



## BOARD OF COUNTY COMMISSIONERS

### FINAL AGENDA

5/20/25 9:00 AM

### BOCC MEETING AGENDA COMMISSION CHAMBERS

2401 SE MONTEREY ROAD, STUART, FLORIDA 34996

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#### **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*

*Sarah W. Woods, County Attorney*

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

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9:05 AM - Public Comment

9:30 AM - One Room Schoolhouse in New Monrovia Facilities Use Agreement  
(DEPT-6)

1:30 PM - Road Transfer Agreement with FL Dept of Transportation (PH-1)

5:05 PM - Public Comment

#### **CALL TO ORDER**

Invocation - Moment of Silence

Pledge of Allegiance - Chris Lisowy, U.S. Army Veteran

#### **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 declaring Memorial Day, recognizing Family  
Abduction Awareness Day, and recognizing Public Works Week in Martin County, Florida.

Agenda Item: 25-0771

**PROC-2 ADOPT AND PRESENT A PROCLAMATION DECLARING EMERGENCY MEDICAL SERVICES WEEK IN MARTIN COUNTY, FLORIDA**

The Board is asked to adopt and present a proclamation declaring Emergency Medical Services Week in Martin County, Florida.

Agenda Item: 25-1003

**Attachments:** [EMS Week](#)

**Additional Item (25-1003)**

**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: 25-0353

**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 April 21 and May 4, 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: 25-0364

**Attachments:** [Warrant List](#)

**CNST-3 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: 25-0371

**CNST-4 ADOPT PROCLAMATIONS COMMENDING JEFFREY BOBO JR., LOGAN HAMMOND, MARLIN BLACK, AND STEPHEN ORHN UPON THE ACHIEVEMENTS OF EAGLE SCOUT**

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

Agenda Item: 25-0950

**Attachments:** [Eagle Scout Jeffrey](#)  
[Eagle Scout Logan](#)  
[Eagle Scout Marlin](#)  
[Eagle Scout Stephen](#)

**BUILDING**

**CNST-5 REQUEST FOR APPROVAL OF FINE REDUCTION STIPULATION AND AGREED RECOMMENDED ORDER REGARDING THE CODE ENFORCEMENT CASE OF LISA M. CHITTY AND CHRIS BISHOP CASE NUMBER ENF2023020728**

Pursuant to the provisions of Section 1.98B, General Ordinances, Martin County Code, the Board of County Commissioners is asked to consider approval of a Fine Reduction Stipulation and Agreed Recommended Order regarding the Code Enforcement case of Lisa M. Chitty and Chris Bishop.

Agenda Item: 25-0932

**Attachments:** [SIGNED FINE REDUCTION.pdf](#)  
[SUPP MEMO \(request to withdraw\)](#)

**Supplemental Memorandum**

**CNST-6 REQUEST FOR APPROVAL OF FINE REDUCTION STIPULATION AND AGREED RECOMMENDED ORDER REGARDING THE CODE ENFORCEMENT CASE OF DAWN MARIE DECKER CASE NUMBER ENF2019050887**

Pursuant to the provisions of Section 1.98B, General Ordinances, Martin County Code, the Board of County Commissioners is asked to consider approval of a Fine Reduction Stipulation and Agreed Recommended Order regarding the Code Enforcement case of Dawn Marie Decker.

Agenda Item: 25-0934

**Attachments:** [SIGNED FINE REDUCTION.pdf](#)  
[SUPP MEMO \(request to withdraw\)](#)

**Supplemental Memorandum**

**CNST-7 REQUEST FOR APPROVAL OF FINE REDUCTION STIPULATION AND AGREED RECOMMENDED ORDER REGARDING THE CODE ENFORCEMENT CASE OF SHERRY AND GORDON PALMER CASE NUMBER 15-0097780**

Pursuant to the provisions of Section 1.98B, General Ordinances, Martin County Code, the Board of County Commissioners is asked to consider approval of a Fine Reduction Stipulation and Agreed Recommended Order regarding the Code Enforcement case of Sherry and Gordon Palmer.

Agenda Item: 25-0935

**Attachments:** [SIGNED FINE REDUCTION.pdf](#)  
[SUPP MEMO \(request to withdraw\)](#)

**Supplemental Memorandum**

**CNST-8 REQUEST FOR APPROVAL OF FINE REDUCTION STIPULATION AND AGREED RECOMMENDED ORDER REGARDING THE CODE ENFORCEMENT CASE OF TERRY LOU JACOBSON AND CRYSTAL L. FENTON, CASE NUMBER 16-0103045**

Pursuant to the provisions of Section 1.98B, General Ordinances, Martin County Code, the Board of County Commissioners is asked to consider approval of a Fine Reduction Stipulation and Agreed Recommended Order regarding the Code Enforcement case of Terry Lou Jacobson Crystal L. Fenton.

Agenda Item: 25-0936

**Attachments:** [SIGNED FINE REDUCTION.pdf](#)  
[SUPP MEMO \(request to withdraw\)](#)

**Supplemental Memorandum**

**CNST-9 REQUEST FOR APPROVAL OF FINE REDUCTION STIPULATION AND AGREED RECOMMENDED ORDER REGARDING THE CODE ENFORCEMENT CASE OF HOLLY A. SPEAKMAN, CASE NUMBER ENF2024070619**

Pursuant to the provisions of Section 1.98B, General Ordinances, Martin County Code, the Board of County Commissioners is asked to consider approval of a Fine Reduction Stipulation and Agreed Recommended Order regarding the Code Enforcement case of Holly A. Speakman.

Agenda Item: 25-0937

**Attachments:** [SIGNED FINE REDUCTION.pdf](#)  
[SUPP MEMO \(request to withdraw\)](#)

**Supplemental Memorandum**

**PUBLIC WORKS**

**CNST-10 APPOINTMENT OF MARTIN COUNTY REPRESENTATIVE FOR JUNE 5, 2025 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 5, 2025. It is necessary for the Board of County Commissioners to update the Proxy to authorize Commissioner Heard to vote on June 5, 2025, to effectuate Board of County Commissioner direction.

Agenda Item: 25-0917

**Attachments:** [2025 Proxy](#)  
[2025 Proxy Co-owned](#)  
[PalMar Overview](#)

**CNST-11 REQUEST TO EXECUTE THE COOPERATION AGREEMENT WITH THE ARMY CORPS OF ENGINEERS FOR THE HUTCHINSON ISLAND SHORE PROTECTION PROJECT**

The Board is requested to review and approve the Cooperation Agreement with the US Army Corps of Engineers for the upcoming Hutchinson Island Shore Protection Project.

Agenda Item: 25-0942

**Attachments:** [Draft FCCE 84-99 Cooperation Agreement Martin County 22 APR 2025.docx](#)

**ADMINISTRATION**

**CNST-12 ADOPT PROCLAMATIONS COMMENDING BENNETT SCOTT AND DAVIS SCOTT UPON THE ACHIEVEMENTS OF EAGLE SCOUT**

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

Agenda Item: 25-1005

**Attachments:** [Eagle Scout Bennett](#)  
[Eagle Scout Davis](#)

**Additional Item (25-1005)**

**DEPT-13 APPROVAL OF AN INTERLOCAL AGREEMENT BETWEEN MARTIN COUNTY AND THE VILLAGE OF INDIANTOWN FOR USE OF TIMER POWERS PARK**

The Village of Indiantown is seeking to utilize Timer Powers Park for the purposes of conducting a Heritage Festival.

Agenda Item: 25-1000

**Attachments:** [VOI\\_TIMER.pdf](#)

**Additional Item (25-1000)**

**PUBLIC HEARING**

**PH-1 PUBLIC HEARING TO CONSIDER ADOPTING A RESOLUTION AUTHORIZING EXECUTION OF A ROAD TRANSFER AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR SW MARTIN HIGHWAY, SE INDIAN STREET, NE JENSEN BEACH BOULEVARD, AND NE CAUSEWAY BOULEVARD**

The Board of County Commissioners is asked to adopt a Resolution that authorizes the execution of a Road Jurisdiction Transfer Agreement with the Florida Department of Transportation (FDOT) to transfer: a portion of CR-714 (SW Martin Highway) and SE Indian Street from the County to the FDOT and to transfer SR-732 (NE/NW Jensen Beach Boulevard) and SR-732 (NE Causeway Boulevard) from the FDOT to the County.

Agenda Item: 25-0601

**Attachments:** [2025-05-20 MC FDOT Transfer Resolution .docx](#)  
[2025-04-21 MC FDOT Transfer Agreement Final.pdf](#)  
[Presentation.pptx](#)  
[SUPP MEMO](#)  
[2025\\_05-04 Public Hearing TC Palm Notice.pdf](#)  
[2025-05-11 Public Hearing TC Palm Notice.pdf](#)

## Supplemental Memorandum

### **PUBLIC HEARING QUASI-JUDICIAL**

#### **PHQJ-1 PUBLIC HEARING TO CONSIDER ADOPTION OF AN AMENDMENT TO THE MARTIN COUNTY ZONING ATLAS TO CHANGE THE ZONING DISTRICT CLASSIFICATION FOR JENSEN BEACH MHP, LLC. (P125-013)**

This is a request by Cuozzo Planning Solutions, Inc., on behalf of Jensen Beach MHP, LLC for a proposed amendment to the county zoning atlas to change the zoning district classification of an approximately 17.27-acres site from Planned Unit Development (PUD) to RS-5 (Low Density Residential District) and LC (Limited Commercial District) or the most appropriate zoning districts. The RS-5 and LC zoning districts are consistent with the site's current future land use designations of Low Density and Commercial Limited. Included with this application is a request for a Certificate of Public Facilities Exemption.

**Agenda Item:** 25-0931

**Attachments:** [2025\\_0415 P125-013 DRT STAFF FINAL.docx](#)  
[2025\\_0520 P125-013 RESO APPROVE LC.docx](#)  
[2025\\_0520 P125-013 EXHIBIT A LEGAL DESCRIPTION LC.docx](#)  
[2025\\_0520 P125-03 EXHIBIT B.docx](#)  
[2025\\_0520 P125-013 APPLICATION.pdf](#)  
[2025\\_0520 P125-013 DISCLOSURE OF INTEREST.pdf](#)  
[2025\\_0430 P125-013 LAD TS.pdf](#)  
[2025\\_0501 P125-013 SAMPLE LETTER.docx](#)  
[2025\\_0520 P125-013 PROPERTY OWNERS CERTIFICATION .pdf](#)  
[2025\\_0520 P125-013 SIGN POSTING AFFIDAVIT.pdf](#)  
[2025\\_0520 P125-013 RESO DENY LC.docx](#)  
[2025\\_0520 P125-013 RESO DENY RS-5.docx](#)  
[Staff 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: 25-0383

**Attachments:** [SUPP MEMO \(7 items\)](#)  
[1 Item #1 Cover Sheet.docx](#)  
[1A AUTHORIZING AGENT APPROVAL FORM.docx](#)  
[2 Item #2 Cover Sheet.docx](#)  
[3 Item #3 Cover Sheet.docx](#)  
[3A FDACS CONTRACT 32111 MARTIN.pdf](#)  
[3B FDACS Urban Forestry SSGC Budget Resolution 125101.xlsx](#)  
[3C 2025-05-20 Sailfish Sand Golf Course Improvements Ph. 4 & 5.pdf](#)  
[4A Chancey Bay Ranch PUD 5.20.2025.xlsx](#)  
[4A Item #4A Cover Sheet.docx](#)  
[4B 2025-05-20 East Fork Creek Ph.II.pdf](#)  
[4B East Fork Creek Ph.II TOJI 5.20.2025.xlsx](#)  
[4B Item #4B Cover Sheet.docx](#)  
[4C Budget Resolution Insurance Proceeds 1110.xlsx](#)  
[4C Item #4C Cover Sheet.docx](#)  
[4D Budget Resolution Communications Drone 5.20.25.xlsx](#)  
[4D Item #4D Cover Sheet.docx](#)

### **Supplemental Memorandum (7 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: 25-0394

**Attachments:** [SUPP MEMO \(2 items\)](#)  
[RFB2025-3657 CharlieLeightonParkBoatRampRenoPark Imp BidTabulation.pdf](#)  
[RFB2025-3657 CharlieLeightonPark CIP.pdf](#)  
[RFB2025-3657 CharlieLeightonPark ParksBoatRampsProgram CIP.pdf](#)  
[RFB2025-3666 FoxBrownRdResurfacing BidTabulation.pdf](#)  
[RFB2025-3666 FoxBrownRoadResurfacing CIP.pdf](#)

### **Supplemental Memorandum (2 items)**

#### **DEPT-3 CONSIDERATION TO ADOPT AN OFFICIAL MARTIN COUNTY FLAG**

On April 8, 2025, the Martin County Board of County Commissioners requested that staff bring back an item that outlined the process and considerations necessary for the creation and adoption of a Martin County Flag.

Agenda Item: 25-0918

**DEPT-4 2025 LEGISLATIVE SESSION UPDATE**

Each year, the Martin County Board of County Commissioners adopts a state legislative program that sets the appropriations and policy priorities for the county. This presentation discusses the 2025 legislative priorities, the successes and any additional direction needed within the legislative program.

Agenda Item: 25-0965

**DEPT-5 DISCUSSION OF RECRUITMENT FOR COUNTY ATTORNEY POSITION**

Martin County's County Attorney, Sarah Woods, will be retiring in July 2025. Staff seeks direction from the Board of County Commissioners on the recruitment process to fill this upcoming vacancy.

Agenda Item: 25-0697

**Additional Item (25-0697)**

**DEPT-6 CONSIDER A FACILITIES USE AGREEMENT WITH MARTIN COUNTY BLACK HERITAGE INITIATIVES, INC. FOR USE OF THE ONE ROOM SCHOOLHOUSE IN NEW MONROVIA**

Staff is presenting a Facilities Use Agreement with the Black Heritage Initiatives, Inc. (BHI) for use of the One Room Schoolhouse located in New Monrovia.

Agenda Item: 25-1004

**Attachments:** [Facilities Use Agree BHI.pdf](#)

**Additional Item (25-1004)**

**PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.**

**ADJOURN**

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