



BOARD OF COUNTY COMMISSIONERS

DRAFT AGENDA

9/9/25 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

5:05 PM - Public Comment

CALL TO ORDER

Invocation ~ Reverend Anil K. Singh, Trinity United Methodist Church of Jensen
Beach

Pledge of Allegiance ~ Lt. Micah Skowronski, U.S. Army

APPROVAL OF AGENDA

Additional Items

Approval of Agenda

PROCLAMATIONS AND SPECIAL PRESENTATIONS

PROC-1 PRESENT A PROCLAMATION PREVIOUSLY APPROVED VIA THE CONSENT AGENDA

The Chair will present a proclamation declaring Hunger Action Month in Martin County,
Florida.

Agenda Item: 25-1156

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: 25-0672

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 August 11 and August 24, 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: 25-0676

Attachments: [Warrant List](#)

CNST-3 BOARD OF COUNTY COMMISSION MINUTES TO BE APPROVED

The Board is asked to approve minutes from the July 21, 2025 budget workshop meeting; the July 31, 2025 joint meeting with the City of Stuart, School Board, and Village of Indiantown; and the August 26, 2025 regular meeting.

Agenda Item: 25-1284

Attachments: [July21.2025 Minutes.pdf](#)
[Jul31.2025 Minutes.pdf](#)
[Aug26.2025 Minutes.pdf](#)

CNST-4 ADOPT A PROCLAMATION RECOGNIZING THE 25TH ANNUAL BIBLE READING MARATHON IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation recognizing the 25th Annual Bible Reading Marathon in Martin County, Florida.

Agenda Item: 25-1234

Attachments: [25th Annual Bible Reading Marathon](#)

CNST-5 ADOPT A PROCLAMATION DECLARING SUICIDE PREVENTION AWARENESS MONTH IN MARTIN COUNTY, FLORIDA

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

Agenda Item: 25-1298

Attachments: [Suicide Prevention Awareness Month](#)

CNST-6 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), which approved the technical revision to the LHAP on July 7, 2025. The Affordable Housing Advisory Committee (AHAC) reviewed and agreed to the changes at their meeting on August 13, 2025.

Agenda Item: 25-1231

Attachments: [Martin 2023-2026 Revised - 9-9-25.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-7 MARTIN COUNTY LOCAL BILL REQUEST – INDIGENT HEALTH CARE

The Board of County Commissioners is requested to provide staff direction regarding a potential local bill for the 2026 Legislative Session regarding indigent health care.

Agenda Item: 25-1295

Attachments: [Chapter 65-1906 As Amended by Chapter 2011-247.docx](#)
[Chapter 67-1702 Laws of Florida.pdf](#)

COUNTY ATTORNEY

CNST-8 ADOPT A RESOLUTION RELATING TO THE SCHEDULE OF CIVIL PENALTIES, FINES, RULES, AND REGULATIONS FOR ANIMAL CONTROL VIOLATIONS, LICENSING, AND VACCINATIONS

Pursuant to Chapter 9 Animals, General Ordinances, Martin County Code, the Board may adopt a Resolution to establish the penalties, fines, rules, and regulations for animal control violations, and for licensing and vaccinations. This amended Resolution updates the fines and penalties imposed for violations of the designated County ordinances, which are civil infractions.

Agenda Item: 25-1285

Attachments: [Animal Control Costs Resolution 2025.docx](#)

GROWTH MANAGEMENT

CNST-9 REQUEST FOR APPROVAL OF ALTERATION TO AN EXISTING PRESERVE AREA AND AMENDMENT OF AN APPROVED PRESERVE AREA MANAGEMENT PLAN

This is a request from Gaynam and Alexis Rackstraw for an amendment to the existing

preserve area boundary under an approved Preserve Area Management Plan (PAMP) that was issued in 2023. Pursuant to Section 4.36.C, Land Development Regulations (LDR), Martin County Code, any alteration to the size, shape, or design of a previously approved preserve area shall be approved by the Board of County Commissioners.

Agenda Item: 25-1272

Attachments: [Recorded Deed](#)
[2023 PAMP GMD2023060395 Rockstraw Recorded](#)
[2025 Amended PAMP GMD2024080021 Rackstraw](#)
[Proposed Site Plan](#)
[Recorded vs. Proposed preserve areas](#)

PUBLIC WORKS

CNST-10 REQUEST THAT MARTIN COUNTY GRANT A UTILITY EASEMENT ON COUNTY-OWNED PROPERTY TO THE CITY OF STUART FOR USE BY APP JET CENTER AT MARTIN COUNTY AIRPORT, WITHAM FIELD

This is a request for permission to grant a Utility Easement on County-owned property at Martin County Airport, Witham Field, to the City of Stuart for an extension of utility services to APP Jet Center's new hangar (Hangar 10) located on SE Witham Field Drive, City of Stuart.

Agenda Item: 25-1246

Attachments: [Utility Easement Agreement.pdf](#)
[Location Map Hangar 10 UE.pdf](#)

BOARD AND COMMITTEE APPOINTMENTS

B&C-1 HEALTH FACILITIES AUTHORITY APPOINTMENT

After solicitation of applicants due to a member's term expiring, the Board is asked to make the necessary appointment to the Health Facilities Authority.

Agenda Item: 25-1140

Attachments: [Health Facilities Authority.docx](#)
[Establishing Document HFA.pdf](#)
[Information Release HFA.docx](#)
[Resolution HFA.docx](#)
[Cleaver Charles.pdf](#)
[Cocoves Anita.pdf](#)
[Voting Sheet HFA.docx](#)

B&C-2 AFFORDABLE HOUSING ADVISORY COMMITTEE APPOINTMENTS

After solicitation of applicants due to members' terms expiring, the Board is asked to make the necessary appointments to the Affordable Housing Advisory Committee.

Agenda Item: 25-1141

Attachments: [Affordable Housing Advisory Committee.docx](#)
[Establishing Document AHAC.pdf](#)
[Information Release AHAC.docx](#)
[Resolution AHAC.docx](#)
[Banking Mortgage Dupuis.Jody.pdf](#)
[Resident Allen.Deborah.C.pdf](#)
[Resident Cocoves Anita.pdf](#)
[Resident McHardy Kraig.pdf](#)
[Resident Occhino Michele.B.pdf](#)
[Resident Owens.Diana.P.pdf](#)
[Resident Reilly Michele.pdf](#)
[Resident Seymour Mary Anne.pdf](#)
[Voting Sheet AHAC.docx](#)

B&C-3 **BUSINESS DEVELOPMENT BOARD APPOINTMENT**

After solicitation of applicants due to a member's term expiring, the Board is asked to make the necessary appointment to be the Martin County representative to the Business Development Board.

Agenda Item: 25-1142

Attachments: [Business Development Board.docx](#)
[Establishing Document BDB Bylaws Feb.2022.pdf](#)
[Information Release BDB.docx](#)
[Menocal Mario.G.pdf](#)
[Pistone Giuseppe.pdf](#)
[Weinberg Edward.R.pdf](#)
[Form 4A BDB E Weinberg 08-20-25.pdf](#)
[Voting Sheet BDB.docx](#)

B&C-4 **LIBRARY BOARD OF TRUSTEES APPOINTMENTS**

After solicitation of applicants due to terms expiring, the Board is asked to make the necessary appointments to the Library Board of Trustees.

Agenda Item: 25-1143

Attachments: [Library Board of Trustees.docx](#)
[Establishing Document LBT.pdf](#)
[Information Release LBT.docx](#)
[Resolution LBT.docx](#)
[Banks Joy.pdf](#)
[Bean Charlene.M.pdf](#)
[Gargiulo Lorraine.pdf](#)
[Gunther Kathrine.T.pdf](#)
[Hauer Susan.L.pdf](#)
[Hitchborn Mary.pdf](#)
[Obenauf Tyler.pdf](#)
[Rubal Cory.pdf](#)
[Spurgeon Katherine.F.pdf](#)
[VandeHouten Richard.A.pdf](#)
[White Barbara.pdf](#)
[Voting Sheet LBT.docx](#)

DEPARTMENTAL QUASI-JUDICIAL
GROWTH MANAGEMENT

DPQJ-1 **REQUEST APPROVAL OF THE PHASE 1 FINAL SITE PLAN FOR THE RANCH PLANNED UNIT DEVELOPMENT (PUD) (S239-006)**

This is a request by Urban Design Studio and Tyson J. Waters, Esq., on behalf of JWA Ranch, LLC, for approval of The Ranch PUD Phase 1 Final Site Plan. The development of Phase 1 includes agricultural activities, two 18-hole golf courses, short course, clubhouse, cart barns, operations/maintenance facility, range building, training facility, seven golf cottages, and associated infrastructure. Phase 1 consists of approximately 1,842 acres located on the south side of SW Kanner Highway and SW Bridge Road in Stuart. Included is a request for a Certificate of Public Facilities Reservation.

Agenda Item: 25-1268

Attachments: [2025 0825 S239-006 Staff Report Final.docx](#)
[2025 0909 S239-006 Resolution to Approve.docx](#)
[Exhibit A Legal Description.pdf](#)
[Exhibit B Phase 1 Final Site Plan.pdf](#)
[Exhibit C Phase 1 PAMP.pdf](#)
[2025 0820 S239-006 Application Materials.pdf](#)
[2025 0819 S239-006 Disclosure of Interest Affidavit.pdf](#)
[2024 1030 S239-006 Sign Posting Affidavit.pdf](#)
[2025 0909 S239-006 Resolution 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: 25-0683

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: 25-0692

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

ADJOURN

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