-Aside Program (TA) through the Florida Department of Transportation (FDOT) for the Palm Lake Park Sidewalk Connectivity Project - The Board authorized the Public Works Department Director or designee to apply for the FDOT – Transportation Set-Aside (TA) grant for the Palm Lake Park Sidewalk Connectivity Project and adopted the Board Resolution. RESOLUTION NO. 25-12.16**
2. **Permission to Apply for the FY2026 Florida Safe Routes to School (SRTS) Infrastructure Grant through the Florida Department of Transportation (FDOT) for the NE Rosetree Drive Sidewalk Project - The Board authorized the Public Works Department Director or designee to apply for the Florida Department of Transportation Florida Safe Routes to School Infrastructure grant for the NE Rosetree Drive Sidewalk Project and adopted the Board Resolution. RESOLUTION NO. 25-12.17**
3. **Permission to Accept the FY 2025-26 State-Funded Emergency Management Accreditation Program (EMAP) Grant - The Board authorized the Chair to execute the EMAP Grant Agreement T0473; authorized the County Administrator or designee to execute any future non-monetary grant related documents upon review and concurrence of the County Attorney's Office; and adopted the Budget Resolution. RESOLUTION NO. 25-12.18**
4. **Permission to Accept the State of Florida Department of Health FY26 Emergency Medical Services (EMS) Trust Fund Grant - The Board approved the Budget Resolution. RESOLUTION NO. 25-12.19**

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: 26-0031 Supplemental Memorandum (1 item)

ACTION TAKEN:

A. CONTRACTS OVER \$1,000,000

1. Coral Gardens Vacuum Sewer System (RFB2025-3698) – The Board awarded the contract to the lowest, responsive, and responsible bidder, Felix Civil Construction, LLC, in the amount of \$14,086,089 and authorized the County Administrator or designee to execute all documents related to this request.

PARKS AND RECREATION

DEPT-3 PARKS AND RECREATION SYSTEM MASTER PLAN

Chapter 7, Recreation Element, of the Martin County Comprehensive Growth Management Plan was last amended on March 25, 2025. It requires updating the Parks and Recreation Master Plan every ten years to maintain an accurate inventory and needs assessment. The Master Plan guides the County's role in meeting current and future recreation facility needs, focusing resources on parks and programs for existing and future residents in line with its goals and objectives.

Agenda Item: 26-0281

10:30 AM PRESET

ACTION TAKEN: The Board adopted the Parks and Recreation Master Plan and directed staff to change the Parks and Recreation Advisory Board meetings from monthly to quarterly.

COUNTY ATTORNEY

DEPT-4 DISCUSSION ON THE STUART WEST PLANNED UNIT DEVELOPMENT

At the December 2, 2025, Board of County Commissioners' meeting, the Board requested an agenda item to discuss the Stuart West Planned Unit Development.

Agenda Item: 26-0374 Additional Item

ACTION TAKEN: The Board took no action.

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

ADJOURNED AT 4:55 PM

The next meeting is January 6, 2026.

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