



BOARD OF COUNTY COMMISSIONERS

FINAL AGENDA

10/7/25 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, Acting County Attorney

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

PRESETS

9:05 AM - Public Comment

2:00 PM - Holt Correctional Facility (DEPT-6)

5:05 PM - Public Comment

CALL TO ORDER

Invocation ~ Moment of Silence

Pledge of Allegiance ~ Lt. John Bowdoin, U.S. Marine

APPROVAL OF AGENDA

Additional Items

Approval of Agenda

PROCLAMATIONS AND SPECIAL PRESENTATIONS

PROC-1 PRESENT PROCLAMATIONS PREVIOUSLY APPROVED VIA THE CONSENT AGENDA

The Chair will present proclamations recognizing the 100th Anniversary of the Historic Apollo School, declaring Fire Prevention Week, declaring 4-H Week, and declaring International Day of Air Traffic Controller in Martin County, Florida.

Agenda Item: 25-1243

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: 26-0004

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 September 8 and 21, 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: 26-0010

Attachments: [Warrant List](#)

CNST-3 BOARD OF COUNTY COMMISSION MINUTES TO BE APPROVED

The Board is asked to approve minutes from the September 9, 2025 regular meeting and the September 10, 2025 first budget public hearing meeting.

Agenda Item: 26-0088

Attachments: [Sep09.2025 Minutes.pdf](#)
[Sep10.2025 Minutes.pdf](#)

CNST-4 APPROVAL OF REVISED LOCAL HOUSING ASSISTANCE PLAN (LHAP) FY 2020-2023

The Local Housing Assistance Plan (LHAP) governs Martin County's State Housing Initiative Partnership Program (SHIP) programming and expenditures. The revised 2020-2023 LHAP was prepared by staff and reviewed by Florida Housing Finance Corporation (FHFC), which approved the technical revision to the LHAP on September 9, 2025.

Agenda Item: 26-0106

Attachments: [Martin County 2020-2023 LHAP - revised 10-07-2025.pdf](#)
[2020-2023 exhibit a.pdf](#)
[2020-2023 exhibit b.pdf](#)
[2020-2023 exhibit c.pdf](#)
[2020-2023 exhibit d.pdf](#)
[2020-2023 Exhibit e.pdf](#)

**CNST-5 APPROVAL OF REVISED LOCAL HOUSING ASSISTANCE PLAN (LHAP)
FY 2023-2026**

The Local Housing Assistance Plan (LHAP) governs Martin County's State Housing Initiative Partnership Program (SHIP) programming and expenditures. The revised 2023-2026 LHAP was prepared by staff and reviewed by Florida Housing Finance Corporation (FHFC), who approved the technical revision to the LHAP on September 9, 2025.

Agenda Item: 26-0107

Attachments: [Martin 2023-2026 Revised - 10-7-25.pdf](#)
[23-26 exhibit a.pdf](#)
[23-26 exhibit b.pdf](#)
[23-26 exhibit c.pdf](#)
[23-26 exhibit d.pdf](#)
[23-26 exhibit e.pdf](#)

**CNST-6 ADOPT A PROCLAMATION RECOGNIZING NATIONAL DISABILITY
EMPLOYMENT AWARENESS MONTH IN MARTIN COUNTY, FLORIDA**

The Board is asked to adopt a proclamation recognizing National Disability Employment Awareness Month in Martin County, Florida.

Agenda Item: 26-0095

Attachments: [National Disability Employment Awareness Month](#)

**CNST-7 ADOPT A PROCLAMATION DECLARING DOMESTIC VIOLENCE
AWARENESS MONTH IN MARTIN COUNTY, FLORIDA**

The Board is asked to adopt a proclamation declaring Domestic Violence Awareness Month in Martin County, Florida.

Agenda Item: 26-0128

Attachments: [Domestic Violence Awareness Month](#)

COUNTY ATTORNEY

**CNST-8 REQUEST FOR THE ADOPTION OF A RESOLUTION REVISING THE
DEVELOPMENT REVIEW AND INSPECTION FEE SCHEDULES FOR
GROWTH MANAGEMENT, FIRE PREVENTION AND ENGINEERING
SERVICES**

The Martin County Land Development Regulations provide that fees for development review shall be established by resolution of the Board of County Commissioners. The current development review fees were established in 2013 and 2016. The Board is being asked to consider the adoption of a resolution adjusting the development review fees for

Growth Management, Engineering Services, and Fire Prevention.

Agenda Item: 26-0089

Attachments: [Draft Dev Rev Fee Reso.docx](#)
[Dev Rev Fee Schedule revised.docx](#)
[Fee Schedule FRD Final \(002\).docx](#)
[Engineering Fees 2025 Update.docx](#)
[16-3.20 with attachment.pdf](#)

PUBLIC WORKS

CNST-9 REQUEST THAT MARTIN COUNTY GRANT A UTILITY EASEMENT TO SOUTH MARTIN REGIONAL UTILITY (SMRU) FOR UTILITY ASSETS ALONG SE KINGSWAY STREET IN HOBE SOUND FOR THE GOMEZ PETTWAY POTABLE WATER MAIN INSTALLATION PROJECT

SMRU has requested approval of a Utility Easement for utility assets along the northern portion of the right of way on SE Kingsway Street extending to the corner at SE Dixie Highway in Hobe Sound for the Gomez/Pettway Potable Water Main Installation Project.

Agenda Item: 26-0052

Attachments: [UE w Exhibit A.pdf](#)
[Location Map.pdf](#)
[SMRU Watermain Improvement for Kingshighway Construction Set](#)

CNST-10 ADOPTION OF A RESOLUTION ACCEPTING AND APPROVING A UTILITY EASEMENT FROM MONTE MCLENDON AKA MONTE P MCLENDON ALONG NW CHARLIE GREEN DRIVE NEAR NW BAKER ROAD IN STUART

This is a request for the adoption of a Resolution accepting and approving a Utility Easement, from Monte McLendon a/k/a Monte P. McLendon, to allow for water and sewer related services and equipment along NW Charlie Green Drive near NW Baker Road in Stuart.

Agenda Item: 26-0070

Attachments: [Location Map.pdf](#)
[Resolution.pdf](#)
[UE w Exhibit A.pdf](#)

CNST-11 ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING A WARRANTY DEED FOR RIGHT-OF-WAY DEDICATION, FROM JWA RANCH, LLC, AS A CONDITION OF APPROVAL OF THE RANCH PHASE 1 FINAL SITE PLAN PUD

This is a request for the adoption of a resolution approving and accepting a Warranty Deed from JWA Ranch, LLC, a Delaware limited liability company (JWA) for 100,746 square feet fronting SE Bridge Road for dedication of right-of-way (ROW) as a condition of approval of The Ranch Phase 1 Final Site Plan.

Agenda Item: 26-0103

Attachments: [Location Map.pdf](#)
 [Resolution.docx](#)
 [Executed Warranty Deed.pdf](#)

CNST-12 REQUEST TO EXECUTE UPDATED COOPERATION AGREEMENT WITH THE ARMY CORPS OF ENGINEERS FOR THE HUTCHINSON ISLAND SHORE PROTECTION PROJECT

The Board is requested to review and approve the updated Cooperation Agreement with the US Army Corps of Engineers (USACE) for the upcoming Hutchinson Island Shore Protection Project. This agreement was approved initially by the Board on May 25, 2025. Prior to the USACE execution of the agreement, the contract was updated to reflect consistency with new language ratified in the Water Resources Development Act of 2024. The new language grants a waiver from the perpetual easement requirement for projects that begin prior to January 2027.

Agenda Item: 26-0132

Attachments: [CA for Martin SPP redline \(23 Sept 25\) clean.docx](#)
 [Martin County Self Cert.docx](#)

Additional Item (26-0132)

PUBLIC HEARING QUASI-JUDICIAL

PHQJ-1 PUBLIC HEARING TO CONSIDER ADOPTION OF AN AMENDMENT TO THE MARTIN COUNTY ZONING ATLAS TO CHANGE THE ZONING CLASSIFICATION FOR 5000 SW GREEN FARMS LANE, LLC (G091-002)

This is a request from Cotleur & Hearing on behalf of 5000 SW Green Farms Lane, LLC, for a proposed amendment to the County Zoning Atlas to change the zoning district classification for an approximately 111.11-acre undeveloped site from A-2, Agricultural District to AG-20A, General Agricultural District. The site is located at 5000 SW Green Farms Lane in Palm City. Included with this application is a request for a Certificate of Public Facilities Exemption.

Agenda Item: 26-0087

Attachments: [2025_0903_G091-002_Staff_Report_final.docx](#)
 [2025_0901_G091-002_Rezoning_Reso_to_Approve.docx](#)
 [2025_0901_G091-002_Exhibit_A-legal_description.docx](#)
 [2025_0910_G091-002_Application-Materials.pdf](#)
 [2025_0723_G091-002_Disclosure_of_Interest_Affidavit.pdf](#)
 [2025_0905_G091-002_LAD_TS.pdf](#)
 [2025_0917_G091-002_SAMPLE_LTR-MARANDY_PROPERTIES_LLC.docx](#)
 [2025_0917_G091-002_Address_Verification_Letter_-_Casey.pdf](#)
 [2025_0910_G091-002_Signage_Affidavit.pdf](#)
 [2025_0901_G091-002_Rezoning_Reso_to_Deny.docx](#)
 [Presentation](#)

DEPARTMENTAL QUASI-JUDICIAL

GROWTH MANAGEMENT

DPQJ-1 REQUEST FOR REVISED FINAL SITE PLAN APPROVAL FOR MEADOW RUN AT FOX GROVE SUBDIVISION, F.K.A., FOX GROVE (F084-007)

This is a request by MacKenzie Engineering and Planning Inc., on behalf of Meadow Run Property Owners Association Inc., for approval of a revised final site plan to add a rear entry gate at the cul-de-sac on SW Briarbrook Way for the purpose of accessing SW Leighton Farm Avenue. The property is located east of SW Citrus Boulevard, North of I-95 and west of SW Leighton Farm Avenue at 4350 SW Stoneybrook Way in Palm City. Included with this application is a request for a Certificate of Public Facilities Reservation.

Agenda Item: 26-0093

Attachments: [2025_0918_F084-007_DRT_STAFF_FINAL.docx](#)
[2025_0910_F084-007_RESO_APPROVE.docx](#)
[2025_0910_F084-007_EXHIBIT_A_LEGAL_DESCRIPTION.docx](#)
[2025_0910_F084-007_EXHIBIT_B_RFSP.pdf](#)
[2025_0910_F084-007_APPLICATION_MATERIALS.pdf](#)
[2025_0910_F084-007_DISCLOSURE_OF_INTEREST.pdf](#)
[2025_0410_F084-007_SIGN_POSTING_AFFIDAVIT.pdf](#)
[2025_0910_F084-007_RESO_DENY.docx](#)
[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: 26-0020

Attachments: [SUPP MEMO \(4 items\)](#)
[1 Item #1 Cover Sheet.docx](#)
[1A 2025-2026 Martin County-After School Out of School Contract with Exhibit A part 1 & 2 - CLEAN VERSION FOR MCBOCC APPROVAL.pdf](#)
[1B CSC GRANT 139115 Resolution.xlsx](#)
[2 Item #2 Cover Sheet.docx](#)
[2A Budget Resolution 120403.xlsx](#)
[2B Mental Health Awareness Training Grant.pdf](#)
[3 Item #3 Cover Sheet.docx](#)
[3A CSBG Sub-Recipient Amended and Restated Interlocal Agreement FY 25-26.pdf](#)
[3B Budget Resolution 12048 Renewal FY25-26.xlsx](#)
[4 Item #4 Cover Sheet.docx](#)
[4A JAG Award Agreement \(JG184\).pdf](#)
[4B Budget Resolution 12076.xlsx](#)

Supplemental Memorandum (4 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: 26-0026

Attachments: [SUPP MEMO \(1 item\)](#)
[RFB2025-3703 BridgeConstructionMaintenance BidTabulation.pdf](#)
[RFB2025-3703 BridgeConstructionMaintenance CIP.pdf](#)

Supplemental Memorandum (1 item)

**DEPT-3 REQUEST TO APPROVE PROPOSED CHANGES TO THE MARTIN
COUNTY ART IN PUBLIC PLACES PROGRAM MANUAL AND PROGRAM
UPDATE**

This is a request for the Board to approve changes to the Martin County Art in Public Places (AIPP) Program Manual (Manual). This presentation will also include a budget update and summary of the projects and activities of the Martin County AIPP Program.

Agenda Item: 25-1245

Attachments: [AIPP Program Manual 2023 final.pdf](#)
[Revised AIPP Program Manual DRAFT.pdf](#)
[Summary of Proposed Changes.pdf](#)
[BOCC AIPP Presentation 2025.pdf](#)
[SUPP MEMO \(withdrawing item\)](#)

Supplemental Memorandum (withdrawing item)

DEPT-4 MARTIN COUNTY FAIRGROUNDS UPDATE AND REQUESTS

The Martin County Fair Association Inc. (Fair), a nonprofit corporation, requests that the Martin County Board of County Commissioners (BCC) approve a one-year extension of its current lease and authorize staff to prepare a new Lease Agreement for approximately 30+/- acres, along with an access easement to get to the property, relieving traffic along Citrus Boulevard.

Agenda Item: 26-0075

Attachments: [LM-FAIRGROUNDS.pdf](#)
[signed & notarized lease extension 9.11.25.pdf](#)

DEPT-5 2026 STATE AND FEDERAL LEGISLATIVE PROGRAMS

Every year the Board of County Commissioners adopts a state and federal legislative program that outlines the county's legislative priorities. This presentation will discuss the proposed 2026 Legislative Priorities and direction of the legislative program for the upcoming year.

Agenda Item: 26-0130

Attachments: [SUPP MEMO](#)
[FY 26 State Priorities.pdf](#)

Supplemental Memorandum

GENERAL SERVICES

DEPT-6 HOLT CORRECTIONAL FACILITY MENTAL HEALTH HOUSING PODS DESIGN UPDATE

This item provides the Board with an update on the design of the Holt Correctional Facility Mental Health Housing Pods at the Martin County Jail. The State approved funding for the design in 2024. The conceptual design phase is complete and includes two pods that expand classification capacity, improve inmate and staff safety, and provide specialized housing for the growing mental health population.

Agenda Item: 26-0118

Attachments: [SUPP MEMO](#)
[Presentation](#)

Supplemental Memorandum (PowerPoint)

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

ADJOURN

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