



BOARD OF COUNTY COMMISSIONERS

FINAL AGENDA

4/22/25 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

Sarah W. Woods, County Attorney

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

PRESETS

9:05 AM - Public Comment

9:30 AM - Business Development Board 2024 Annual Report (DEPT-3)

5:05 PM - Public Comment

CALL TO ORDER

Invocation - Pastor Aaron Meehan, Higher Purpose Pentecostal Church

Pledge of Allegiance - Bill Bergstaesser - U.S. Air Force 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 Hurricane Preparedness Week, International Dark Sky Week, Sexual Assault Awareness Month, Earth Day, and Historic Preservation Month in Martin County, Florida.

Agenda Item: 25-0790

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: 25-0351

Attachments: [SUPP MEMO \(1 item\)](#)

[RFB2025-3665_LeilaniHeightsNeighborhoodResurfacing
BidTabulation.pdf](#)

[RFB2025-3665_LeilaniHeightsNeighborhoodResurfacing
CIP.pdf](#)

Supplemental Memorandum (1 item)

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 March 24 and April 6, 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: 25-0362

Attachments: [Warrant List](#)

CNST-3 BOARD OF COUNTY COMMISSION MINUTES TO BE APPROVED

The Board is asked to approve minutes from the March 11, 2025 regular meeting.

Agenda Item: 25-0819

Attachments: [Mar11.2025 Minutes.pdf](#)

CNST-4 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: 25-0370

CNST-5 ADOPT A PROCLAMATION DECLARING MENTAL HEALTH AWARENESS MONTH IN MARTIN COUNTY, FLORIDA

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

Agenda Item: 25-0784

Attachments: [Mental Health Awareness Month](#)

CNST-6 ADOPT A PROCLAMATION DECLARING STAMP OUT HUNGER DAY IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation declaring Stamp Out Hunger Day in Martin County, Florida.

Agenda Item: 25-0791

Attachments: [Stamp Out Hunger Day](#)

CNST-7 ADOPT A PROCLAMATION HONORING NURSES WEEK IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation honoring Nurses Week in Martin County, Florida.

Agenda Item: 25-0827

Attachments: [Nurses Week](#)

CNST-8 ADOPT A PROCLAMATION COMMENDING RUBY C. MILLER UPON THE ACHIEVEMENT OF THE GIRL SCOUT GOLD AWARD

The Board is asked to adopt a proclamation commending Ruby C. Miller upon the achievement of the Girl Scout Gold Award.

Agenda Item: 25-0872

Attachments: [Girl Scout Gold Ruby](#)

BUILDING

CNST-9 REQUEST FOR APPROVAL OF FINE REDUCTION STIPULATION AND AGREED RECOMMENDED ORDER REGARDING THE CODE ENFORCEMENT CASE OF ERIC & GABRIELA GERSON, CASE NUMBER ENF2023100860

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 Eric & Gabriela Gerson.

Agenda Item: 25-0840

Attachments: [SIGNED FINE REDUCTION ENF2023100860.pdf](#)

CNST-10 REQUEST FOR APPROVAL OF FINE REDUCTION STIPULATION AND AGREED RECOMMENDED ORDER REGARDING THE CODE ENFORCEMENT CASE OF DENTON II, LLC, CASE NUMBER 10-0037252

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 Denton II, LLC.

Agenda Item: 25-0837

Attachments: [SIGNED FINE REDUCTION 10-0037252.pdf](#)

CNST-11 REQUEST FOR APPROVAL OF FINE REDUCTION STIPULATION AND AGREED RECOMMENDED ORDER REGARDING THE CODE ENFORCEMENT CASE OF DOUGLAS TAYLOR CASE NUMBER 13-0074577

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 Douglas Taylor.

Agenda Item: 25-0838

Attachments: [SIGNED FINE REDUCTION 13-0074577.pdf](#)

PUBLIC WORKS

CNST-12 SECOND AMENDMENT TO THE CONTRACT BETWEEN SENIOR RESOURCE ASSOCIATION AND THE MARTIN COUNTY TO PROVIDE ADDITIONAL LOCAL OVERMATCH TO THE TRANSPORTATION DISADVANTAGED TRIP & EQUIPMENT (T&E) GRANT FY 25

The Martin Metropolitan Planning Organization (MPO) requests that the Board approve the Second Amendment to the Agreement Between Senior Resource Association and the Martin County Board of County Commissioners to provide additional local overmatch to the Transportation Disadvantaged Trip & Equipment Grant FY 25.

Agenda Item: 25-0834

Attachments: [! Executed T E Local Match Agreem FY2425 recd 10-2-24.pdf](#)
[! Executed T E Local Match Agreem amendm for 150K 12-10-24.pdf](#)
[Executed Resolution 25-2.17 exec 2-25-25.pdf](#)
[April 4 Dated Amendm 2 SRA T and E Overm 161K 3-17-25.docx](#)

CNST-13 REQUEST FOR APPROVAL OF INTERLOCAL AGREEMENT BETWEEN MARTIN COUNTY AND TREASURE COAST REGIONAL PLANNING COUNCIL

The Board is requested to approve an Interlocal Agreement with the Treasure Coast Regional Planning Council (TCRPC) to assist the County with developing a Complete Streets design concept for SE Dixie Highway from SE Cove Road to SE Jefferson Street.

Agenda Item: 25-0853

Attachments: [DRAFT ILA MC TCRPC Dixie Hwy complete streets 3-25-2025.pdf](#)

UTILITIES AND SOLID WASTE

CNST-14 INTERLOCAL AGREEMENT FOR THE SOUTH SEWALL'S POINT DRAINAGE, RESURFACING AND WATER MAIN PROJECT, PHASE II

The Board of County Commissioners is requested to approve and authorize execution of the Interlocal Agreement between Martin County and the Town of Sewall's Point for the

South Sewall's Point drainage, resurfacing and water main replacement project.

Agenda Item: 25-0731

Attachments: [INTERLOCAL AGREEMENT SOUTH SEWALL S POINT PART II WATER MAIN.pdf](#)

CNST-15 INTERLOCAL AGREEMENT FOR THE SOUTH SEWALL'S POINT FORCE MAIN EXTENSION PROJECT, PHASE II

The Board of County Commissioners is requested to approve an the Interlocal Agreement between Martin County and the Town of Sewall's Point for the South Sewall's Point Force Main Extension.

Agenda Item: 25-0732

Attachments: [171 CONNECT INTERLOCAL AGRMNT S. SEWALL'S PT LPFM.pdf](#)

PUBLIC HEARINGS

PH-1 PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE AMENDING ARTICLE 12, LAND DEVELOPMENT REGULATIONS, TO REVISE THE STANDARDS, CRITERIA AND PROCESS OF ALTERNATIVE COMPLIANCE IN THE COMMUNITY REDEVELOPMENT AREAS

The proposed ordinance amends Section 12.1.12, Division 1, Article 12, Land Development Regulations, Martin County Code to revise the standards, criteria, and process to obtain alternative compliance in Community Redevelopment Areas (CRA).

Agenda Item: 25-0843

Attachments: [Article 12 - Alternative Compliance Ordinance.pdf](#)
[Business Impact Estimate.pdf](#)
[20250402 tcnbrd stuartnews 04-02-2025 b a 009 w-o r9.pdf](#)

PH-2 PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE AMENDING CHAPTER 21, BUILDING AND HOUSING REGULATIONS, SECTION 21.252, ADOPTION OF COUNTY DOCK BUILDING CODE, GENERAL ORDINANCES, MARTIN COUNTY CODE

This is a request to consider adoption of an ordinance amending Article 25, Dock Building Code, Part 2, Property Management Code, Section 21.252, Adoption of County dock building code, General Ordinances, Martin County Code (Dock Building Code) to comply with Chapter 553, Florida Statutes.

Agenda Item: 25-0871

Attachments: [Dock Building Code Ordinance Final 04012025.docx](#)
[Business Impact Estimate - Dock Building Code - 03252025 Final.docx](#)

PH-3 LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF CPA 24-26 RURAL LIFESTYLE

This is a request to consider transmittal of an amendment to Chapter 4, Future Land Use Element amending the text of the Rural Lifestyle future land use designation to change the locations where it is permitted.

Agenda Item: 25-0842

Attachments: [Staff report.docx](#)
[Ag Lands Ownership 03 2025.pdf](#)
[Figure 4-2 \(r\).pdf](#)
[2024 1210 RESO 24-12.18 Executed.pdf](#)
[Legal Notice.pdf](#)
[2025 0402 Guardians.pdf](#)

PH-4

LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF COMPREHENSIVE PLAN AMENDMENT 24-21, NINE GEMS

On March 5, 2024, the Board of County Commissioners adopted a resolution to initiate a request for an amendment to the Future Land Use Map (FLUM) on 1,533 acres, known as Nine Gems. This request will change the future land use designation from Agricultural to Institutional-Public Conservation. The site is located south of SW Bridge Road between SW Pratt-Whitney Road and the Florida Turnpike.

Agenda Item: 25-0416

Attachments: [2025 0422 draft FLUM Staff Report BCC adoption.docx](#)
[CPA 24-21 draft Ordinance.docx](#)
[Application materials-FLUM.pdf](#)
[Business Impact Estimate CPA 24-21 Nine Gems\(2\).pdf](#)
[CPA 24-21 NINE GEMS Public Comment.pdf](#)
[2025 0422 Nine Gems Public Notices.pdf](#)
[Agency Comments Combined.pdf](#)

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 A PROPERTY KNOWN AS NINE GEMS REZONING

This application is a request for a zoning district change on 1,533 acres from A-2, Agricultural, to PC, Public Conservation, located south of SW bridge Road between SW Pratt-Whitney Road and Interstate 95. This request is made concurrent with the proposed Comprehensive Plan Amendment, CPA 24-21.

Agenda Item: 25-0532

Attachments: [2025 0422 draft Rezoning Staff Report BCC adoption.docx](#)
[Application materials-Rezoning.pdf](#)
[Resolution to Rezone.docx](#)
[2025 0422 Nine Gems Public Notices.pdf](#)
[CPA 24-21 NINE GEMS Public Comment.pdf](#)

DEPARTMENTAL QUASI-JUDICIAL **GROWTH MANAGEMENT**

DPQJ-1 **REQUEST FOR REVISED MAJOR FINAL SITE PLAN APPROVAL FOR
FLORIDA SUPERIOR SAND MINE (M214-004)**

This is a request by Haley Ward, Inc. on behalf of Marandy Properties LLC for approval of a revised major final site plan for the Florida Superior Sand Mine for the purpose of mining to a depth of 30-feet. The subject 100-acre parcel located at 4700 SW Green Farms Lane in Palm City at the junction of SW Green Farms Lane and SW Secretariat Drive. Included is a request for a Certificate of Public Facilities Reservation.

Agenda Item: 25-0846

Attachments: [2025_0314_M214-004_DRT_STAFF_FINAL.docx](#)
[2025_0328_M214-004_RESO_APPROVE.docx](#)
[2025_0328_M214-004_EXHIBIT_A_LEGAL_DESCRIPTION.docx](#)
[2025_0402_M214-004_EXHIBIT_B_RFSP.pdf](#)
[2025_0402_M214-004_LP.pdf](#)
[2025_0311_M214-004_APPLICATION.pdf](#)
[2023_1109_M214-004_DISCLOSURE_OF_INTEREST.pdf](#)
[2023_1109_M214-004_SIGN_POSTING.pdf](#)
[2025_0328_M214-004_RESO_DENY.docx](#)
[Staff Presentation](#)

DPQJ-2 **REQUEST PLAT APPROVAL FOR THE PRESERVE AT LOBLOLLY
NORTH PLANNED UNIT DEVELOPMENT (PUD) (L089-004)**

This is a request by Lucido & Associates on behalf of Loblolly North LLC for approval of a plat for The Preserve at Loblolly North PUD. The plat is consistent with the Preserve at Loblolly North PUD master/final site plan which includes 13 single-family lots on approximately 51.20 acres. The subject site is located east of SE Gomez Avenue, adjacent to the Indian River Lagoon, approximately 0.6 miles north of SE Osprey Street, in Hobe Sound. Included is a request for a Certificate of Public Facilities Exemption.

Agenda Item: 25-0848

Attachments: [2025_0325_L089-004_Staff_Report_final.docx](#)
[L089-004_PLAT_Loblolly_Preserve.pdf](#)
[L089-004_contract_for_construction_&_estimate.pdf](#)
[L089-004_Draft_Performance_Surety_Bond.pdf](#)
[L089-004_Approved_MFSP.pdf](#)
[L089-004_Survey_Loblolly_Preserve.pdf](#)
[2024_1024_L089-004_Application_Materials.pdf](#)
[L089-004_Disclosure_of_Interest.pdf](#)
[L089-004_sign_Posting_certification.pdf](#)
[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: 25-0381

Attachments: [SUPP MEMO \(5 items\)](#)
[1 Item #1 Cover Sheet.docx](#)
[2 Item #2 Cover Sheet.docx](#)
[2A JAG Award Agreement \(6N156\).pdf](#)
[2B Budget Resolution 12075.xlsx](#)
[3 Item #3 Cover Sheet.docx](#)
[3A Martin County WW430260 - new con.pdf](#)
[3B Budget Resolution SRF Old Palm City S2S.pdf](#)
[3C Resolution Approving SRF Loan Agreement WW430260 \(02765478-2\).docx](#)
[4 Item #4 Cover Sheet.docx](#)
[4A Martin County WW430280 - new con.pdf](#)
[4B Budget Resolution SRF Coral Gardens S2S.pdf](#)
[4C Resolution Approving SRF Loan Agreement WW430280 \(02765486-2\).docx](#)
[5 Item #5 Cover Sheet.docx](#)
[5A Martin County DW430270 - new con.pdf](#)
[5B Budget Resolution SRF Old Palm City Water SA.pdf](#)
[5C Resolution Approving SRF Loan Agreement DW430270 \(02765484-2\).docx](#)

Supplemental Memorandum (5 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: 25-0392

Attachments: [SUPP MEMO \(3 items\)](#)
[RFP2025-3643_HouseOfRefugeHistoricRestoration_ListOfProposers.pdf](#)
[HouseOfRefuge_CIP.pdf](#)
[HouseOfRefuge_CIP_Revised.pdf](#)
[RFP2025-3655_TemporaryEmploymentServices_ReBid_ListOfProposers.pdf](#)
[RFB2025-3670_BiosolidsDewateredSludgeHaulingDisposal_Re-bid_BidTabulation.pdf](#)

Supplemental Memorandum (3 items)

DEPT-3 BUSINESS DEVELOPMENT BOARD 2024 ANNUAL REPORT

Pursuant to their contract, the Business Development Board will present their 2024 Annual Report.

Agenda Item: 25-0854

Attachments: [BDBMC 2024 Annual Report FINAL.pdf](#)
[BDB Budget Proposal FY 2026.pdf](#)
[Audit_BDBMC FY 2024.pdf](#)

WORKSHOP

WORK-1 REVIEW THE FISCAL YEAR (FY) 2026 TENTATIVE CAPITAL IMPROVEMENT PLAN (CIP)

The draft Fiscal Year 2026 Capital Improvement Plan will be presented for the Board's review.

Agenda Item: 25-0696

Attachments: [FY26 TENTATIVE CIP BOOK-AGENDA.pdf](#)
[SUPP MEMO](#)
[Presentation](#)

Supplemental Memorandum

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

ADJOURN

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