



BOARD OF COUNTY COMMISSIONERS

FINAL AGENDA

11/4/25 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, County Attorney

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

PRESETS

9:05 AM - Public Comment

10:00 AM - Rio South Dixie - Phase 1 (East) (DPQJ-2)

11:00 AM - Residential Capacity Analysis (DEPT-3)

5:05 PM - Public Comment

CALL TO ORDER

Invocation - Pastor Jim Harp, Stuart Alliance Church

Pledge of Allegiance - Sgt. James Edwards, U.S. Air Force

APPROVAL OF AGENDA

Additional Items

Approval of Agenda

PROCLAMATIONS AND SPECIAL PRESENTATIONS

PROC-1 PRESENTATION OF MARTIN COUNTY FIRE RESCUE'S FEMALE COMBAT CHALLENGE TEAM AWARDED 2025 FIRE DEPARTMENT FEMALE RELAY NATIONAL CHAMPIONS

The Board is asked to hear the presentation of Martin County Fire Rescue's Combat Challenge Team for earning the title of 2025 Fire Department Female Relay National

Champions.

Agenda Item: 26-0193

**PROC-2 PRESENT A PROCLAMATION PREVIOUSLY APPROVED VIA THE
CONSENT AGENDA**

The Chair will present a proclamation declaring Veteran's Day in Martin County, Florida.

Agenda Item: 26-0003

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: 26-0006

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 October 6 and 19, 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: 26-0012

Attachments: [Warrant List](#)

CNST-3 BOARD OF COUNTY COMMISSION MINUTES TO BE APPROVED

The Board is asked to approve minutes from the October 7, 2025 regular meeting.

Agenda Item: 26-0214

Attachments: [Oct07.2025 Minutes.pdf](#)

**CNST-4 ADOPT A PROCLAMATION CONGRATULATING THE RIO CIVIC CLUB
UPON THE OCCASION OF THEIR 75TH ANNIVERSARY IN MARTIN
COUNTY, FLORIDA**

The Board is asked to adopt a proclamation congratulating the Rio Civic Club upon the occasion of their 75th anniversary in Martin County, Florida.

Agenda Item: 26-0125

Attachments: [Rio Civic Club](#)

**CNST-5 ADOPT A PROCLAMATION DECLARING ALZHEIMER'S DISEASE
AWARENESS MONTH IN MARTIN COUNTY, FLORIDA**

The Board is asked to adopt a proclamation declaring Alzheimer's Disease Awareness Month in Martin County, Florida.

Agenda Item: 26-0129

Attachments: [Alzheimer's Awareness](#)

CNST-6 CONSTRUCTION INDUSTRY LICENSING BOARD APPOINTMENTS

After solicitation of applicants due to members' terms expiring, the Board is asked to make the necessary appointments to the Construction Industry Licensing Board.

Agenda Item: 26-0034

Attachments: [Construction Industry Licensing Board.docx](#)
[Establishing Document CILB.pdf](#)
[Information Release CILB](#)
[Resolution CILB.docx](#)
[Consumer Lapierre Nancy.pdf](#)
[HARV Sharkey.Kevin.M.pdf](#)
[Contractor Bowers.Jeff.pdf](#)
[Engineer Clough Gary.R.pdf](#)

CNST-7 TREASURE COAST HEALTH COUNCIL APPOINTMENT

After solicitation of applicants due to a member's term expiring, the Board is asked to make the necessary appointment to the Treasure Coast Health Council.

Agenda Item: 26-0033

Attachments: [Treasure Coast Health Council.docx](#)
[Establishing Document TCHC.pdf](#)
[Information Release TCHC](#)
[White Teena.pdf](#)

PARKS AND RECREATION

**CNST-8 PALM CITY ELEMENTARY SCHOOL RECREATIONAL FACILITIES
INTERLOCAL AGREEMENT BETWEEN MARTIN COUNTY AND THE
SCHOOL BOARD OF MARTIN COUNTY**

This agenda item seeks Board of County Commissioners' consideration and approval to enter into an Interlocal Agreement with the Martin County School Board. The purpose of the agreement is to formalize public access and use of the recreational facilities at Palm City Elementary School. The proposed agreement will clarify roles, responsibilities, and maintenance obligations for both parties, ensuring efficient management and shared

benefits for the community.

Agenda Item: 26-0211

Attachments: [PCE Interlocal School Board with County 2025 .docx](#)
[Termination of 1991 Interlocal Agreement.docx](#)

PUBLIC WORKS

CNST-9 REQUEST APPROVAL OF A FOURTH AMENDMENT TO LEASE AGREEMENT WITH THE FLORIDA OCEANOGRAPHIC SOCIETY, INC., TO INCREASE THE SIZE OF THE LEASED PREMISES FOR ADDITIONAL RESEARCH OPPORTUNITIES

This request is for the approval of a Fourth Amendment to Lease Agreement between Martin County and Florida Oceanographic Society, Inc. ("FOS"), a Florida not for profit corporation, increasing the current footprint of the leasehold interest. The added portion is located to the south of the current lease area and would incorporate the western-most pond on the adjacent parcel, northwest of the Fire Station along NE Ocean Boulevard.

Agenda Item: 26-0204

Attachments: [Fourth Amendment \(CLEAN\).pdf](#)
[Exhibit A - additional property.pdf](#)
[Exhibit B - All property.pdf](#)
[Leases.pdf](#)

BOARD AND COMMITTEE APPOINTMENTS

B&C-1 LIBRARY BOARD OF TRUSTEES APPOINTMENT

After solicitation of applicants due to a member resigning, the Board is asked to make the necessary appointment to the Library Board of Trustees.

Agenda Item: 26-0104

Attachments: [Library Board of Trustees.docx](#)
[Establishing Document LBT.pdf](#)
[Information Release LBT](#)
[Resolution LBT.docx](#)
[Bossinger_Kathleen.pdf](#)
[Brooks_Matthew.pdf](#)
[Gunther_Kathrine.T.pdf](#)
[Johnson_Roxanne.pdf](#)
[Kim_Clara.pdf](#)
[Obenauf_Tyler.James.pdf](#)
[Shermett_Terri.pdf](#)
[Whitbeck_Lieselot.K.pdf](#)
[Voting Sheet](#)

B&C-2 BOARD OF ZONING ADJUSTMENT APPOINTMENTS

After solicitation of applicants due to a vacancy and a term expiring, the Board is asked to appoint a Countywide individual to the Board of Zoning Adjustment and confirm Commissioner Ciampi's representative on the Board of Zoning Adjustment (if available).

Agenda Item: 26-0035

Attachments: [Board of Zoning Adjustment.docx](#)
[Establishing Document BOA.pdf](#)
[Information Release BOA](#)
[Resolution BOA.docx](#)
[Countywide Falco Bradley.M.pdf](#)
[Countywide McHale.Brian.F.pdf](#)
[Voting Sheet](#)

PUBLIC HEARING QUASI-JUDICIAL

PHQJ-1 REQUEST ABANDONMENT OF A PORTION OF PLATTED RIGHT-OF-WAY, LYING WITHIN RIO ST. LUCIE TERRACE

This is a request for the Board to consider the abandonment of a portion of platted right-of-way.

Agenda Item: 26-0192

Attachments: [Location Map.pdf](#)
[Resolution - Draft.docx](#)
[Exhibit A.pdf](#)
[Application for Abandonment Martin County.pdf](#)
[ROW Appraisal.pdf](#)
[11759188.pdf](#)

DEPARTMENTAL QUASI-JUDICIAL

GROWTH MANAGEMENT

DPQJ-1 THREE LAKES GOLF CLUB, LLC REQUESTS REVISED FINAL SITE PLAN APPROVAL FOR PHASE 3 OF THE THREE LAKES GOLF CLUB PLANNED UNIT DEVELOPMENT PROJECT (B115-009)

This is a request by Lucido & Associates on behalf of Three Lakes Golf Club LLC for a Revised Phase 3 Final Site Plan to relocate unbuilt golf cottages and recreational amenities within the phase 3 development area and expand Lake 13 near the east clubhouse parking field. Included with this application is a request for a Certificate of Public Facilities Reservation.

Agenda Item: 26-0145

Attachments: [2025 1010 B115-009 Staff Report Final.docx](#)
 [2025 1010 B115-009 RESO APPROVE.docx](#)
 [2025 1010 B115-009 EXHIBIT A LEGAL](#)
 [DESCRIPTION.docx](#)
 [2025 1010 B115-009 EXHIBIT B PH3 RFSP.pdf](#)
 [2025 1010 B115-009 APPLICATION.pdf](#)
 [2025 1010 B115-009 DISCLOSURE OF INTEREST.pdf](#)
 [2025 1010 B115-009 RESO DENY.docx](#)
 [2025 1010 B115-009 SIGN POSTING AFFIDAVIT.pdf](#)
 [Staff Presentation](#)

**DPQJ-2 RIO SOUTH DIXIE, LLC REQUESTS FINAL SITE PLAN APPROVAL FOR
PHASE 1 (EAST) FOR THE RIO MARINE VILLAGE PROJECT (S241-016)**

This is a request by Cotleur & Hearing on behalf of Rio South Dixie, LLC, for approval of the Rio Marine Village Phase I (East) Major Final Site Plan. The east phase contains two live/work buildings, eight multi-family buildings, one townhome building, and the marina clubhouse and pool. Phase I is generally located south of NE Dixie Highway, north of the St. Lucie River, and east of NE Martin Avenue. Included is a request for a certificate of public facilities reservation.

Agenda Item: 26-0141

Attachments: [2025_0930_S241-016_DRT_STAFF_FINAL.docx](#)
[2025_1004_S241-016_RESO_APPROVED_RMSP.docx](#)
[2025_1004_S241-016_EXHIBIT_A_LEGAL_DESCRIPTION_RMSP.docx](#)
[2025_1004_S241-016_EXHIBIT_B_RMSP.pdf](#)
[2025_1004_S241-016_RESO_APPROVE.docx](#)
[2025_1004_S241-016_EXHIBIT_A_LEGAL_DESCRIPTION.docx](#)
[2025_1004_S241-016_EXHIBIT_B_PH1_FSP.pdf](#)
[Resolution Easement.docx](#)
[Executed Drainage Easement West.pdf](#)
[Executed Public Access Easement.pdf](#)
[Executed Drainage Easement North.pdf](#)
[Executed Flow-Through Drainage Easement.pdf](#)
[Executed Public Transit Stop Easement.pdf](#)
[Resolution ROW.docx](#)
[Executed Warranty Deed Ph.1 East ROW.pdf](#)
[Executed Warranty Deed Ph.2 West ROW.pdf](#)
[Executed Warranty Deed Rio North.pdf](#)
[Executed QuitClaim Deed ROW.pdf](#)
[Release of Easement pkg.pdf](#)
[Rio Marine Village Easement and Dedication Exhibit.pdf](#)
[2025_0811_S241-016_APPLICATION.pdf](#)
[2025_0811_S241-016_LANDSCAPE_PLAN1.pdf](#)
[2025_0811_S241-016_ELEVATIONS.pdf](#)
[2025_0811_S241-016_DISCLOSURE_OF_INTEREST.pdf](#)
[2025_1010_S241-016_SIGN_POSTING_AFFIDAVIT.pdf](#)
[2025_1004_S241-016_RESO_DENY.docx](#)
[Staff Presentation](#)

DPQJ-3 **RIO SOUTH DIXIE, LLC REQUESTS FINAL SITE PLAN APPROVAL FOR PHASE II (WEST) OF THE RIO MARINE VILLAGE PROJECT (S241-018)**

This is a request by Coteleur & Hearing on behalf of Rio South Dixie, LLC, for approval of the Rio Marine Village Phase II (West) Major Final Site Plan. The west phase contains one retail building, two restaurant buildings, and one mixed use building, dock slips and outside boat storage, along with the associated infrastructure. Phase II is generally located south of NE Dixie Highway, north of the St. Lucie River, and west of NE Martin Avenue. Included is a request for a certificate of public facilities reservation.

Agenda Item: 26-0143

Attachments: [2025 1001 S241-018 DRT STAFF FINAL.docx](#)
 [2025 1004 S241-018 RESO APPROVE.docx](#)
 [2025 1004 S241-018 EXHIBIT A LEGAL DESCRIPTION.docx](#)
 [2025 1010 S241-018 EXHIBIT B PH2 WEST FSP.pdf](#)
 [2025 1001 S241-018 APPLICATION.pdf](#)
 [2025 1001 S241-018 LANDSCAPE PLANS.pdf](#)
 [2025 1001 S241-018 ELEVATIONS.pdf](#)
 [2025 1001 S241-018 DISCLOSURE OF INTEREST.pdf](#)
 [2025 1010 S241-018 SIGN POSTING AFFIDAVIT.pdf](#)
 [2025 1004 S241-018 RESO DENY.docx](#)
 [Staff Presentation](#)

DPQJ-4 **RIO SOUTH DIXIE, LLC REQUESTS FINAL SITE PLAN APPROVAL FOR THE PRESERVE AT RIO MARINE VILLAGE PROJECT (S241-017)**

This is a request by Cotleur & Hearing on behalf of Rio South Dixie, LLC for major final site plan approval to develop 145 residential units consisting of multi-family, townhome and live/work units and the associated infrastructure on an approximately 14.34-acre undeveloped parcel located in the Rio Community Redevelopment Area (CRA). The subject site is located on the north side of NE Dixie Highway west of NE Martin Avenue. Included in this application is a request for a Certificate of Public Facilities Reservation.

Agenda Item: 26-0144

Attachments: [2025 1013 S241-017 Staff Report Final.docx](#)
 [2025 1022 S241-017 Reso Approve.docx](#)
 [2025 1010 S241-017 EXHIBIT A LEGAL DESCRIPTION.docx](#)
 [2025 1010 S241-017 EXHIBIT B FSP.pdf](#)
 [2024 0729 S241-017 PAMP.pdf](#)
 [2025 1010 S241-017 LANDSCAPE PLANS.pdf](#)
 [2025 1010 S241-017 ELEVATIONS.pdf](#)
 [2025 1010 S241-017 APPLICATION.pdf](#)
 [2025 1010 S241-017 DISCLOSURE OF INTEREST.pdf](#)
 [2025 1010 S241-017 SIGN POSTING AFFIDAVIT.pdf](#)
 [2025 1004 S241-017 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: 26-0022

Attachments: [SUPP MEMO \(3 items\)](#)
[1 Item #1 Cover Sheet.docx](#)
[1A 4468-007-R MOD #2 - For Subrecipient Signature \(09-23-25\).pdf](#)
[2 Item #2 Cover Sheet.docx](#)
[2A MA-25-99 Jensen Beach Causeway North Boat Ramp and Pier AGR \(003\).pdf](#)
[2B 139964 Budget Resolution.xlsx](#)
[2C 2025-11-04 Parks Boat Ramps Program.pdf](#)
[3 Item #3 Cover Sheet.docx](#)
[3A EMPG Martin County Agreement G0627 10212025.pdf](#)
[3B Budget Resolution EMPG FY26.xlsx](#)

Supplemental Memorandum (3 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: 26-0028

Attachments: [SUPP MEMO \(4 items\)](#)
[RFP2025-3701 SludgeDewateringPolymer ListOfProposals.pdf](#)
[RFP2025-3701 SludgeDewateringPolymer ScoreSheet Signed.pdf](#)
[RFB2025-3711 WatersideWaySignalizationImprovements BidTabulation.pdf](#)
[RFB2025-3711 WatersideWaySignalizationImprovements CIP.pdf](#)
[RFB2025-3712 NJensenFloridanWell BidTabulation.pdf](#)
[RFB2025-3712 NJensenFloridanWell CIP.pdf](#)
[RFB2023-3538 Building17Renovation REACH CO6.pdf](#)
[RFB2023-3538 Building17Renovation REACH CIP.pdf](#)

Supplemental Memorandum (4 items)

GROWTH MANAGEMENT

**DEPT-3 REQUEST FOR ADOPTION OF THE 2025 MARTIN COUNTY
RESIDENTIAL CAPACITY ANALYSIS**

Comprehensive Plan Amendment (CPA) 21-11 Waterside Text proposes to expand the Primary Urban Service District, and the applicant has requested consideration at public

hearings. Comprehensive Growth Management Plan (CGMP) policy states that such amendments “shall be considered only after the regular update to the Residential Capacity Analysis is completed and adopted by the Board of County Commissioners.”

Agenda Item: 26-0142

Attachments: [DRAFT 2025 Martin County Residential Capacity Analysis 10-14-25.pdf](#)
[Final Martin County Residential Capacity Analysis 12-8-23.pdf](#)
[Presentation](#)

DEPT-4 REQUEST FOR APPROVAL OF THE 2025 POPULATION TECHNICAL BULLETIN

This is a request for the Board of County Commissioners to approve the updated 2025 Population Technical Bulletin containing the population estimates and projections for Martin County.

Agenda Item: 26-0195

Attachments: [DRAFT 2025 Population Technical Bulletin.pdf](#)
[BEBR estimates 2024.pdf](#)
[BEBR projections 2025.pdf](#)

PUBLIC WORKS

DEPT-5 MARTIN COUNTY PUBLIC TRANSIT (MARTY) SYSTEM UPDATE

Senior Resource Association (SRA) will present an update for the County's Public Transportation System.

Agenda Item: 26-0109

Attachments: [SUPP MEMO](#)
[Marty MCT Presentation Slides.pptx](#)

Supplemental Memorandum (PowerPoint)

ADMINISTRATION

DEPT-6 AMERICANS WITH DISABILITIES ACT (ADA) TITLE II DIGITAL ACCESSIBILITY COMPLIANCE UPDATE AND UNFUNDED MANDATE BUDGET REQUEST

The U.S. Department of Justice's (DOJ) new ADA Title II Final Rule requires all County digital content to meet WCAG 2.1 AA standards by April 2026. As this is an unfunded mandate, Martin County requests additional funds for accessibility upgrades, training, and compliance support.

Agenda Item: 26-0237

Additional Item (26-0237)

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

ADJOURN

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