



## BOARD OF COUNTY COMMISSIONERS

**FINAL AGENDA**  
**11/12/24 9:00 AM**

**BOCC MEETING AGENDA**  
**COMMISSION CHAMBERS**  
**2401 SE MONTEREY ROAD, STUART, FLORIDA 34996**

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### **COUNTY COMMISSIONERS**

*Harold E. Jenkins II, Chairman*  
*Stacey Hetherington, Vice Chair*  
*Doug Smith*  
*Sarah Heard*  
*Edward V. Ciampi*

*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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### **PRESETS**

9:05 AM - Public Comment

11:00 AM - Presentations to Commissioner Smith and Commissioner Jenkins  
(PROC-4)

5:05 PM - Public Comment

### **CALL TO ORDER**

1. INVOCATION ~ Moment of Silence
2. PLEDGE OF ALLEGIANCE ~ David M. Yankwitt, US Army Veteran
3. ADDITIONAL ITEMS
4. APPROVAL OF AGENDA
5. 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.

### **PROCLAMATIONS AND SPECIAL PRESENTATIONS**

#### **PROC-1 ADOPT AND PRESENT A PROCLAMATION DECLARING VETERANS DAY IN MARTIN COUNTY, FLORIDA**

The Board is asked to adopt and present a proclamation declaring Veterans Day in Martin County, Florida.

Agenda Item: 25-0263

**Attachments:** [Veterans Day](#)

**PROC-2 PRESENT A PROCLAMATION PREVIOUSLY APPROVED VIA THE  
CONSENT AGENDA**

The Chairman will present a proclamation declaring National Apprenticeship Week in Martin County, Florida.

Agenda Item: 25-0203

**PROC-3 ADOPT AND PRESENT A PROCLAMATION DECLARING ALZHEIMER'S  
DISEASE AWARENESS MONTH IN MARTIN COUNTY, FLORIDA**

The Board is asked to adopt and present a proclamation declaring Alzheimer's Disease Awareness Month in Martin County, Florida.

Agenda Item: 25-0255

**Attachments:** [Alzheimer's Disease Awareness Month](#)

**PROC-4 PRESENTATIONS TO COMMISSIONER SMITH AND COMMISSIONER  
JENKINS**

Presentations will be made to Commissioner Doug Smith and Commissioner Harold Jenkins for their years of service to Martin County.

Agenda Item: 25-0264

**PROC-5 ADOPT AND PRESENT A PROCLAMATION DECLARING HOSPICE &  
PALLIATIVE CARE MONTH IN MARTIN COUNTY, FLORIDA**

The Board is asked to adopt and present a proclamation declaring Hospice & Palliative Care Month in Martin County, Florida.

Agenda Item: 25-0276

**Attachments:** [Hospice & Palliative Care Month](#)

**Additional Item (25-0276)**

**COMMENTS**

1. PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.
2. COMMISSIONERS
3. COUNTY ADMINISTRATOR

**CONSENT**

**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: 25-0005

**Attachments:** [SUPP MEMO \(2 items\)](#)  
[RFB2024-3624\\_NorthWastewaterTreatmentPlantDosingPumpAddition\\_BidTabulation.pdf](#)  
[RFB2024-3624\\_NorthWastewaterTreatmentPlantDosingPumpAddition\\_CIP.pdf](#)  
[RFB2024-3624\\_NorthWastewaterTreatmentPlantDosingPumpAddition\\_CIP\\_Revised.pdf](#)  
[RFQ2024-3556\\_Amendment1\\_PartiallyExecuted.pdf](#)  
[LarryMassingBuildingFutureExpansion\\_CIP.pdf](#)

**Supplemental Memorandum (2 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 October 7, 2024 and October 27, 2024. 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: 25-0012

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

**CNST-3 BOARD OF COUNTY COMMISSION MINUTES TO BE APPROVED**

The Board is asked to approve minutes from the September 10 and 24, 2024 regular meetings, October 8, 2024 regular meeting, and October 16, 2024 joint meeting.

Agenda Item: 25-0246

**Attachments:** [2024-09-10 BCC Minutes.pdf](#)  
[2024-09-24 BCC Minutes.pdf](#)  
[2024-10-08 BCC Minutes.pdf](#)  
[2024-10-16 Joint Meeting Minutes.pdf](#)

**CNST-4 CONSTRUCTION INDUSTRY LICENSING BOARD APPOINTMENTS**

After Administration staff solicited applicants, the Board is asked to make the necessary appointments to the Construction Industry Licensing Board.

Agenda Item: 25-0043

**Attachments:** [Construction Industry Licensing Board.docx](#)  
[Establishing Document CILB.pdf](#)  
[Information Release CILB](#)  
[Resolution CILB](#)  
[Isadore William Plumbing Contractor.pdf](#)

**CNST-5 ADOPT A PROCLAMATION COMMENDING GRADY STAHL UPON THE ACHIEVEMENT OF EAGLE SCOUT**

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

Scout.

Agenda Item: 25-0254

Attachments: [Eagle Scout Grady Stahl](#)

## **BUILDING**

### **CNST-6 REQUEST FOR APPROVAL OF FINE REDUCTION STIPULATION AND AGREED RECOMMENDED ORDER REGARDING THE CODE ENFORCEMENT CASE OF REPUBLIC CONSUMER LENDING GROUP INC CASE NUMBER 15-0095457**

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 Republic Consumer Lending Group Inc.

Agenda Item: 25-0242

Attachments: [SIGNED FINE REDUCTION 15-0095457.pdf](#)

### **CNST-7 REQUEST FOR APPROVAL OF FINE REDUCTION STIPULATION AND AGREED RECOMMENDED ORDER REGARDING THE CODE ENFORCEMENT CASE OF REPUBLIC CONSUMER LENDING GROUP INC. CASE NUMBER ENF2019020038**

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 Republic Consumer Lending Group Inc.

Agenda Item: 25-0243

Attachments: [SIGNED FINE REDUCTION](#)

### **CNST-8 INTERLOCAL AGREEMENT BETWEEN MARTIN COUNTY AND THE TOWN OF SEWALL'S POINT TO PROVIDE TEMPORARY BUILDING OFFICIAL, INSPECTION AND PLAN REVIEW SERVICES**

The Building Department has been providing various Building Official, Inspection and Plan Review Services to the Town of Sewall's Point on an as-needed basis for many years under an Interlocal Agreement. This proposed Interlocal Agreement replaces the previous one which has expired.

Agenda Item: 25-0250

Attachments: [MC Interlocal Agreement - Building Dept. - 09 23 24.pdf](#)

## **PUBLIC WORKS**

### **CNST-9 CHILDREN'S MUSEUM OF THE TREASURE COAST, INC. REQUESTS A THIRD AMENDMENT TO THE LEASE AGREEMENT FOR THEIR FACILITY AT INDIAN RIVERSIDE PARK IN JENSEN BEACH**

This is a request for the approval of a Third Amendment to Lease Agreement between Martin County and Children's Museum of the Treasure Coast, Inc. ("Children's Museum"), by adding approximately 0.89 acres of vacant land adjacent to the current leased area to accommodate the addition of a proposed Planetarium and Discovery Science Center.

Agenda Item: 25-0200

**Attachments:** [Location Map Current & Additional Premises.pdf](#)  
[Third AMND Lease Agreement.pdf](#)  
[OWL Children's Museum Lease.pdf](#)

**CNST-10 APPROVAL OF A SOVEREIGNTY SUBMERGED LANDS LEASE MODIFICATION WITH THE TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND (TIITF) FOR THE PORT SALERNO COMMERCIAL FISHERMEN DOCKING AND LOADING FACILITY ON COUNTY OWNED PROPERTY**

Request approval of a Sovereignty Submerged Lands Lease (SLL) Modification to increase square footage and stay within the boundary of the riparian line, to operate a 39-slip commercial docking facility for mooring of commercial vessels for loading and offloading seafood, on County owned property, utilized by the Port Salerno Commercial Fishing Dock Authority (PSCFDA).

Agenda Item: 25-0228

**Attachments:** [MARTIN COUNTY.docx](#)  
[SLL DEP PSCFDA 430032478.pdf](#)

**UTILITIES AND SOLID WASTE**

**CNST-11 REQUEST TO ADOPT GUIDELINES FOR DEVELOPER CONTRIBUTIONS FOR INCREMENTAL CAPITAL RECOVERY CHARGE**

The Internal Martin County Utilities and Solid Waste Department (MCU) Policy establishes a consistent policy of collecting proportionate share utility capital fees for developers looking to construct in areas outside areas in the utility master plans. These include properties with a rural lifestyle future land use and those projects that were added to be served by Martin County Utilities January 1, 2024 or later.

Agenda Item: 25-0210

**Attachments:** [Guidelines for Developer Contributions for Incremental Capital Recovery Charge.pdf](#)

**CNST-12 INITIAL ASSESSMENT RESOLUTION FOR THE EVERGREEN/WINDSTONE WATER MAIN MUNICIPAL SERVICE BENEFIT UNIT**

Board action is requested to adopt the initial assessment resolution for the Evergreen/Windstone Water Main Municipal Service Benefit Unit to allow installation of water lines.

Agenda Item: 25-0212

**Attachments:** [Evergreen - Initial Assessment Resolution](#)

**COUNTY ATTORNEY**

**CNST-13 REQUEST TO APPROVE RETAINER AGREEMENT WITH GEMMA TORCIVIA FOR SPECIAL MAGISTRATE SERVICES**

The Board of County Commissioners is asked to consider approval of a Retainer Agreement with Gemma Torcivia for special magistrate services.

Agenda Item: 25-0273

**Attachments:** [Retainer Agreement Gemma Torcivia Special Magistrate Partial Executed.pdf](#)

**Additional Item (25-0273)**

**CNST-14 REQUEST TO APPROVE SETTLEMENT AGREEMENT**

The County Attorney's Office recommends that the Board of County Commissioners approve the Settlement Agreement between the Martin County Sheriff's Office, the Martin County Board of County Commissioners, Office Enhanced Management Services, LLC, Daniel J. Stermer solely in his capacity as the Assignee for the Benefit of Creditors of Armor Health Management, LLC, Armor Correctional Health & Medical Services of New York, Inc., and Martin Memorial Medical Center, Inc.

Agenda Item: 25-0288

Attachments: [2024 11 6 Martin Memorial Settlement Agreement Global - FINAL 3 DJS Executed.pdf](#)

**Additional Item (25-0288)**

**PUBLIC HEARINGS**

**PH-1 PROPOSED MARTIN COUNTY TRICO SETTLEMENT - PHYLLIS ANN FISCHER, VS. BRIAN GREGORY WEST, BARRY MICHAEL LIPPOLIS, PATRICK THOMAS VALICENTI, SAFECO INSURANCE COMPANY OF ILLINOIS, AND MARTIN COUNTY BOARD OF COMMISSIONERS**

In accordance with the Procedure for TRICO settlements established by the Board of County Commissioners (Board), the public is provided an opportunity to comment on the proposed settlement in the case of Phyllis Ann Fischer, vs Brian Gregory West, Barry Michael Lippolis, Patrick Thomas Valicenti, Safeco Insurance Company of Illinois, and Martin County, Board of Commissioners. Case No. 202300516CAAXMX.

Agenda Item: 25-0260

Attachments: [Fischer - Proposed Public Hearing Summary.docx](#)

**PH-2 PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE AMENDING ARTICLE 12, DIVISIONS 1-7, COMMUNITY REDEVELOPMENT CODE, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE REGARDING ARCHITECTURAL DESIGN STANDARDS**

Dana Little, Urban Design Director and Jessica Seymour, Principal Program Coordinator of the Treasure Coast Regional Planning Council (TCRPC) will present the updated Community Redevelopment Agency (CRA) Architectural Design Standards proposed for all six Martin County CRA areas. This effort will increase flexibility and choice for property owners, architects, developers, and builders and to continue to implement the vision of well-designed communities that celebrate their distinctive identities and contribute to the overall sustainability of Martin County.

Agenda Item: 25-0076

**Attachments:** [Ordinance.docx](#)  
[Exhibit 1 Sec. 12 Div 1.pdf](#)  
[Exhibit 2 Sec. 12.1.12. Proposed Architectural Design Standards.pdf](#)  
[Exhibit 3 Sec. 12 Div 2 Jensen Beach.pdf](#)  
[Exhibit 4 Sec. 12 Div 3 Rio.pdf](#)  
[Exhibit 5 Sec. 12 Div 4 Old Palm City.pdf](#)  
[Exhibit 6 Sec. 12 Div 5 Hobe Sound.pdf](#)  
[Exhibit 7 Sec. 12 Div 6 Port Salerno.pdf](#)  
[Exhibit 8 Sec. 12 Div 7 Golden Gate.pdf](#)  
[Exhibit 2 Clean Copy No Underline Section 12.1.12 Design Standards.pdf](#)  
[Architectural Design Standards Reference Guide.pdf](#)  
[2024-11-12 Martin CRA Design Standards BCC.pdf](#)  
[Advertisement.pdf](#)

**PH-3**

**PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE AMENDING ARTICLE 11, PLANNED MIXED-USE VILLAGE, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE**

This is a request by Mattamy Palm Beach, LLC for an amendment to Article 11, Planned Mixed-Use Village, Land Development Regulations, Martin County Code. Article 11 is the Land development regulations that provide the development standards and review procedures consistent with the MUV, Mixed-Use Village Land Use. The Planned Mixed-Use Village is solely related to the Newfield (fka Pineland Prairie) project in Palm City.

Agenda Item: 25-0225

**Attachments:** [2024 1002 Staff Report.docx](#)  
[Ordinance 10 24 24.docx](#)  
[PART 1.docx](#)  
[PART II.docx](#)  
[PART III.docx](#)  
[PART IV.docx](#)  
[PART V.docx](#)  
[Application Letter.pdf](#)  
[2024 1029 Article 11 Tearsheet](#)  
[Staff Presentation](#)

**PH-4**

**LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF COMPREHENSIVE PLAN AMENDMENT (CPA) 23-09, MARTIN COMMERCE PARK, TEXT**

This is a request by Martin Commerce Park LLC for a site-specific text amendment to Chapter 4, Future Land Use Element, Chapter 10, Sanitary Sewer Services and Chapter 11, Potable Water Services Element/10 Year Water Supply Facilities Work Plan of the Martin County Comprehensive Growth Management Plan. CPA 23-09 Martin Commerce

Park, LLC (formerly known as Martingale Estates).

Agenda Item: 25-0229

**Attachments:** [Staff report report Text Martin Commerce Park.docx](#)  
[CPA23-09 Ordinance for Text Amendment.docx](#)  
[Agency Comments.pdf](#)  
[Data and Analysis.pdf](#)  
[2024-0924 Action Summary CPA23-09.pdf](#)  
[Application materials.pdf](#)  
[2024\\_0924 BCC Dais Public Comment re CPAs.pdf](#)  
[2024\\_0924 CPA 23-09 Dais Public Comment PH-8.pdf](#)  
[PC.pdf](#)  
[Public Notice 111224.pdf](#)  
[10694245 CPAs 23-09 23-10 LAD BCC Adopt TS.pdf](#)  
[Staff Presentation](#)  
[SUPP MEMO](#)  
[FW Martin County 24-2 ESR - FDOT District Four](#)  
[Review.pdf](#)

### **Supplemental Memorandum**

#### **PH-5**

#### **LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF COMPREHENSIVE PLAN AMENDMENT (CPA) 23-10, MARTIN COMMERCE PARK, FUTURE LAND USE MAP (FLUM) AMENDMENT**

CPA 23-10, Martin Commerce Park, LLC (formerly known as Martingale Estates): This is a request by Martin Commerce Park LLC for an amendment to the Future Land Use Map, to consider adoption of a change to the Future Land Use designation on a parcel of land consisting of 167 acres from Agricultural and Agricultural Ranchette to Industrial. The property is located east of Interstate-95 and south of SW Martin Highway.

Agenda Item: 25-0231

**Attachments:** [Staff report Martin Commerce FLUM.docx](#)  
[Staff analysis.pdf](#)  
[Agency Review.pdf](#)  
[2 Ordinance for FLUM.docx](#)  
[Exhibit A.pdf](#)  
[Application materials.pdf](#)  
[2024 0924 BCC Dais Public Comment re CPAs.pdf](#)  
[2024 0924 CPA 23-09 Dais Public Comment PH-8.pdf](#)  
[PC.pdf](#)  
[Tearsheet](#)  
[Staff Presentation](#)  
[SUPP MEMO](#)  
[Memo - Revised Traffic.docx](#)  
[2024 1106 Martin County Commerce-LUPA.pdf](#)  
[Add Public Comment.pdf](#)

### **Supplemental Memorandum**

**PH-6 REQUEST FOR BOARD DIRECTION ON TWO VACATED COUNTY OWNED FACILITIES AND ONE VACANT PROPERTY TO BE FOR AFFORDABLE HOUSING WITH REVISED RESOLUTION**

This is a request for Board direction of 2 vacated County owned facilities; one in Old Palm City at the corner of SW Martin Downs Boulevard and SW Mapp Road (former Boys & Girls Club Lease) and the other in Indiantown at the corner of SW Osceola Street and SW Indian Avenue (former IRSC Center) along with 1 vacant parcel located at SE Lake Drive, in Banner Lake - Hobe Sound for Affordable Housing, which would require adoption of a revised resolution for Affordable Housing.

Agenda Item: 25-0204

**Attachments:** [Banner Lake Property.pdf](#)  
[Old Palm City Property.pdf](#)  
[Indiantown Property.pdf](#)  
[ADVERTISEMENT PUBLIC HEARING Affordable Housing.pdf](#)  
[Property Appraiser Banner Lake.pdf](#)  
[Property Appraiser Indiantown.pdf](#)  
[Property Appriaser Palm City.pdf](#)  
[Banner Lake Property WD and Reso.pdf](#)  
[2024-09-269 Email from Taryn to Don about parcel.pdf](#)  
[C Dipaolo County Owned Bldg Ltr 09262024.pdf](#)  
[Conclusion Recommendation.pdf](#)  
[Revised Affordable Housing.docx](#)  
[Map of 8MT379.pdf](#)  
[Pine School fka St Michael's Exchange GCY 2007.pdf](#)

## **PUBLIC HEARING QUASI-JUDICIAL**

### **PHQJ-1 PUBLIC HEARING TO CONSIDER A REQUEST FOR A RIGHT-OF-WAY WIDTH VARIANCE FOR SE BOSTUICK AVENUE AND ACCEPTING THE ROAD INTO THE COUNTY'S ROAD INVENTORY**

Request by Habitat for Humanity of Martin County to adopt a resolution granting a variance to the right-of-way width for SE Bostuick Avenue and accepting approximately 460 linear feet of roadway into the County's road inventory.

Agenda Item: 25-0128

**Attachments:** [Location Map - SE Bostuick Ave.pdf](#)  
[Resolution](#)  
[Exhibit A - Roadway Characteristics.pdf](#)

### **PHQJ-2 PUBLIC HEARING TO CONSIDER A REQUEST FOR A ZONING DISTRICT CHANGE TO PLANNED UNIT DEVELOPMENT (PUD) THROUGH A PUD ZONING AGREEMENT INCLUDING A MASTER/FINAL SITE PLAN FOR THE PRESERVE AT LOBLOLLY NORTH PROJECT (L089-003)**

This is a request by Lucido & Associates on behalf of Loblolly North LLC for approval of a zoning district change from the existing RE-1/2A, Residential Estate District to Planned Unit Development (PUD), including a PUD Zoning Agreement with a master/final site plan for a 13-lot single-family subdivision and associated infrastructure on an approximately 51.20-acre undeveloped site, resulting in a density of .25 units per acre. The subject site is located on the intracoastal waterway on the east side of SE Gomez Avenue approximately .6 miles north of SE Osprey Street, north of the existing Loblolly Bay PUD, in Hobe Sound. Included with this application is a request for a Certificate of Public Facilities Reservation.

Agenda Item: 24-1326

**Attachments:** [Staff Report Final.pdf](#)  
[PUD Agreement.docx](#)  
[Master Final Site Plan.pdf](#)  
[Preserve Area Management Plan PAMP.pdf](#)  
[Resolution to Rezone.doc](#)  
[Application Materials.pdf](#)  
[Landscape Plans.pdf](#)  
[Disclosure of Interest Affidavit.pdf](#)  
[Legal AD Tearsheet.pdf](#)  
[Sample Letter Surrounding PO.pdf](#)  
[Surrounding PO Cert.pdf](#)  
[Sign Post Certification.pdf](#)  
[RESO to DENY.docx](#)  
[Staff Presentation](#)

**PHQJ-3 PUBLIC HEARING TO CONSIDER AN AMENDMENT TO THE MARTIN COUNTY ZONING ATLAS TO CHANGE THE ZONING DISTRICT CLASSIFICATION FOR COMPREHENSIVE PLAN AMENDMENT (CPA) 23-10, MARTIN COMMERCE PARK, REZONING**

This application is a request by Martin Commerce Park LLC for a zoning district change from A-2, AG-20A, and AR-5A to Limited Industrial on ±167 acres. This request is made concurrent with a proposed Future Land Use Map amendment 23-10 Martin Commerce Park LLC and CPA 23-09 Martin Commerce Park LLC Text.

Agenda Item: 25-0232

**Attachments:** [Staff report Martin Commerce Zoning.docx](#)  
[Draft Reso for Rezoning.docx](#)  
[Exhibit A.pdf](#)  
[Application materials.pdf](#)  
[2024 0924 BCC Dais Public Comment re CPAs.pdf](#)  
[2024 0924 CPA 23-10 Dais Public Comment PH-9.pdf](#)  
[Public Notice.pdf](#)  
[Staff Presentation](#)

**PHQJ-4 REQUEST FOR APPROVAL OF THE THIRD AMENDMENT TO THE HIGHPOINTE PLANNED UNIT DEVELOPMENT (PUD) ZONING AGREEMENT INCLUDING REVISED MASTER SITE PLAN (C148-016)**

This is a request by Cotleur & Hearing on behalf of Pulte Home Company, LLC for approval of the Third Amendment to the Highpointe Planned Unit Development (PUD) Zoning Agreement to remove an approximately 19.54-acre Camp Valor, a/k/a Operation 300 site from the Highpointe PUD and add six single family lots to the development bringing the total to 290 lots on an approximately 301.46-acre property resulting in a gross density of 1 unit per acre. The property is located at 10205 Pratt Whitney Road in Stuart. Included with this application is a request for a Deferral of Public Facilities Reservation.

Agenda Item: 25-0155

**Attachments:** [2024 1003 C148-016 DRT STAFF FINAL.docx](#)  
[Third Amendment to Highpoint PUD \(updated legals\).docx](#)  
[2024 1002 C148-016 EXHIBIT D RMFSP.pdf](#)  
[2024 0920 C148-016 APPLICATION MATERIALS.pdf](#)  
[2024 0920 C148-016 DISCLOSURE OF INTEREST.pdf](#)  
[2024 0920 C148-016 SAMPLE LETTER.pdf](#)  
[2024 1002 C148-016 SURROUNDING PROPERTY OWNERS CERTIFICATION.pdf](#)  
[2024 1002 C148-016 LAD TS.pdf](#)  
[2024 0506 C148-016 SIGN POSTING AFFIDAVIT.pdf](#)  
[2024 1003 C148-016 RESO DENY.doc](#)  
[Staff Presentation](#)

**PHQJ-5 PUBLIC HEARING TO CONSIDER A REQUEST FOR REZONING APPROVAL TO PLANNED UNIT DEVELOPMENT (PUD) THROUGH A PUD ZONING AGREEMENT FOR THE CAMP VALOR PROJECT INCLUDING A MASTER/FINAL SITE PLAN (C148-014)**

This is a request by Cotleur & Hearing, on behalf of Camp Valor, LLC., for approval of a zoning district change from the current Highpointe PUD Zoning Agreement to the Camp Valor PUD Zoning Agreement with a Master/Final Site Plan. The project consists of an existing rustic campground on an approximately 19.54-acre property located at 9405 SW Kansas Avenue, Stuart, Florida. Included with this application is a request for a Certificate of Public Facilities Reservation.

**Agenda Item:** 25-0157

**Attachments:** [2024 1004 C148-014 DRT STAFF FINAL.docx](#)  
[Camp Valor PUD Agreement.docx](#)  
[2024 0920 C148-014 EXHIBIT D MASTER FINAL.pdf](#)  
[2024 0920 C148-014 RESO APPROVE.docx](#)  
[2024 0920 C148-014 APPLICATION MATERIALS.pdf](#)  
[Camp Valor LLC - Disclosure of Interest Affidavit.pdf](#)  
[2024 0920 C148-014 SAMPLE LETTER.pdf](#)  
[2024 1003 C148-014 SURROUNDING PROPERTY OWNERS CERTIFICATION.pdf](#)  
[2024 1002 C148-014 LAD TS.pdf](#)  
[2023 0223 C148-014 SIGN POSTING AFFIDAVIT.pdf](#)  
[2024 0920 C148-014 RESO DENY.docx](#)  
[Staff Presentation](#)

**DEPARTMENTAL QUASI-JUDICIAL  
GROWTH MANAGEMENT**

**DPQJ-1 REQUEST APPROVAL OF THE NEWFIELD SD-W EAST PLANNED MIXED USE VILLAGE (PMUV) MASTER AND PHASING PLAN (P172-009)**

This is a request by Urban Design Studio on behalf of MAM US, LLC for approval of the

master and phasing site plan for the Newfield SD-W East Neighborhood. The subject neighborhood is generally located west of the Florida Turnpike, north of SW Newfield Parkway (fka SW Citrus Boulevard), approximately 0.36 miles east of SW Boat Ramp Avenue, in Palm City. The neighborhood is within the 3,419-acre Newfield site and contains 436 residential units, 34,070 square feet of commercial/office/retail, and 1,100,000 square feet of other nonresidential. Included is a request for a Certificate of Public Facilities Deferral.

Agenda Item: 25-0226

**Attachments:** [2024 1017 P172-009 Staff Report Final.docx](#)  
[2024 1017 P172-009 Reso Draft.docx](#)  
[2024 1017 P172-009 Exhibit A Legal Description.pdf](#)  
[2024 1017 P172-009 Exhibit B Master Plan.pdf](#)  
[2024 1002 P172-009 Exhibit C Phasing Plan.pdf](#)  
[2023 0713 P172-009 Application Materials.pdf](#)  
[2023 0713 P172-009 Disclosure of Interest Affidavit.pdf](#)  
[2024 1017 P172-009 Street Types.pdf](#)  
[2024 1022 P172-009 Illustrative Plan.pdf](#)  
[2024 1017 P172-009 Reso to Deny.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: 25-0022

**Attachments:**

[SUPP MEMO \(14 items\)](#)  
[1 Item #1 Cover Sheet.docx](#)  
[2 Item #2 Cover Sheet.docx](#)  
[3 Item #3 Cover Sheet.docx](#)  
[3A Resolution - CWSRF 43026 \(02765366-4\).DOCX](#)  
[3B Legal Opinion re. CWSRF 43026 \(02765378-3\).DOCX](#)  
[4 Item #4 Cover Sheet.docx](#)  
[4A Resolution - DWSRF 43027 \(02765376-4\).DOCX](#)  
[4B Legal Opinion re. DWSRF 43027 \(02765377-3\).DOCX](#)  
[5 Item #5 Cover Sheet.docx](#)  
[5A Resolution - CWSRF 43028 \(02765375-4\).docx](#)  
[5B Legal Opinion re. CWSRF 43028 \(02765379-3\).docx](#)  
[6 Item #6 Cover Sheet.docx](#)  
[7 Item #7 Cover Sheet.docx](#)  
[7A 2024-25 Martin County- After School Out of School Contract & Exhibit A-final clean draft MCBOCC meeting.pdf](#)  
[7B CSC GRANT 139114 Resolution.xlsx](#)  
[8 Item #8 Cover Sheet.docx](#)  
[8A MA-24-95 Charlie Leighton Park Boat Ramp Renovation Agr \(002\).pdf](#)  
[8B 2024-11-12 Parks Boat Ramps Program.pdf](#)  
[8C 139962 Budget Resolution.xlsx](#)  
[9 Item #9 Cover Sheet.docx](#)  
[9A check and letter.pdf](#)  
[9A MA-24-97 Port Salerno Commercial Fishing Docks Ph II Agr.pdf](#)  
[9B 2024-11-12 Port Salerno Commerical Fishing Docks.pdf](#)  
[9C 139963 Budget Resolution.xlsx](#)  
[10 Item #10 Cover Sheet.docx](#)  
[10A FY25 Section 5311 Grant Award w Signature Block - Copy.pdf](#)  
[10B Permission to Accept Resolution.docx](#)  
[10C Budget Resolution 128230.xlsx](#)  
[11 Item #11 Cover Sheet.docx](#)  
[11A 445953-1 Draft Revised Grant Agreement.pdf](#)  
[11B Accept Resolution 2025-XXXX 445953.docx](#)  
[11C 2024-11-12 SW Fox Brown Road Resurfacing.pdf](#)

- [11D\\_133736\\_Budget\\_Resolution.xlsx](#)
- [12\\_Item\\_#12\\_Cover\\_Sheet.docx](#)
- [12A\\_Award\\_Agreement\\_\(#\\_15PBJA-24-GG-01949-MENT\)  
- BJA FY24 Justice and Mental Health Collaboration  
Program.pdf](#)
- [12B\\_Budget\\_Resolution\\_120402.xlsx](#)
- [13\\_Item\\_#13\\_Cover\\_Sheet.docx](#)
- [13A\\_Award\\_Package\\_FAW-185735\\_with\\_MC\\_BOCC  
Sig.pdf](#)
- [13B\\_2024-11-12\\_Public\\_Safety\\_Dispatch\\_Equipment.pdf](#)
- [13C\\_Budget\\_Resolution\\_129101.xlsx](#)
- [14\\_Item\\_#14\\_Cover\\_Sheet.docx](#)
- [14A\\_2025\\_Fiscal\\_Policy\\_UPDATED.docx](#)

**Supplemental Memorandum (14 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: 25-0028

**Attachments:** [SUPP MEMO \(1 item\)](#)  
[RFB2024-3622\\_IndianRiversideParkLivingShoreline\\_Bid  
Tabulation.pdf](#)  
[RFB2024-3622\\_IndianRiversideParkLivingShoreline\\_CIP  
FY25\\_Rev.pdf](#)

**Supplemental Memorandum (1 item)**

**COUNTY ATTORNEY**

**DEPT-3 REQUEST APPROVAL OF SETTLEMENT, LAND EXCHANGE, AND  
PURCHASE AGREEMENT CONCERNING THE CASE OF BE A MAN BUY  
LAND, LLC V. SOUTH FLORIDA WATER MANAGEMENT DISTRICT, ET  
AL.; CASE NO. 2023-CA-000052**

Staff recommends approval of a Settlement, Land Exchange, and Purchase Agreement between Be a Man Buy Land, LLC, South Florida Water Management District, the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, Florida Fish and Wildlife Conservation Commission and Martin County.

Agenda Item: 25-0253

**Attachments:** [2024-10-22\\_Settlement\\_Agreement\\_signed\\_all\\_parties.pdf](#)

**FIRE RESCUE**

**DEPT-4 PRESENTATION BY OCEAN RESCUE ON HOBE SOUND  
BEACH/JUPITER ISLAND IMPROVEMENTS**

Martin County Ocean Rescue recently presented the plans for a new rescue facility in Hobe Sound to the Town of Jupiter Island, seeking their partnership and support for the project. The involvement

of Jupiter Island is key, and their support will help ensure the project's success. The proposed facility will significantly improve upon the outdated and undersized current infrastructure. This project will allow Martin County Ocean Rescue to operate more efficiently and effectively, ultimately improving the safety and well-being of both the staff and the public. This is an informational item to discuss the project history and direction.

Agenda Item: 25-0256

Attachments: [FY25 Public Buildings CIP Ocean Rescue Hobe Sound.pdf](#)  
[Staff Presentation](#)

## **PUBLIC WORKS**

### **DEPT-5 APPROVAL OF AN OPTION TO LEASE AND PUBLIC PURPOSE LEASE AGREEMENT WITH THE HOBE SOUND HISTORICAL SOCIETY, INC. (HSHS) FOR THE PROPOSED RESTORATION, MAINTENANCE AND PROVIDING SPACE FOR A HISTORICAL MUSEUM IN HOBE SOUND**

This request is for the approval of an Option to Lease and proposed Public Purpose Lease Agreement between Martin County and HSHS for restoration and maintenance of a public facility to support space for the collection, recording and preserving of architecture, artifacts, documents, photographs, recordings, and other memorabilia, located west of SE Dixie Highway and north of SE Athena Street, in Hobe Sound.

Agenda Item: 25-0233

Attachments: [location.pdf](#)  
[Boundary Survey.pdf](#)  
[Option to Lease \(Train Station\)\(10.22.24\).pdf](#)

### **DEPT-6 URBAN TREE CANOPY ASSESSMENT UPDATE**

This is a presentation of the initial tree canopy assessment completed for rights-of-way in the primary and secondary urban services district boundaries.

Agenda Item: 25-0244

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

### **Supplemental Memorandum (presentation)**

## **GROWTH MANAGEMENT**

### **DEPT-7 UPDATE ON REVIEW AND ANALYSIS OF PAST WESTERN LANDS PLANNING STUDIES**

The Board entered an Interlocal Agreement with the Treasure Coast Regional Planning Council (TCRPC) on July 9, 2024 to review and analyze past Planning Studies and the options identified for protecting western lands. The purpose of this agenda item is to provide an update on the current efforts to date.

Agenda Item: 25-0274

Attachments: [Staff Presentation](#)

### **Additional Item (25-0274)**

## **ADMINISTRATION**

**DEPT-8 REQUEST FOR BID AWARD TO BRIGHTLINE TRAINS FLORIDA, LLC,  
APPROVAL OF FIRST AMENDMENT TO THE NOVEMBER 25, 2018,  
SETTLEMENT AGREEMENT AND PERMISSION TO APPLY FOR  
FEDERAL GRANT**

Staff is requesting that the Board of County Commissioners award a Request for Bid to authorize staff to begin negotiations to lease a high-speed passenger rail station in Martin County, approve the First Amendment to the November 25, 2018 Settlement Agreement with Brightline Trains Florida LLC and authorize staff to submit a grant application for a 2024 Federal-State Partnership for Intercity Passenger Rail Program for a train station on land owned by Martin County.

Agenda Item: 25-0258

**Attachments:** [HSPRS Priority Checklist.docx](#)  
[RFB2025-3633\\_HighSpeedRailServiceForMartinCountyF  
L\\_FINAL.pdf](#)  
[RFB2025-3633\\_HighSpeedRailServiceForMC\\_ListOfBidd  
ers.pdf](#)  
[RFB2025-3633\\_ScoreSheet\\_SIGNED.pdf](#)  
[BRIGHTLINE\\_Bid.pdf](#)  
[First Amendment to Settlement Agreement FINAL DRAFT  
11.12.24 bcc mtg.pdf](#)

**Additional Item (25-0258)**

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

**ADJOURN**

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