



BOARD OF COUNTY COMMISSIONERS

DRAFT AGENDA

6/17/25 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

5:05 PM - Public Comment

CALL TO ORDER

Invocation ~ Pastor Stan Allen, Redeemer Lutheran Church & School

Pledge of Allegiance ~ Collin Ridle, U.S. Marine

APPROVAL OF AGENDA

Additional Items

Approval of Agenda

PROCLAMATIONS AND SPECIAL PRESENTATIONS

PROC-1 RECOGNIZE THE BOYS & GIRLS CLUBS OF MARTIN COUNTY (BGCMC) YOUTH OF THE YEAR

The Boys & Girls Clubs of Martin County's annual Youth of the Year event recognizes the incredible achievements of some of its most distinct and inspiring members. Youth of the Year candidates are celebrated for their academic discipline; spirit of good citizenship, community, and record of volunteerism; commitment to healthy choices; exhibiting leadership; and pursuing education, training and career paths that will contribute to a better world. Local winners advance to compete in regional, state, and national levels. The Boys & Girls Clubs of Martin County is appearing before the

board to recognize their Youth of the Year, Mildred Castillo.

Agenda Item: 25-1037

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: 25-0355

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 May 5 and June 1, 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: 25-0366

Attachments: [Warrant List](#)

CNST-3 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: 25-0372

CNST-4 ADOPT A PROCLAMATION DECLARING JULY 2025 AS PARKS AND RECREATION MONTH IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation declaring July 2025 as Parks and Recreation Month that will be presented at the July 8, 2025 meeting.

Agenda Item: 25-1010

Attachments: [Parks and Rec Month](#)

CNST-5 ADOPT A PROCLAMATION DECLARING TREASURE COAST WATERWAY CLEANUP WEEK IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation declaring Treasure Coast Waterway Cleanup Week in Martin County, Florida.

Agenda Item: 25-1021

Attachments: [TC Waterway Cleanup](#)

CNST-6 BOARDS AND COMMITTEES STATUS REPORT

This quarterly Status Report is provided to update the Commission on all current vacancies, expired terms, and other relevant information regarding their various boards and committees.

Agenda Item: 25-0374

Attachments: [Status Report.docx](#)

CNST-7 LOCAL PLANNING AGENCY SCHOOL DISTRICT APPOINTMENT

The Board is asked to confirm the appointment of Julie L. Sessa to be the School District's non-voting representative on the Local Planning Agency.

Agenda Item: 25-1027

Attachments: [Local Planning Agency.docx](#)
[Establishing Document LPA.pdf](#)
[Resolution LPA School.docx](#)
[School Sessa Julie.L](#)

CNST-8 TOURIST DEVELOPMENT COUNCIL APPOINTMENTS

After solicitation for applicants, the Board is asked to make the necessary appointments to the Tourist Development Council.

Agenda Item: 25-0940

Attachments: [Tourist Development Council.docx](#)
[Establishing Document TDC.pdf](#)
[Information Release TDC.docx](#)
[Resolution TDC.docx](#)
[Hotelier Patel.Nimesh.M.pdf](#)
[Involved Benzenberg.Nancy.pdf](#)

CNST-9 TREASURE COAST COMMUNITY ACTION AGENCY ADVISORY BOARD APPOINTMENT

The Board is asked to re-appoint Madeleine Bozone Greenwood to the Treasure Coast Community Action Agency Advisory Board.

Agenda Item: 25-0835

Attachments: [TC Community Action Agency Advisory Board.docx](#)
[Bylaws TCCAAAB July2019.pdf](#)
[Information Release TCCAAAB Election](#)
[Madeleine Bozone Greenwood.pdf](#)

CNST-10 FIRST AMENDMENT TO THE 2023 INTERLOCAL FOR THE PROPOSED MEDICAL EXAMINER FACILITY

Staff is requesting approval of the First Amendment to the Interlocal Agreement for the

Proposed Medical Examiner Facility.

Agenda Item: 25-1050

Attachments: [Interlocal Agreement C22-11-1015.pdf](#)
[Proposed Medical Examiner Facility - First Amendment - FINAL.docx](#)

PUBLIC WORKS

CNST-11 ADOPT A RESOLUTION TO AUTHORIZE THE REQUEST TO INSTALL STOP SIGNS ON SE GOMEZ AVENUE AT ITS INTERSECTION WITH SE HILL TERRACE AT THE ENTRANCE TO LOBLOLLY COMMUNITY

Residents of the Loblolly Community have requested the County Administrator install STOP signs on SE Gomez Avenue at its intersection with SE Hill Terrace. The Board is asked to authorize the request.

Agenda Item: 25-1016

Attachments: [Letter to Martin County RE 4-Way Stop at Gomez and Hill Terr.pdf](#)
[STOP sign Resolution \(Gomez & Hill\).docx](#)

CNST-12 ADOPT A RESOLUTION TO AUTHORIZE EXECUTION OF A STATE HIGHWAY LIGHTING, MAINTENANCE, AND COMPENSATION AGREEMENT

The Board is asked to authorize the County Administrator to execute an updated State Highway Lighting, Maintenance, and Compensation Agreements with the Florida Department of Transportation (FDOT), which consolidates four previous agreements.

Agenda Item: 25-1022

Attachments: [Resolution Authorizing County Admin.docx](#)
[ASM70- Martin County.pdf](#)

BOARD AND COMMITTEE APPOINTMENT

B&C-1 VALUE ADJUSTMENT BOARD APPOINTMENT

After solicitation of applicants, the Board is asked to make the necessary citizen appointment to the Value Adjustment Board.

Agenda Item: 25-0946

Attachments: [Value Adjustment Board.docx](#)
[Establishing Document VAB.pdf](#)
[Information Release VAB.docx](#)
[Resolution VAB.docx](#)
[Campo Theodore.J.pdf](#)
[Castellucci Diane.pdf](#)
[Lamour Tarah.pdf](#)
[Voting Sheet VAB.docx](#)

PUBLIC HEARINGS

PH-1

PUBLIC HEARING FOR BOARD DIRECTION ON A COUNTY OWNED VACANT PARCEL LOCATED AT 2769 SE FAIRMONT STREET IN GOLDEN GATE

This is a public hearing to request Board direction for a 0.27-acre vacant County owned parcel located at 2769 SE Fairmont Street in Golden Gate. Parcel is currently under an Option to Lease (Agreement) to the Martin County Police Athletic League (MCPAL), who is requesting the Agreement be terminated and the property donated to MCPAL pursuant to Section 274.05, Florida Statutes and Section 125.38, Florida Statutes.

Agenda Item: 25-0954

Attachments: [Draft Reso](#)
[Draft County deed with reverter](#)
[PAL Map](#)
[Termination of option](#)
[Lease Chain](#)

PH-2

PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE AMENDING THE BOUNDARIES OF THE WATERSIDE COMMUNITY DEVELOPMENT DISTRICT (S265-020)

This is a request by Kutak Rock LLP, on behalf of the Board of Supervisors of the Waterside Community Development District (CDD) to amend the boundaries of the Waterside Community Development District from the existing 179.9 acres to the proposed approximate 216.37 acres.

Agenda Item: 25-1020

Attachments: [2025_0523_S265-020_DRT_STAFF_FINAL.docx](#)
[2025_0523_S265-020_DRAFT_ORDINANCE.docx](#)
[PETITION TO AMEND BOUNDARIES.pdf](#)
[Chapter 190, Florida Statutes.pdf](#)
[2025_0530_S265-020_LAD_TS.pdf](#)
[Staff Presentation](#)

PUBLIC HEARINGS QUASI-JUDICIAL

PHQJ-1

PUBLIC HEARING TO CONSIDER ADOPTION OF AN AMENDMENT TO THE MARTIN COUNTY ZONING ATLAS TO CHANGE THE ZONING CLASSIFICATION FOR DRIVEN BRANDS, INC. (D066-001)

This is a request by Bowman Consulting Group on behalf of Driven Brands, Inc. for a proposed amendment to the county zoning atlas to change the zoning district classification from PUD-C, Planned Unit Development-Commercial, to GC, General Commercial District. The approximately 2.97 acres site is located at the south-west corner of South Kanner Highway and SW Salerno Road. Included with this application is a request for a Certificate of Public Facilities Exemption.

Agenda Item: 25-1023

Attachments: [2025 0516 D066-001 Staff Report final.docx](#)
[2025 0523 D066-001 Rezoning Reso.docx](#)
[2025 0602 D066-001 Exhibit A legal Desc.docx](#)
[2025 0527 D066-001 Application materials.pdf](#)
[2025 0523 D066-001 Disclosure of Interest Affidavit.pdf](#)
[2025 0521 D066-001 LAD TS.pdf](#)
[2024 0305 SAMPLE LTR DUAL.docx](#)
[2025 0410 D066-001 Sign Posting Affidavit.pdf](#)
[2025 0523 D066-001 Mailer Certification.pdf](#)
[2025 0523 D066-001 BCC Reso to Deny.docx](#)
[Staff Presentation.pdf](#)

PHQJ-2 PUBLIC HEARING TO CONSIDER ADOPTION OF AN AMENDMENT TO THE MARTIN COUNTY ZONING ATLAS TO CHANGE THE ZONING DISTRICT CLASSIFICATION FOR THE AMERICAN HUMANE ASSOCIATION, INC. (A089-002)

This is a request by Gary Oldehoff on behalf The American Humane Association, Inc., for a proposed amendment to the county zoning atlas for an agricultural designation. The proposed amendment is to change the existing zoning district on two contiguous parcels of land with an approximate area of 13.49-acres from A-2 (Agricultural District) to AR-5A (Agricultural Ranchette District). The subject site is located at the northwest intersection of SW Quail Hollow Street and SW Citrus Boulevard, at 4903 SE Quail Hollow Street in Palm City. Included with this application is a request for a Certificate of Public Facilities Exemption.

Agenda Item: 25-0913

Attachments: [2025 0501 A089-002 DRT STAFF FINAL.docx](#)
[2025 0320 A089-002 RESO APPROVE.docx](#)
[2025 0320 A089-002 EXHIBIT A LEGAL DESCRIPTION.docx](#)
[2025 0304 A089-002 APPLICATION.pdf](#)
[2025 0320 A089-002 DISCLOSURE OF INTEREST.pdf](#)
[2025 0320 A089-002 TEARSHEET.pdf](#)
[2025 0320 A089-002 LETTER TO SURROUNDING PROPERTY OWNERS.pdf](#)
[2025 0501 A089-002 AFFDAVIT OF MAILING.pdf](#)
[2025 0320 A089-002 SIGN POSTING AFFIDAVIT.pdf](#)
[Staff Presentation](#)

PHQJ-3 REQUEST FOR APPROVAL OF REVISED MAJOR FINAL SITE PLAN FOR PARROT CIRCLE STORAGE FACILITY (C145-017) F/K/A C&C RECREATIONAL VEHICLE (RV) RESORT DEVELOPMENT

This is a request by HJA Design Studio, LLC on behalf of Land America 225, LLC for approval of a revised major final site plan to construct a 59,857 square foot, two-story self-storage facility and associated infrastructure on approximately 4.5 acres of an

11.1-acre undeveloped parcel. The subject site is located at 450 SE Parrot Circle, generally on the east side of South Kanner Highway, approximately 0.3 miles south of SE Pomeroy Street and directly north of Charlie's Neighborhood Bar and Grill, in Stuart. Included is a request for a Certificate of Public Facilities Reservation.

Agenda Item: 25-0953

Attachments: [2025 0326 C145-017 DRT STAFF FINAL.docx](#)
[2025 0328 C145-017 RESO APPROVE.docx](#)
[2025 0617 C145-017 EXHIBIT A LEGAL DESCRIPTION.docx](#)
[2022 1121 C145-017 EXHIBIT B RFSP.pdf](#)
[2022 1121 C145-017 APPLICATION MATERIALS.pdf](#)
[2022 1121 C145-017 LANDSCAPE PLANS.pdf](#)
[2024 1203 C145-017 ELEVATIONS.pdf](#)
[2022 1121 C145-017 DISCLOSURE OF INTEREST.pdf](#)
[2022 1121 C145-017 PROPERTY OWNERS CERTIFICATION.pdf](#)
[2025 0605 C145-017 SAMPLE LETTER Rvsd.docx](#)
[Parrot Circle.pdf](#)
[2022 1121 C145-017 SIGN POSTING AFFIDAVIT.pdf](#)
[2025 0328 C145-017 RESO DENY.docx](#)
[Staff Presentation](#)

DEPARTMENTAL QUASI-JUDICIAL **GROWTH MANAGEMENT**

DPQJ-1 **REQUEST FOR APPROVAL OF THE FINAL SITE PLAN FOR DISCOVERY PUD, PHASE 3C CLUBHOUSE TRACT (H123-031)**

This is a request by Lucido & Associates on behalf of Atlantic Fields Club, LLC for final site plan approval for Phase 3C, Tract R11-L, main golf clubhouse within the Discovery Planned Unit Development (PUD). The subject site is located north of Bridge Road approximately 1-mile east of the I-95 Interchange in Hobe Sound. Included is a request for a Certificate of Public Facilities Reservation.

Agenda Item: 25-0995

Attachments: [2025 0515 H123-031 DRT STAFF FINAL.docx](#)
[2025 0617 H123-031 RESO APPROVE.doc](#)
[2025 0617 H123-031 EXHIBIT A LEGAL DESCRIPTION.docx](#)
[2025 0617 H123-031 EXHIBIT B PHASE 3C FSP.pdf](#)
[2025 0617 H123-031 LANDSCAPE PLANS.pdf](#)
[2025 0617 H123-031 APPLICATION.pdf](#)
[2025 0617 H123-031 DISCLOSURE OF INTEREST.pdf](#)
[2025 0617 H123-031 SIGN POSTING AFFIDAVIT.pdf](#)
[2025 0617 H123-031 RESO DENY.doc](#)
[Staff Presentation](#)

DPQJ-2 **REQUEST FOR APPROVAL OF THE FINAL SITE PLAN FOR DISCOVERY PUD, PHASE 3B GOLF PERFORMANCE CENTER TRACT (H123-028)**

This is a request by Lucido & Associates on behalf of Atlantic Fields Club, LLC for final site plan approval for Phase 3B, Tract R11-G, golf performance center and associated infrastructure. The subject site is an approximate 21.9-acre portion of the 1,530-acre Discovery Planned Unit Development (PUD). The property is located at 2935 SE Bridge Road, north of Bridge Road and approximately one mile east of the I-95 Interchange located in Hobe Sound. Included is a request for Certificate of Public Facilities Reservation.

Agenda Item: 25-1001

Attachments: [2025 0515 H123-028 DRT STAFF FINAL.docx](#)
[2025 0617 H123-028 RESO APPROVE.doc](#)
[2025 0617 H123-028 EXHIBIT A LEGAL DESCRIPTION.docx](#)
[2025 0313 H123-028 EXHIBIT B PHASE 3B FSP.pdf](#)
[2025 0313 H123-028 PHASE 3B LP.pdf](#)
[2025 0313 H123-028 APPLICATION.pdf](#)
[2025 0313 H123-028 DISCLOSURE OF INTEREST.pdf](#)
[2025 0313 H123-028 SIGN POSTING AFFIDAVIT.pdf](#)
[2025 0617 H123-028 RESO DENY.doc](#)
[Staff Presentation](#)

DPQJ-3 **REQUEST FOR APPROVAL OF THE FINAL SITE PLAN FOR DISCOVERY PUD, PHASE 1C TRACT M2 (H123-029)**

This is a request by Lucido & Associates on behalf of Atlantic Fields Club, LLC for final site plan approval for Phase 1C, Tract M2, maintenance facility and associated infrastructure. The subject site is an approximate 21.3-acre portion of the 1,530-acre Discovery Planned Unit Development (PUD). The property is located north of Bridge Road approximately one mile east of the I-95 Interchange at 2935 SE Bridge Road in Hobe Sound. Included is a request for a Certificate of Public Facilities Reservation.

Agenda Item: 25-1002

Attachments: [Staff Report](#)
[Resolution Approve](#)
[Exhibit A Legal Description](#)
[Exhibit B Phase 1C FSP](#)
[Phase 1C](#)
[Application](#)
[Disclosure of Interest](#)
[Sign Posting Affidavit](#)
[Resolution Deny](#)
[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: 25-0385

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: 25-0396

DEPT-3 **AFFORDABLE HOUSING UPDATE**

Staff will provide a brief update on affordable housing in Martin County.

Agenda Item: 25-1031

DEPT-4 **CONTRIBUTION TOWARD CITY OF STUART'S 4TH OF JULY FIREWORKS SHOW**

The City of Stuart is hosting a 4th of July fireworks show at Flagler Park, which will include recognition of Martin County's Centennial. The City has committed \$40,000 toward funding the event. This fireworks show plans to celebrate the County's 100th anniversary and represents an important opportunity for the County and the City of Stuart to collaborate in a significant community celebration. To support this event, the Board is being asked to consider a contribution of \$20,000 toward the fireworks display in addition to the City's funding.

Agenda Item: 25-1042

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

ADJOURN

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