



BOARD OF COUNTY COMMISSIONERS

ACTION SUMMARY
APRIL 21, 2026 ~ 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
9:30 AM - Comprehensive Agreement for Public-Private Partnership (DEPT-3)
5:05 PM - Public Comment

CALL TO ORDER AT 9:02 AM

Moment of Silence
Pledge of Allegiance – **John Szparaga**, U.S. Air Force Veteran & Veterans Services Officer

APPROVAL OF AGENDA

Additional Items – [The Additional Items of CNST-8 and CNST-9 were added to the Agenda.](#)
Approval of Agenda – [The Agenda was approved.](#)

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

ACTION TAKEN: [The proclamations were presented.](#)

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

ACTION TAKEN: The Board adopted the proclamation; the recipient was not present.

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: 26-0566 **No items**

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

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

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

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

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

RESOLUTION NO. 26-4.12

CNST-8 ADOPT PROCLAMATIONS COMMENDING KEVIN JOSEPH O'CONNOR, NICHOLAS DI GRAZIA, GRAYDON MILLER, AND JAKE CROTEAU UPON THE ACHIEVEMENTS OF EAGLE SCOUT

The Board extends greetings and congratulations to scouts achieving the rank of Eagle Scout.

Agenda Item: 26-0782 **Additional Item**

CNST-9 LOCAL PLANNING AGENCY COMMISSION DISTRICT 1 APPOINTMENT

The Board is asked to confirm the appointment of Jo Neeson to be Commissioner Vargas's representative on the Local Planning Agency.

Agenda Item: 26-0780 **Additional Item**

RESOLUTION NO. 26-4.13

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 Cotleur & 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

RESOLUTION NOS. 26-4.18 and 26-4.19

ACTION TAKEN: The Board received and filed the agenda item and all attachments as an exhibit; adopted the Resolution approving the Revised Major Master Site Plan for Palm Pike Crossing; and adopted the Resolution approving the Revised Final Site Plan for Palm Pike Crossing Lot 5.

**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 **No items**

ACTION TAKEN: No action needed.

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 **No items**

ACTION TAKEN: No action needed.

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. **9:30 AM PRESET**

Agenda Item: 26-0707 **Supplemental Memorandum**

ACTION TAKEN: The Board adopted a Resolution determining the proposed project and the Comprehensive Agreement comply with Section 255.065, Florida Statutes; approved the Comprehensive Agreement between Martin County and Building Tomorrow's Infrastructure, Inc. for the design, construction, and conveyance of the Martin County Operations Facility and authorized the Chair to execute all documents related to this request; approved Supplemental Bond Resolution authorizing the issuance of Half Cent Sales Tax Revenue Bonds to fund the project; approved the Budget Resolution appropriating the debt proceeds into the FY26 Budget; and authorized the Chair to sign all related documents to effectuate the issuance of the Half-Cent Sales Tax Revenue Bonds, Series 2026.

RESOLUTION NOS. 26-4.14, 26-4.15 and 26-4.16

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 Supplemental Memorandum RESOLUTION NO. 26-4.17

ACTION TAKEN: The Board adopted the Resolution accepting and approving the surplus designation of the Property and the subsequent sale of the Property to the Town of Sewall's Point, a municipal corporation of the State of Florida, for continued public and community interest and welfare; authorized the Chair to execute the Vacant Land Contract with the Town of Sewall's Point, in the amount of \$50,000; and authorized the Chair to execute all documents necessary to complete this transaction.

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 Supplemental Memorandum (presentations)

ACTION TAKEN: The Board tentatively approved the FY 2027 CIP by straw vote. The Board advanced the Palm City dog park CIP sheet using Commission District 5 funds to start immediately. The Board included floor covering in the Parks Fixed Assessment Replacement Budget (FARB) for the Halpatiokee Regional Park hockey rink. The Board increased the exotics removal budget by \$300,000 under the Ecosystem Management CIP.

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

ADJOURNED AT 1:02 PM

The next meeting will be May 5, 2026.