BOARD OF COUNTY COMMISSIONERS

DRAFT AGENDA
4/7/26 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
5:05 PM - Public Comment

CALL TO ORDER

Invocation ~ Reverend Anil K. Singh, Trinity United Methodist Church of Jensen Beach
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 National Donate Life Month, declaring Child Abuse Prevention Month, and declaring Sexual Assault Awareness Month in Martin County, Florida.

Agenda Item: 26-0546

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: 26-0565

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 March 9 and 22, 2026. 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: 26-0571

Attachments: Warrant List

CNST-3 **ADOPT A PROCLAMATION RECOGNIZING MASTER GARDENERS VOLUNTEER WEEK IN MARTIN COUNTY, FLORIDA**

The Board is asked to adopt a proclamation recognizing Master Gardeners Volunteer Week in Martin County, Florida.

Agenda Item: 26-0633

Attachments: Master Gardener

CNST-4 **NEIGHBORHOOD ADVISORY COMMITTEE APPOINTMENTS**

After solicitation of applicants due to vacancies, a resignation, and terms expiring later this month, the Board is asked to make appointments to the Golden Gate, Hobe Sound, Jensen Beach, Old Palm City, Port Salerno, and Rio Neighborhood Advisory Committees (NAC).

Agenda Item: 26-0564

Attachments: Neighborhood Advisory Committees
Establishing Document CRA_NACs
Information Release NAC
Resolution NACs
GG_Gonzalez.John.pdf
OPC_Maritt.Roy.pdf
OPC_Miranda_Carmen.pdf

CNST-5 **APPROVAL OF THE STATE HOUSING INITIATIVE PARTNERSHIP PROGRAM (SHIP) FINAL 2022/2023 ANNUAL REPORT**

This is a request for review and approval for submittal of the final SHIP 2022/2023 annual report. Upon approval, the approval and certification of this report will be submitted to the Florida Housing Finance Corporation (FHFC).

Agenda Item: 26-0701

Attachments: Certification 22-23 and 23-24 - 4.7.26.pdf
SHIP Annual Report 22_23 FINAL

PUBLIC WORKS

CNST-6 **ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING A UTILITY EASEMENT FROM KANNER INVESTMENT PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LOCATED ALONG THE CORNER OF SW LOCKS ROAD AND SW KANNER HIGHWAY**

This is a request for the adoption of a Resolution approving and accepting a Utility Easement from Kanner Investment Partners, LLC, a Florida limited liability company, to allow for utility related services and equipment on the corner of SW Locks Road and SW Kanner Highway in Stuart.

Agenda Item: 26-0655

Attachments: Location Map.pdf
Draft Reso.docx
Executed UE pkg.pdf

CNST-7 **ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING A WARRANTY DEED FROM MCFL PROPERTIES, LLC FOR RIGHT-OF-WAY ALONG SE BRIDGE ROAD, AS A CONDITION OF POST-APPROVAL FOR THE BRIDGE ROAD CAR CLUB MAJOR FINAL SITE PLAN**

This is a request for the adoption of a resolution approving and accepting a Warranty Deed from MCFL Properties, LLC, a Florida limited liability company (MCFL), for 53,740 square feet of dedicated right-of-way (ROW) along SE Bridge Road, as a condition of post-approval for the Bridge Road Car Club Major Final Site Plan in Hobe Sound.

Agenda Item: 26-0679

Attachments: Location Map.pdf
Resolution.docx
Executed Warranty Deed pkg.pdf

CNST-8 **APPOINTMENT OF MARTIN COUNTY REPRESENTATIVE FOR THE JUNE 4, 2026, PAL MAR WATER CONTROL DISTRICT ANNUAL LANDOWNERS' MEETING AND BOARD OF SUPERVISORS MEETING**

Commissioner Sarah Heard is Martin County's designated representative on the Pal Mar Water Control District. The Annual Landowners' Meeting and Board of Supervisors Meeting is June 4, 2026. It is necessary for the Board of County Commissioners to update the Proxy to authorize Commissioner Heard to vote on June 4, 2026, to effectuate Board of County Commissioner direction.

Agenda Item: 26-0692

Attachments: 2026 Proxy
2026 Proxy Co-owned
PalMar Overview
2025_05_20_CNST-10_Action Summary-PalMar Water Control Annual LO & Board of Spvsrs Meeting_4141.pdf
2025_05_20_CNST-10-PalMar Water Control Annual LO & Board of Spvsrs Meeting_4141.pdf

BOARD AND COMMITTEE APPOINTMENTS

B&C-1 **LIBRARY BOARD OF TRUSTEES APPOINTMENTS**

After solicitation of applicants due two members' terms expiring later this month, the Board is asked to make two appointments to the Library Board of Trustees.

Agenda Item: 26-0563

Attachments: Library Board of Trustees.docx
Establishing Document LBT.pdf
Information Release LBT.docx
Resolution LBT.docx
Copeland_Paul.pdf
Hichborn_Mary.pdf
Hundt_Paula.Best.pdf
Johnson_Roxanne.pdf
Stevens_Nancy.pdf
Voting Sheet LBT

PUBLIC HEARING QUASI-JUDICIAL

PHQJ-1 **PUBLIC HEARING TO REQUEST APPROVAL OF THE SIXTH AMENDMENT TO THE ISLAND CROSSINGS COMMERCIAL PLANNED UNIT DEVELOPMENT (PUD) ZONING AGREEMENT (R059-011) INCLUDING A REVISED MASTER SITE PLAN AND OUTPARCEL "A" FINAL SITE PLAN**

This is a request by McCarty & Associates Land Planning & Design, on behalf of Buhl Land South LLC, for approval of the Sixth Amendment to the Island Crossings Commercial PUD Agreement, including a revised master site plan and final site plan for Outparcel "A". The proposed development of Outparcel "A" consists of a two-story, 99,922

square-foot residential storage facility and associated infrastructure. Outparcel "A" consists of approximately 6.83 acres located at 11850 SE Federal Highway, Hobe Sound. Included is a request for a Certificate of Public Facilities Reservation. This item was continued from the March 10, 2026, Board hearing.

Agenda Item: 26-0685

Attachments:

2026_0218_R059-011_Staff_Report_Final.docx
2026_0407_R059-011_Proposed Sixth PUD Amendment.docx
2026_0224_R059-011_Exhibit D_Revised Master Site Plan.pdf
2026_0407_R059-011_Resolution to Approve.docx
2026_0211_R059-011_Exhibit A_Legal Description.docx
2026_0211_R059-011_Exhibit B_Final Site Plan.pdf
2026_0211_R059-011_Application Materials.pdf
2026_0313_R059-011_No Objection Letters.pdf
2026_0211_R059-011_Landscape Plan.pdf
2026_0211_R059-011_Architectural Plan.pdf
2026_0211_R059-011_Disclosure of Interest.pdf
2026_0219_R059-011_LAD_TS.PDF
2026_0320_R059-011_LAD_BCC_2ndTS.PDF
2026_0212_R059-011_Sample Letter to Surrounding Owners.pdf
2026_0324_R059-011_Sample Letter to Surrounding Owners_Re-notice.pdf
2026_0211_R059-011_Surrounding Owners Certification.pdf
2024_0531_R059-011_Sign Posting Affidavit.pdf
2026_0407_R059-011_Resolution to Deny.docx
Staff Presentation.pptx

DEPARTMENTAL QUASI-JUDICIAL

GROWTH MANAGEMENT

DPQJ-1 **REQUEST FOR APPROVAL OF A PLANNED UNIT DEVELOPMENT (PUD) FINAL SITE PLAN FOR THE STORAGE RENTALS OF AMERICA PROJECT (O039-005)**

This is a request by Kimley-Horn and Associates, Inc., on behalf of Storage Rentals of America, for PUD final site plan approval to construct a 3-story, 97,500 square foot self-storage facility and associated infrastructure on an approximately 2.51-acre undeveloped parcel. The project is within the Eastridge Estates PUD and is consistent with the master plan approved in 1978. The property is located at the southwest corner of SE Dixie Highway and SE Osprey Street, in Hobe Sound. Included is a request for a Certificate of Public Facilities Reservation.

Agenda Item: 26-0681

Attachments: 2026_0309_O039-005_Staff_Report_final.docx
2026-0301_O039-005_Resolution to Approve Public Meeting.docx
2026_0309_O039-005_EXHIBIT-A_Legal Description.pdf
2026_0213_O039-005_EXHIBIT-B_ Final Site Plan.pdf
2025_0424_O039-005_Application-Materials.pdf
2026_0309_O039-005_Landscape Plan.pdf
2025_0820_O039-005_Elevations.pdf
2025_0424_O039-005_Disclosure of Interest Affidavit.pdf
2025_0506_O039-005_Sign-posting-Certification.PDF
2025_0424_O039-005_PUD-Agreement.pdf
2026-0301_O039-005_Resolution to Deny Public Meeting.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: 26-0581

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: 26-0341

FIRE RESCUE

DEPT-3 PRESENTATION OF MARTIN COUNTY FIRE RESCUE LITHIUM AWARENESS

The purpose of this presentation is to provide the Board of County Commissioners with an overview of lithium-ion battery technology, the exposures in the community and how to mitigate risks.

Agenda Item: 26-0682

Attachments: LithiumIonPresentationBOCC.pptx

GROWTH MANAGEMENT

DEPT-4 REQUEST TO AMEND THE DEED OF CONSERVATION EASEMENT FOR NEWFIELD OPEN SPACE

This is a request by Gunster, Yoakley & Stewart, P.A., on behalf of Mattamy Palm Beach,

LLC, for approval of an amendment to the Deed of Conservation Easement for Newfield Open Space recorded June 14, 2024, in Official Records Book 3442, at Page 2548, Public Records of Martin County, Florida. The purpose of the amendment is to remove certain lands of lower environmental value from the provisions of the easement and replace them with lands of higher environmental value, as well as to correct certain errors in the text of the easement and in the legal description.

Agenda Item: 26-0686

Attachments: 2026_0325_P172-036_Application Letter.pdf
2026_0325_P172-036_Amendment to Conservation Easement.pdf
2026_0407_Resolution.docx
2026_0306_P172-036_Memorandum EW Consultants.pdf
2024_0305_Open Space CE_Bk 3442_Pg 2548.pdf
Staff Presentation.pptx

PUBLIC WORKS

DEPT-5 **ADOPT A RESOLUTION APPROVING AND ACCEPTING THE ACQUISITION OF TWO PARCELS IN HOBE SOUND TOTALING 3.29 ACRES, AS RECOMMENDED BY THE ENVIRONMENTAL LANDS OVERSIGHT COMMITTEE AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS**

This is a request for the adoption of a Resolution approving and accepting the acquisition of two contiguous parcels located on SE Cactus Trail in Hobe Sound totaling 3.29+/- acres (the Rogers Atlantic Ridge Property) from the Rogers Revocable Trust, as previously recommended by the Environmental Lands Oversight Committee (ELOC) and approved by the Board of County Commissioners (BOCC).

Agenda Item: 26-0625

Attachments: (1)Location_Parcels 1 & 2.pdf
(2)CONTRACT(2nd update)_ELOC_Rogers_Atlantic_Ridge_proposed,cond't signed.pdf
(3)Resolution & Ex. A.pdf
(4)EXECUTED_Affidavit of No Conflict.pdf
(5)EXECUTED_BENEFICIAL INTEREST AND DISCLOSURE AFFIDAVIT.pdf
(6)Deeds_to Rogers Trust_2022-08(both parcels).pdf
(7)Rogers AR Nomination Form.pdf
(8)2025-10-21 Action Summary.pdf

DEPT-6 **ADOPT A RESOLUTION APPROVING AND ACCEPTING THE DONATION OF A 1.28-ACRE PARCEL ALONG SE DIXIE HIGHWAY ADJACENT TO THE COUNTY OWNED HOBE SOUND SCRUB PRESERVE FOR CONSERVATION AND PERPETUAL PRESERVATION**

This is a request for the adoption of a resolution approving and accepting the donation of a 1.28-acre parcel located along SE Dixie Highway adjacent to the County owned Hobe

Sound Scrub Preserve property in Hobe Sound (the “Property”). The Property is being generously donated to the County, for perpetual conservation and public use, by Ms. Louise C. Yeiser.

Agenda Item: 26-0694

Attachments: MC Info sheet.pdf
Resolution.docx
Exhibit A.pdf
2026-03-12 Their Contract for property.pdf
Special Warranty Deed.docx
Title Commitment (26).pdf

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

ADJOURN