



[County seal]

**BOARD OF COUNTY COMMISSIONERS**

**ACTION SUMMARY**  
**APRIL 22, 2025 ~ 9:00 AM**

**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*  
*Stacey Hetherington*  
*J. Blake Capps*

*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  
9:30 AM Business Development Board 2024 Annual Report (DEPT-3)  
1:30 PM Contracts that Meet the Threshold for Board Approval \$1 Million or Greater (DEPT-2)  
5:05 PM Public Comment

**CALL TO ORDER AT 9:02 AM**

Invocation – **Reverend Victor Gomez**, Higher Purpose Pentecostal Church  
Pledge of Allegiance – **Bill Bergstraesser**, U.S. Air Force Veteran

**APPROVAL OF AGENDA**

Additional Items – [There were no Additional Items.](#)  
Approval of Agenda – [The Agenda was approved.](#)

**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

[ACTION TAKEN: The proclamations were presented.](#)

## **COMMENTS**

Public (9:05 AM) - Please limit comments to three minutes.

Commissioners – [The Board asked staff to investigate citizens riding motorized vehicles on sidewalks as requested by a citizen.](#)

County Administrator

## **CONSENT AGENDA**

Approval of Consent Agenda – [The Consent Agenda was approved minus CNST-9, CNST-10, CNST-11, and CNST-13. See below for Action Taken on these items.](#)

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 [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

### **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

### **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

**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

**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

**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

**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

**ACTION TAKEN:** The Board accepted the Magistrate's recommendations that the lien on the property be reduced to \$1,700.00 and accepted as full payment of the County's Code Enforcement Lien.

**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

**ACTION TAKEN:** The Board accepted the Magistrate's recommendations that \$2,923.91 received from the Clerk of Court be accepted in reduction and full payment of the County's Code Enforcement Lien.

**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

**ACTION TAKEN:** The Board accepted the Magistrate's recommendations that \$40,676.14 received from the Clerk of Court be accepted as the fine reduction and full payment of the County's Code Enforcement Lien.

**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

**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

**ACTION TAKEN:** The Board approved the Interlocal Agreement.

**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

**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

**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

**ACTION TAKEN:** The Board denied the request (no action taken).

**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

**ORDINANCE NO. 1257**

**ACTION TAKEN:** The Board adopted the Ordinance amending Chapter 21, Part 2, Articles 25, Dock Building Code, General Ordinances, Martin County Code as presented.

**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

**ACTION TAKEN:** The Board approved transmittal of CPA 24-26, Rural Lifestyle to the State Land Planning Agency and other state and regional reviewing agencies and included eliminating paragraph b on page 207 of the Packet (*(b) be comprised of a minimum of 3,000 contiguous acres and, a portion of the 3,000 contiguous acres must be within 6,000 feet of the Primary Urban Service District; or a Freestanding Urban Service District.*).

**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

**ORDINANCE NO. 1258**

**ACTION TAKEN:** The Board approved the Ordinance adopting CPA 24-21, Nine Gems which assigns the Institutional-Public Conservation future land use designation.

**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

**RESOLUTION NO. 25-4.8**

**ACTION TAKEN:** The Board received and filed the Agenda Item Summary and all attachments as an exhibit and amended the Martin County Zoning Atlas to change the zoning district of the subject site from A-2, Agricultural to PC, Public Conservation.

**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

**RESOLUTION NO. 25-4.16**

**ACTION TAKEN:** The Board received and filed the Agenda Item Summary and all attachments as an exhibit and adopted the Resolution approving the revised final site plan for the Florida Superior Sand Mine project.

**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

**ACTION TAKEN:** The Board received and filed the Agenda Item Summary and all attachments as an exhibit and approved the Preserve at Loblolly North PUD Plat including the Contract for Construction of Required Improvements and Infrastructure.

**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 **Supplemental Memorandum (5 items)**

**ACTION TAKEN:**

1. **Permission to Apply for the Drug-Free Communities (DFC) Support Program Grant – Competing Continuation (Year 6) (Opportunity #: CDC-RFA-CE20-20040601CONT25) - The Board authorized Human Services to apply for the Drug-Free Communities Support Program Grant – Competing Continuation (Year 6) and authorized George Stokus, Assistant County Administrator, to be the authorized representative to sign the grant application and other non-monetary documents related to this grant.**

2. Permission to Accept the Edward Byrne Memorial Justice Assistance Grant (JAG) (Award Number: 6N156) - The Board authorized the Chair to execute the JAG Award Agreement (6N156) as well as any non-monetary grant related documents upon review and concurrence of the County Attorney's Office and adopted the Budget Resolution. **RESOLUTION NO. 25-4.9**
3. Permission to Accept the Clean Water State Revolving Fund (CWSRF) Loan WW430260 Old Palm City Septic to Sewer Conversion Project - The Board authorized the Chair to execute the CWSRF WW430260 agreement; authorized the Utilities and Solid Waste Director to sign non-monetary, loan-related documents; approved the Budget Resolution to budget and appropriate \$15,989,523 loan proceeds from the Florida State Revolving Fund for sewer projects; and approved the Resolution approving the SRF Loan Agreement. **RESOLUTION NOS. 25-4.10 and 25-4.11**
4. Permission to Accept the Clean Water State Revolving Fund (CWSRF) Loan WW430280 Coral Gardens Septic to Sewer Conversion Project - The Board authorized the Chair to execute the CWSRF WW430280 agreement; authorized the Utilities and Solid Waste Director to sign non-monetary, loan-related documents; approved the Budget Resolution to budget and appropriate \$4,010,477 loan proceeds from the Florida State Revolving Fund for sewer projects; and approved the Resolution approving the SRF Loan Agreement. **RESOLUTION NOS. 25-4.12 and 25-4.13**
5. Permission to Accept the Drinking Water State Revolving Fund (DWSRF) Loan DW430270 Old Palm City Water Main Extension Project - The Board authorized the Chair to execute the DWSRF DW430270 agreement; authorized the Utilities and Solid Waste Director to sign non-monetary, loan-related documents; approved the Budget Resolution to budget and appropriate \$7,488,558 loan proceeds from the Florida State Revolving Fund for Drinking Water projects; and approved the Resolution approving the SRF Loan Agreement. **RESOLUTION NOS. 25-4.14 and 25-4.15**

**DEPT-2 CONTRACTS THAT MEET THE THRESHOLD FOR BOARD APPROVAL \$1 MILLION OR GREATER**

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Agenda Item: 25-0392 **Supplemental Memorandum (3 items)** **1:30 PM PRESET**

**ACTION TAKEN:**

**A. CONTRACTS OVER \$1,000,000**

1. House of Refuge Historic Restoration (RFP2025-3643) - The Board awarded the contract to the sole, responsive, and responsible proposer, The Tradesmen Group, in the amount of \$1,792,011.00; approved the revised CIP Sheet to fund the project; and authorized the County Administrator or designee to execute all documents related to this request.
2. Temporary Employment Services (Re-Bid) (RFP2025-3655) - The Board awarded the contract to the highest scoring firm, reSOURCE Government Services, LLC and authorized the County Administrator or designee to execute all documents related to this request.

3. Bio-Solids (Dewatering Sludge) Hauling & Disposal Services (Re-Bid) (RFB2025-3670) - The Board awarded the contract to Appalachian Material Service, Inc. (AMS) and authorized the County Administrator or designee to execute all documents related to this request.

**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

9:30 AM PRESET

**ACTION TAKEN:** The Board received the report.

**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 [Supplemental Memorandum \(presentation\)](#)

**ACTION TAKEN:** The Board tentatively approved the FY 2026 CIP by straw vote.

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

**ADJOURNED AT 6:57 PM**

The next meeting is May 6, 2025.

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