



BOARD OF COUNTY COMMISSIONERS

FINAL AGENDA

7/9/24 9:00 AM

**BOCC MEETING AGENDA
COMMISSION CHAMBERS**

2401 SE MONTEREY ROAD, STUART, FLORIDA 34996

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*

PRESETS

9:05 AM - Public Comment
12:00 PM - Private Attorney-Client Session (DEPT-4)
5:05 PM - Public Comment

CALL TO ORDER

1. INVOCATION - Moment of Silence
2. PLEDGE OF ALLEGIANCE - Harry Yates, 3rd Class Petty Officer, US Navy
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 PRESENT PROCLAMATIONS PREVIOUSLY APPROVED VIA THE
CONSENT AGENDA**

The Chairman will present proclamation declaring Treasure Coast Waterway Cleanup Week and recognizing Martin Reads in Martin County, Florida.

Agenda Item: 24-0999

**PROC-2 ADOPT AND PRESENT A PROCLAMATION RECOGNIZING
GLIOBLASTOMA AWARENESS DAY IN MARTIN COUNTY, FLORIDA**

The Board is asked to adopt and present a proclamation recognizing Glioblastoma Awareness Day in Martin County, Florida.

Agenda Item: 24-1106

Attachments: [Glioblastoma Awareness Day](#)

**PROC-3 ACKNOWLEDGE THOSE CITIZENS WHO HAVE PARTICIPATED IN
CLASS 65 OF THE MARTIN CARES PROGRAM**

Class 65 brings the number of residents who have experienced the Citizens Academy and Resource Education Series (Martin CARES) to over 3,200. The Martin CARES program is typically offered two times per fiscal year, but at the Commission's request, a third class was added. This is the third class for fiscal year 2024.

Agenda Item: 24-0866

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: 24-0755

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 June 3, 2024 and June 23, 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: 24-0760

Attachments: [Warrant List](#)

CNST-3 BOARD OF COUNTY COMMISSION MINUTES TO BE APPROVED

The Board is asked to approve minutes from the May 14, May 21, June 4, June 13, and June 18, 2024 meetings.

Agenda Item: 24-1052

Attachments: [May14.2024 Minutes.pdf](#)
[May21.2024 Minutes.pdf](#)
[June04.2024 Minutes.pdf](#)
[June13.2024 Minutes.pdf](#)
[June18.2024 Minutes.pdf](#)

CNST-4 TAX COLLECTOR'S RECAPITULATION OF THE 2023 TAX ROLL FOR MARTIN COUNTY

Presentation of the Martin County Tax Collector's Recapitulation of the 2023 Tax Roll for Martin County.

Agenda Item: 24-1108

Attachments: [2023 Recaps](#)

CNST-5 ADOPT A PROCLAMATION DECLARING PURPLE HEART DAY IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation declaring Purple Heart Day in Martin County, Florida.

Agenda Item: 24-1092

Attachments: [Purple Heart Day](#)

CNST-6 ADOPT A PROCLAMATION DECLARING FLORIDA WATER PROFESSIONALS MONTH IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation declaring Florida Water Professionals Month in Martin County, Florida.

Agenda Item: 24-1107

Attachments: [Florida Water Professionals Month](#)

BUILDING

CNST-7 REQUEST FOR APPROVAL OF FINE REDUCTION STIPULATION AND AGREED RECOMMENDED ORDER REGARDING THE CODE ENFORCEMENT CASE OF THOMAS F GLASS CASE NUMBER 10-0042691

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 Thomas F Glass.

Agenda Item: 24-1104

Attachments: [20240620_FINE REDUCTION STIPULATION AND AGREED RECOMMENDED ORDER.pdf](#)

GROWTH MANAGEMENT

CNST-8 REQUEST TO RELEASE THE UNITIES OF TITLE FOR PORTIONS OF TRACT 3 AND TRACT 4, BLOCK 74, OF THE ST. LUCIE INLET FARMS PLAT

The Parks Organization, LLC, on behalf of SUSO 3 Salerno LP, has requested the release of Unities of Title for portions of Tracts 3 and 4, Block 74, of the St. Lucie Inlet Farms Plat. As a result of a replat, these Unities are now part of the Salerno Village

Square Shopping Center Replat, according to the plat thereof, recorded in Plat Book 17, Page 20, of the Public Records of Martin County, Florida.

Agenda Item: 24-1071

Attachments: [Application Materials.pdf](#)
[Draft Resolution.docx](#)
[Exhibit A - Recorded 1999 Unity of Title.pdf](#)
[Exhibit B - Recorded 2003 Unity of Title.pdf](#)

PUBLIC WORKS

CNST-9 ADOPT A RESOLUTION APPROVING AND ACCEPTING A SPECIAL WARRANTY DEED FOR DEDICATED RIGHT-OF-WAY FROM MAM US LLC ALONG SW NEWFIELD PARKWAY, FKA SW CITRUS BOULEVARD, IN PALM CITY

This is a request for the adoption of a Resolution approving and accepting a Special Warranty Deed for dedicated right-of-way along SW Newfield Parkway, FKA SW Citrus Boulevard, from MAM US LLC, (MAM), a Delaware limited liability company, as a condition of a Right-of-Way Use Permit for the Newfield Project.

Agenda Item: 24-1035

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

UTILITIES AND SOLID WASTE

CNST-10 ADOPT AN ANNUAL ASSESSMENT RESOLUTION REQUIRED BY CHAPTER 71, GENERAL ORDINANCES, MARTIN COUNTY CODE TO APPROVE NON-AD VALOREM ASSESSMENT ROLLS FOR FISCAL YEAR 2024/2025

The Board is requested to adopt the Annual Assessment Resolution approving Assessment Rolls.

Agenda Item: 24-1018

Attachments: [2024 Annual Resolution.pdf](#)
[2_ASSESSMENT CERTIFICATES 2024.pdf](#)

CNST-11 SOLID WASTE INITIAL ASSESSMENT RESOLUTION FOR FISCAL YEAR 2024/2025

The Board of County Commissioners is requested to adopt the Initial Assessment Resolution for fiscal year 2025 (FY25) and approve notification to affected property owners advising of the solid waste assessment rate and public hearing.

Agenda Item: 24-1022

Attachments: [Initial Assessment Resolution - agenda.pdf](#)

PUBLIC WORKS

CNST-12 REQUEST APPROVAL OF A FIRST AMENDMENT TO LEASE AGREEMENT BETWEEN MARTIN COUNTY AND HISTORICAL SOCIETY OF MARTIN COUNTY, INC. (HSMC), FOR THE PROPOSED ELLIOTT MUSEUM EXPANSION

This is a request for approval of a First Amendment to Lease with the HSMC for the Elliott Museum's proposed expansion to the museum and parking area. The lease amendment adds 1.10 acres (more or less) to the current lease area of 3.99 acres.

Agenda Item: 24-1109

Attachments: [Executed by Elliott Amendment.pdf](#)
[Exhibit AA.pdf](#)
[Expansion plans.pdf](#)
[Elliott Museum addition-Concept - Full Size.pdf](#)
[2012 Restrictive Covenant and Lease exp.2111.pdf](#)

Additional Item (24-1109)

BOARD AND COMMITTEE APPOINTMENTS

B&C-1 VALUE ADJUSTMENT BOARD APPOINTMENTS

After solicitation of applicants, the Board is asked to make the necessary citizen appointment to the Value Adjustment Board, appoint two Commissioners to be the primary members, appoint at least two Commissioners to be the alternate members, and appoint one of the primary Commission members to be the Chair of the Value Adjustment Board.

Agenda Item: 24-0777

Attachments: [Value Adjustment Board.docx](#)
[VAB Establishing Document](#)
[VAB Information Release](#)
[VAB Resolution](#)
[Castellucci Diane.pdf](#)
[VAB Leon 2024 0514 Chair Letter](#)

PUBLIC HEARINGS

PH-1 LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF COMPREHENSIVE PLAN AMENDMENT (CPA) 24-22, HOBE SOUND TRAIN STATION

This is a request for a small-scale amendment to the Future Land Use Map (FLUM) on 5,465 square feet (0.13 acre) an abandoned right-of-way. This request proposes to assign future land use designation CRA Center (up to 15 units per acre) to the abandoned right-of-way at the intersection of SE Vulcan Avenue and SE Athena Street.

Agenda Item: 24-0997

Attachments: [FLUM Staff Report.docx](#)
[2 Application.pdf](#)
[3 2024 0605 CPA 24-22 LAD Tearsheet.pdf](#)
[4 Mailer Notification Letter.pdf](#)
[5 Public Comment.pdf](#)
[6 Draft Ordinance for FLUM.docx](#)

PH-2

PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE AMENDING DIVISION 5, HOBE SOUND, ARTICLE 12, COMMUNITY REDEVELOPMENT CODE, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE, LDR 24-04, HOBE SOUND TRAIN STATION

This is a request by the Board of County Commissioners to assign the CRA Center Subdistrict to 5,465 square feet (0.13 acre) of abandoned right-of-way. The land is located at the intersection of SE Vulcan Avenue and SE Athena Street.

Agenda Item: 24-1005

Attachments: [LDR Staff Report.docx](#)
[2024_0605_LDR_24-04_LAD_Tearsheet.pdf](#)
[Certification of Mailing.pdf](#)
[Intervene.pdf](#)
[Ordinance.docx](#)

DEPARTMENTAL QUASI-JUDICIAL
GROWTH MANAGEMENT

DPQJ-1 **REQUEST PLAT APPROVAL FOR TWIN OAKS PROJECT (K050-002)**

This is a request by Engineering Design & Construction, Inc. (EDC) who applied on behalf of D.R. Horton, Inc., for approval of the Twin Oaks, f/k/a Kanner Oaks Plat. The Plat is to be consistent with the final site plan which contains a 28-lot single-family home subdivision on approximately 16.86 acres. The site is located at 8821 SW Kanner Oaks Drive, on the west side of SW Kanner Highway, north of SW Tropical Avenue, approximately 0.44 miles west of the Florida's Turnpike overpass in Stuart. Included with this application is a request for a Certificate of Public Facilities Exemption.

Agenda Item: 24-1080

Attachments: [2024_0612_K050-002_DRT_STAFF_FINAL.docx](#)
[2024_0610_K050-002_PLAT.pdf](#)
[2024_0520_K050-002_CONTRACT.pdf](#)
[2024_0520_K050-002_DRAFT_BOND.pdf](#)
[2024_0320_K050-002_EOPC.pdf](#)
[2024_0320_K050-002_EXHIBIT_A_LEGAL_DESCRIPTION.pdf](#)
[2024_0429_K050-002_APPLICATION_MATERIALS.pdf](#)
[2024_0429_K050-002_DISCLOSURE_OF_INTEREST.pdf](#)
[2024_0612_K050-002_SIGN_CERTIFICATION.pdf](#)
[2024_0308_K050-002_RESO_DENY.docx](#)
[Staff Presentation](#)

DPQJ-2 **REQUEST FOR APPROVAL OF THE FINAL SITE PLAN FOR WEST JENSEN PUD, PHASE 1B, PARCEL 6.6 (W038-108)**

This is a request by Thomas Engineering Group on behalf of Boos Development Group, Inc. for approval of a proposed Final Site Plan to construct a 5,300 square foot single tunnel car wash and associated infrastructure on approximately 1.77-acres of vacant land. The parcel is located on lot 6.6 of Phase 1B of the West Jensen Planned Unit Development

(PUD) on the east side of NW Federal Highway approximately 500 feet south of NW Goldenrod Road in Jensen Beach. Included is a request for a Certificate of Public Facilities Exemption.

Agenda Item: 24-1079

Attachments: [2024_0613_W038-108_DRT_STAFF_FINAL.docx](#)
[2024_0614_W038-108_RESO_APPROVE.docx](#)
[2024_0614_W038-108_EXHIBIT_A_LEGAL_DESCRIPTION.docx](#)
[2024_0610_W038-108_EXHIBIT_B_FINAL_SITE_PLAN.pdf](#)
[2024_0610_W038-108_ELEVATIONS.pdf](#)
[2024_0610_W038-108_LANDSCAPE_PLANS.pdf](#)
[2024_0614_W038-108_APPLICATION_MATERIALS.pdf](#)
[2024_0614_W038-108_SIGN_POSTING_AFFIDAVIT.pdf](#)
[2024_0614_W038-108_RESO_DENY.docx](#)
[Staff Presentation](#)
[SUPP MEMO](#)
[West Jensen CW, LLC Disclosure of Interest Affidavit.pdf](#)
[Jensen Beach Land Company Ltd - Org Chart v.pdf](#)

Supplemental Memorandum

REQUEST AND PRESENTATION

R&P-1 MARTIN COUNTY EMPLOYEE RECRUITMENT AND RETENTION UPDATE

Martin County Human Resources will present an update on the current state of employee recruitment and retention, highlight challenges, propose strategies to improve our efforts in these areas, and provide an overview of the workforce trends for 2024.

Agenda Item: 24-1095

Attachments: [Recruitment and Retention 4.1.24 WITH TIM.pptx](#)

DEPARTMENTAL ADMINISTRATION

DEPT-1 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: 24-0772

Attachments: [SUPP MEMO \(2 items\)](#)
[RFB2024-3593_MarineServices_BidTabulation.pdf](#)
[RFB2024-3586_GrinderStationInstallation_Re-Bid_BidTabulation.pdf](#)

Supplemental Memorandum (2 items)

DEPT-2 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: 24-0767

Attachments:

[SUPP MEMO \(16 items\)](#)

- [1 Item #1 Cover Sheet.docx](#)
- [2 Item #2 Cover Sheet.docx](#)
- [2A FY2023-Certificate-of-Participation.pdf](#)
- [2B MCBOCC - 51% Letter of Support - 7.9.24.pdf](#)
- [3 Item #3 Cover Sheet.docx](#)
- [4 Item #4 Cover Sheet.docx](#)
- [4A Appropriation Grant Training Facility.pdf](#)
- [4B 137116 Budget Resolution.xlsx](#)
- [4C 2024-06-18 Martin County Training Facility.pdf](#)
- [5 Item #5 Cover Sheet.docx](#)
- [5A Amendment 001 \(AGR72\) MCBCC SEFBHN.pdf](#)
- [5B Budget Resolution SEFBHN RENEWAL 139550.xlsx](#)
- [6 Item #6 Cover Sheet.docx](#)
- [6A Amendment 001 \(ZDF07\) Martin County BCC SEFBHN.pdf](#)
- [6B Budget Resolution 139553.xlsx](#)
- [7 Item #7 Cover Sheet.docx](#)
- [7A Original Agreement LG012 unsigned.pdf](#)
- [7B Budget Resolution 133792.xlsx](#)
- [8 Item #8 Cover Sheet.docx](#)
- [8A Budget Resolution 12048-modification7-9-24.xlsx](#)
- [8B Recorded CSBG Martin County Sub-Recipient Amended And Restated Interlocal Agreement FY-17.pdf](#)
- [9 Item #9 Cover Sheet.docx](#)
- [9A ILA Martin County and TCRPC for Western Study 7-2-2024 final signed.pdf](#)
- [10 Item #10 Cover Sheet.docx](#)
- [10A Budget Resolution 13811 Surplus proceeds.xlsx](#)
- [10B Budget Resolution Mosquito Control Insurance proceeds revised UVL.xlsx](#)
- [11 Item #11 Cover Sheet.docx](#)
- [11A Budget Resolution 120326.xlsx](#)
- [12 Item #12 Cover Sheet.docx](#)
- [12A Budget Resolution 120327.xlsx](#)
- [13 Item #13 Cover Sheet.docx](#)
- [13A Budget Resolution Opioid Settlement 1529.xlsx](#)
- [14 Item #14 Cover Sheet.docx](#)
- [14B 3159 Revision 070924.pdf](#)
- [15 Item #15 Cover Sheet.docx](#)

[15B Revised CIP.pdf](#)

[16 Item #16 Cover Sheet.docx](#)

[16B 3204 Budget Resolution.xlsx](#)

Supplemental Memorandum (16 items)

DEPT-3 AMERICAN RESCUE PLAN ACT (ARPA) RECONCILIATION

The American Rescue Plan Act of 2021 (ARPA) was signed into law on March 11, 2021. The Coronavirus State and Local Fiscal Recovery Fund (SLRF) includes direct federal aid to all counties, a broad range of use of the recovery funds, the allowance for lost revenues in the most recent full fiscal year on the local level and a deadline of December 31, 2024 to incur funds. Martin County's allocation of ARPA SLRF funds is \$31 million. Staff is requesting to reallocate funds from completed projects to other eligible projects in order to meet ARPA grant requirements.

Agenda Item: 24-0984

COUNTY ATTORNEY

DEPT-4 REQUEST FOR PRIVATE ATTORNEY-CLIENT SESSION CONCERNING THE CASE OF BE A MAN BUY LAND, LLC V. SOUTH FLORIDA WATER MANAGEMENT DISTRICT, ET AL.; CASE NO. 2023-CA-000052

The County Attorney desires to meet with the Board of County Commissioners and the County Administrator in a private attorney-client session, in accordance with Section 286.011(8), Florida Statutes, to obtain advice related to settlement negotiations or strategy related to litigation expenditures in the case of Be A Man Buy Land, LLC v. South Florida Water Management District, et al.; Case No. 2023-CA-000052.

Agenda Item: 24-1105

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

ADJOURN

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