



BOARD OF COUNTY COMMISSIONERS

DRAFT AGENDA

4/21/26 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

9:30 AM - Comprehensive Agreement for Public-Private Partnership (DEPT-3)

5:05 PM - Public Comment

CALL TO ORDER

Moment of Silence

Pledge of Allegiance

APPROVAL OF AGENDA

Additional Items

Approval of Agenda

PROCLAMATIONS AND SPECIAL PRESENTATIONS

**PROC-1 PRESENT PROCLAMATIONS PREVIOUSLY APPROVED VIA THE
CONSENT AGENDA**

The Board is asked to present proclamations recognizing Master Gardeners Volunteer Week and declaring Earth Day in Martin County, Florida.

Agenda Item: 26-0634

PROC-2 ADOPT AND PRESENT A PROCLAMATION HONORING NURSES WEEK IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt and present a proclamation honoring Nurses Week in Martin County, Florida.

Agenda Item: 26-0760

Attachments: [Nurses Week](#)

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: 26-0566

CNST-2 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: 26-0577

CNST-3 ADOPT A PROCLAMATION RECOGNIZING MAY 20TH AS FLORIDA EMANCIPATION DAY IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation recognizing May 20th as Florida Emancipation Day in Martin County, Florida.

Agenda Item: 26-0621

Attachments: [Florida Emancipation Day](#)

CNST-4 ADOPT A PROCLAMATION DECLARING STAMP OUT HUNGER DAY IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation declaring Stamp Out Hunger Day in Martin County, Florida.

Agenda Item: 26-0631

Attachments: [Stamp Out Hunger Day](#)

CNST-5 ADOPT A PROCLAMATION DECLARING HURRICANE PREPAREDNESS WEEK IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation declaring Hurricane Preparedness Week in

Martin County, Florida.

Agenda Item: 26-0669

Attachments: [Hurricane Preparedness](#)

CNST-6 ADOPT A PROCLAMATION DECLARING HISTORIC PRESERVATION MONTH IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation declaring Historic Preservation Month in Martin County, Florida.

Agenda Item: 26-0717

Attachments: [Historic Preservation Month](#)

CNST-7 EMERGENCY MEDICAL SERVICES ADVISORY COUNCIL APPOINTMENT

The Board is asked to make an appointment to the Emergency Medical Services Advisory Council.

Agenda Item: 26-0721

Attachments: [Emergency Medical Services Advisory Council.docx](#)
[Establishing Document EMSAC.pdf](#)
[Resolution EMSAC](#)

PUBLIC HEARING QUASI-JUDICIAL

PHQJ-1 REQUEST FOR APPROVAL OF A REVISED MAJOR MASTER SITE PLAN FOR PALM PIKE CROSSING AND REVISED FINAL SITE PLAN FOR LOT 5 (P175-012)

This is a request by Coteleur & Hearing, on behalf of Bradford Trading Partners, LLC, for approval to (i) revise the master plan of Palm Pike Crossing to expand Lot 5 and (ii) revise the Lot 5 final site plan for the construction of a three-story, 105-unit hotel, totaling 62,877 square feet. The property is approximately 6.57 acres located at the SW portion of Palm Pike Crossing, a master planned commercial development, on the south side of SW Martin Highway, west of SW High Meadow Avenue in Palm City. Included is a request for Certificate of Public Facilities Reservation.

Agenda Item: 26-0712

Attachments: [2026 0319 P175-012 Staff Report final.docx](#)
[2026 0421 P175-012 Reso to Approve Revised Mstr Public H.docx](#)
[2026 0324 P175-012 Exhibit A Legal Description Master.pdf](#)
[2026 0331 P175-012 Master Plan.pdf](#)
[2026 0421 P175-012 Reso to Approve Revised Final Site Plan Public H.docx](#)
[2026 0324 P175-012 Exhibit A Legal Description Lot 5.pdf](#)
[2026 0330 P175-012 Site Plan Site Plan.pdf](#)
[2026 0324 P175-012 Application Materials.pdf](#)
[2026 0218 P175-012 Architectural Drawings.pdf](#)
[2026 0218 P175-012 Landscape Plan.pdf](#)
[2026 0324 P175-012 Disclosure of Interest Affidavit-Anglo-American.pdf](#)
[2026 0324 P175-012 Disclosure of Interest-Palm Pike LLC.pdf](#)
[2026 0324 P175-012 Draft Mailer.pdf](#)
[2026 0401 P175-012 LAD TS.pdf](#)
[2025 0520 P175-012 Sign Posting-Cert.pdf](#)
[2026 0421 P175-012 Reso to DENY Revised Mstr Public H.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: 26-0582

**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: 26-0587

GENERAL SERVICES

DEPT-3 PUBLIC MEETING FOR CONSIDERATION AND APPROVAL OF COMPREHENSIVE AGREEMENT FOR PUBLIC-PRIVATE PARTNERSHIP (P3) - THIRD REQUIRED MEETING

This is the third required public meeting under Section 255.065 (3)(c), Florida Statutes, for consideration of the unsolicited Public-Private Partnership proposal for a Martin County Operations Facility. Following the Board's public interest determination and authorization for staff to negotiate a Comprehensive Agreement with Building Tomorrow's Schools, Inc., staff has completed negotiations with the proposer. This meeting provides the Board and the public an opportunity to review and comment on the negotiated Comprehensive Agreement prior to final Board consideration and potential approval.

Agenda Item: 26-0707

Attachments: [Presentation.pptx](#)

PUBLIC WORKS

DEPT-4 ADOPTION OF A RESOLUTION APPROVING THE SURPLUS AND DISPOSITION OF A COUNTY-OWNED PROPERTY TO THE TOWN OF SEWALL'S POINT FOR THE BENEFIT OF PUBLIC OR COMMUNITY INTEREST AND WELFARE

Request for acceptance and approval of a Resolution for the surplus and disposition of a 0.23-acre County-owned property adjacent to the Sewall's Point Town Hall. The subject property is currently leased to the Town of Sewall's Point (TSP), and the lease term expires on May 10, 2026. The property is not currently needed for County purposes, and TSP has proposed purchasing the property for public or community interest and welfare.

Agenda Item: 26-0708

Attachments: [\(1\)Location Map Surplus TSP.pdf](#)
[\(2\)Resolution proposed.pdf](#)
[Contract proposed Martin Co to Town of Sewall's Point.pdf](#)
[\(4\)County Deed to TSP.pdf](#)
[\(5\)Warr Deed\(vesting\) OR 526 PG 344.pdf](#)
[\(6\)Lease 2521 1595.PDF](#)
[\(7\)PA Info on parcel.pdf](#)

WORKSHOP

WORK-1 REVIEW THE FISCAL YEAR (FY) 2027 TENTATIVE CAPITAL IMPROVEMENT PLAN (CIP)

The draft Fiscal Year 2027 Capital Improvement Plan will be presented for the Board's review.

Agenda Item: 26-0705

Attachments: [FY27 TENTATIVE CIP BOOK.pdf](#)

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

ADJOURN

