



BOARD OF COUNTY COMMISSIONERS

ACTION SUMMARY

NOVEMBER 4, 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

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 AT 9:04 AM

Invocation - **Pastor Jim Harp**, Stuart Alliance Church

Pledge of Allegiance – **Michael Drost**, U.S. Air Marine & Veterans Services Manager

APPROVAL OF AGENDA

Additional Items – [The Additional Item of DEPT-6 was added to the Agenda.](#)

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

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

[ACTION TAKEN: The Board heard the presentation.](#)

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

ACTION TAKEN: The proclamation was presented.

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: 26-0006 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

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

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

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

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

[RESOLUTION NO. 25-11.1](#)

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

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

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

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

RESOLUTION NO. 25-11.2

ACTION TAKEN: The Board appointed Roxanne Johnson to the Library Board of Trustees for a term to begin immediately and end April 20, 2026 and authorized the Chair to sign the Resolution of Appointment. Also, the Board asked staff to suggest a better way to narrow the applications or ask the Library Board of Trustees to narrow the applications before the item goes to the BCC, and/or increase the membership of the Board.

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

RESOLUTION NO. 25-11.3

ACTION TAKEN: The Board appointed Bradley Falco as the Countywide member on the Board of Zoning Adjustment for a term to begin December 1, 2025 and end November 30, 2029. The Board authorized the Chair to sign the Resolution of Appointment and certificate and letter to outgoing member Mr. McHale.

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

RESOLUTION NO. 25-11.4

ACTION TAKEN: The Board received and filed the agenda item and all attachments as an exhibit; adopted the Resolution abandoning portions of platted right-of-way, lying within Rio St. Lucie Terrace, as described in Exhibit "A", subject with the following conditions precedent – proper publication of a Notice of Adoption of this Resolution and receipt by Martin County of a privilege fee in the amount of \$70,000; and authorized the Chair to execute all documents necessary to complete the transaction.

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

RESOLUTION NO. 25-11.13

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 Three Lakes Golf Club PUD Phase 3.

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

10:00 AM PRESET

ACTION TAKEN: The Board received and filed the agenda item and all attachments as an exhibit; adopted the Resolution approving the minor technical adjustments to the Revised Master Site Plan; adopted the Resolution approving the Rio Marine Village, Phase 1 (East) Final Site Plan; adopted a Resolution accepting and approving, as required for the approval of the Preserve at Rio Final Site Plan, and Rio Marine Village East Phase 1 Final Site Plan, and Rio Marine Village Phase 2 West Final Site Plan: three Warranty Deeds for Right of Way on the north side and south side of NE Dixie Highway along with a Quitclaim Deed for a Right of Way hiatus along the north side of NE Dixie Highway; adopted a Resolution accepting and approving: a 70' Drainage Easement, a 10' Public Access Easement, a Flow-Through Drainage Easement, a Drainage, Access, and Maintenance Easement, and a Public Transit Stop Easement; approved a Release of Easement; and authorized the Chair to sign all documents necessary to complete the transaction.

RESOLUTION NOS. 25-11.5, 25-11.6, 25-11.7 & 25-11.8

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 Cotleur & 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

RESOLUTION NO. 25-11.9

ACTION TAKEN: The Board received and filed the agenda item and all attachments as an exhibit and adopted the Resolution approving the final site plan for Rio Marine Village Phase II (West).

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

RESOLUTION NO. 25-11.10

ACTION TAKEN: The Board received and filed the agenda item and all attachments as an exhibit and adopted the Resolution approving the final site plan and the Preserve Area Management Plan for The Preserve at Rio Marine Village 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: 26-0022 Supplemental Memorandum (3 items)

ACTION TAKEN:

1. Permission to Accept the Florida Division of Emergency Management (FDEM) Modification Two to Contract H0730 for the Hazard Mitigation Grant Program (HMGP) SW Mockingbird Lane Drainage – Phase I Project - The Board authorized the Chair to execute the HMGP Contract H0730 Modification Two and 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.
2. Permission to Accept the 2025 Waterways Assistance Program (WAP) Grant for the Renovation of the Jensen Beach Causeway – North Boat Ramp and Pier Improvements - The Board authorized the Chair to execute the Florida Inland Navigation District Project Agreement; 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; adopted the Budget Resolution; and approved the amended CIP sheet for Parks Boat Ramps Program. RESOLUTION NO. 25-11.11
3. Permission to Accept the Emergency Management Performance (EMPG) Grant - the Board authorize the Chair to execute the EMPG Grant Agreement G0627; 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. 25-11.12

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 **Supplemental Memorandum (4 items)**

ACTION TAKEN:

A. CONTRACTS OVER \$1,000,000

1. **Sludge Dewatering Polymer (RFP2025-3701)** - The Board awarded the contract to the highest scoring firm, CedarChem LLC, *a Solenis Company* and authorized the County Administrator or designee to execute all documents related to this request.
2. **Waterside Way Signalization Improvements (RFB2025-3711)** - The Board awarded the contract to the lowest, responsive, and responsible bidder, J.W. Cheatham, LLC, in the amount of \$1,263,541.22 and authorized the County Administrator or designee to execute all documents related to this request.
3. **North Jensen Floridian Well NRO-5 Raw Watermain Addition (RFB2025-3712)** - The Board awarded the contract to the lowest, responsive, and responsible bidder, Accurate Drilling Systems, Inc., in the amount of \$1,651,861.90 and authorized the County Administrator or designee to execute all documents related to this request.

B. CONTRACT AMENDMENTS OVER 10% OF ORIGINAL CONTRACT VALUE

1. **Building 17 Renovation for the Reach Center (RFB2023-3538)** - The Board approved Change Order #6 to All-Site Construction, Inc., in the amount of \$49,351.31 and authorized the County Administrator or designee to execute all documents related to this request.

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

11:00 AM PRESET

ACTION TAKEN: The Board adopted the 2025 Residential Capacity Analysis.

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

ACTION TAKEN: The Board approved the 2025 Population Technical Bulletin.

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 [Supplemental Memorandum \(PowerPoint\)](#)

ACTION TAKEN: The Board heard the presentation. The Board directed that the MARTY service go fare free.

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](#)

ACTION TAKEN: The Board approved a Budget Transfer from General Fund Reserves for Contingencies in the amount of \$50,000 for the preliminary countywide accessibility efforts and approved a Budget Transfer from Building and Permitting Fund Reserves in the amount of \$28,000 for digital accessibility training for the Building Department.

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

ADJOURNED AT 1:27 PM

The next meeting is November 18, 2025.

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