



BOARD OF COUNTY COMMISSIONERS

FINAL AGENDA

9/10/24 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
10:00 AM - Brightline Train Station
1:30 PM - Article 6 of the Land Development Regulations, Impact Fees
2:00 PM - Consideration of a Resolution Encouraging Power Systems
Manufacturing to Submit an Application for an Ad Valorem Tax Exemption
5:05 PM - Public Comment
5:05 PM - First Fiscal Year 2024/2025 Budget Public Hearing

CALL TO ORDER

1. INVOCATION - Moment of Silence
2. PLEDGE OF ALLEGIANCE
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 proclamations declaring Constitution Week and Hunger Action Month in Martin County, Florida.

Agenda Item: 24-1147

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: 24-0758

Attachments: [SUPP MEMO \(2 items\)](#)
[RFB2024-3607 NorthJensenWTPHighServicePumpsImprovements BidTabulation.pdf](#)
[RFB2024-3607 NorthJensenWTPHighServicePumpsImprovements CIP.pdf](#)
[RFB2024-3608 HighMeadowAve SunsetTrail Intersection Imp BidTabulation.pdf](#)
[RFB2024-3608 HighMeadowAve SunsetTrail Intersection Imp CIP.pdf](#)

Supplemental Memorandum (2 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 August 12, 2024 and August 25, 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: 24-0763

Attachments: [Warrant List](#)

CNST-3 ADOPT A PROCLAMATION DECLARING TREASURE COAST CHRISTIAN ALLIANCE DAY OF PRAYER IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation declaring Treasure Coast Christian Alliance Day of Prayer in Martin County, Florida.

Agenda Item: 24-1117

Attachments: [Treasure Coast Day of Prayer](#)

**CNST-4 APPROVAL OF THE TREASURE COAST SPORTS COMMISSION
CONTRACT FOR FISCAL YEAR 2025**

The Treasure Coast Sports Commission, Inc. (TCSC) is the official sports marketing arm for Martin County and their annual contract is being presented to the Board of County Commissioners (BOCC) for consideration. The Tourist Development Council reviewed and approved this contract for consideration by the BOCC during their May 8, 2024 TDC meeting.

Agenda Item: 24-1247

Attachments: [MC FY25 Treasure Coast Sports Commission Contract - Legal Reviewed.docx](#)

**CNST-5 REQUEST FOR APPROVAL OF POSITION CLASSIFICATION AND PAY
PLAN 2024-2025**

Chapter 1, Article 3, Section 1.63, General Ordinances, Martin County Code establishes the enumerated of powers for the County Administrator. Section 1.63.A.9 requires the County Administrator to recommend to the Board of County Commissioners a current Position Classification and Pay Plan for all positions in County service.

Agenda Item: 24-1290

Attachments: [Pay Plan Table.xlsx](#)
[Pay Plan Table by Alpha.xlsx](#)

GROWTH MANAGEMENT

**CNST-6 REQUEST APPROVAL OF AN AMENDED UNITY OF TITLE FOR THE
HINCK LANDLORD (DE) LIMITED PARTNERSHIP PROPERTY**

Lucido & Associates, on behalf of Hinck Landlord (DE) Limited Partnership, is requesting to amend the Unity of Title affecting the subject property located at 4730 SE Boatyard Drive in Stuart to allow the conveyance of a portion of the property to a governmental entity.

Agenda Item: 24-1220

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

PARKS AND RECREATION

**CNST-7 REQUEST TO APPROVE MEMORANDUM OF UNDERSTANDING
BETWEEN THE UNIVERSITY OF FLORIDA AND MARTIN COUNTY FOR
COOPERATIVE EXTENSIONS SERVICES**

This is a request for the Board to approve the renewal of the Memorandum of Understanding ('Agreement') between the University of Florida (University), through its Cooperative Extension Service (Extension Service) and Martin County (County), which Agreement establishes the respective responsibilities of each party and outlines the goals and objectives related to the provision of education programs and outreach to the public in Martin County.

Agenda Item: 24-1292

Attachments: [Final Draft-Legal M.P and MCCOP 2024.pdf](#)
[Martin FY25 Exhibit A Final 4-8-24.pdf](#)

PUBLIC WORKS

CNST-8 ADOPT A RESOLUTION SUPPORTING PREFERRED TYPICAL SECTIONS AND REDUCING THE MAXIMUM SPEED LIMIT ON CR-713 (SW HIGH MEADOW AVENUE) FROM INTERSTATE 95 TO SW GOLDEN BEAR WAY

The Board of County Commissioners is asked to consider the adoption of a resolution that supports the preferred Proposed Typical Sections on CR-713 (SW High Meadow Avenue) between Interstate 95 and CR-714 (SW Martin Highway) and reduces the posted speed limit on CR-713 (SW High Meadow Avenue) between Interstate 95 and SW Golden Bear Way.

Agenda Item: 24-1207

Attachments: [Reso Support Typical & Reduce Speed.docx](#)
[Exhibit A](#)

CNST-9 ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING A UTILITY EASEMENT, FROM WINDSTONE PROPERTY OWNERS ASSOCIATION, INC., ALONG THE PLATTED ROADS WITHIN THE WINDSTONE SUBDIVISION IN PALM CITY

This is a request for the adoption of a Resolution approving and accepting a Utility Easement from Windstone Property Owners Association, Inc. ("Windstone"), a corporation existing under the laws of the State of Florida, to allow for water and sewer related services within the Windstone subdivision in Palm City.

Agenda Item: 24-1239

Attachments: [Layout](#)
[Reso](#)
[Signed Utility Easement..pdf](#)

BOARD AND COMMITTEE APPOINTMENT

B&C-1 BOARD OF ZONING ADJUSTMENT APPOINTMENT

After solicitation of applicants due to a member resigning, the Board is asked to make the necessary appointment to the Board of Zoning Adjustment.

Agenda Item: 24-1231

Attachments: [Board of Zoning Adjustment.pdf](#)
[Establishing document BOA.pdf](#)
[Information Release BOA.pdf](#)
[Resolution BOA.docx](#)
[McHale Brian.F.pdf](#)
[Sturm Rodney.W.pdf](#)
[Voting Sheet](#)

PUBLIC HEARINGS

PH-1 LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-03, INTERGOVERNMENTAL COORDINATION ELEMENT, A TEXT AMENDMENT

A request to consider transmittal of Comprehensive Plan Amendment 24-03, a text amendment to Chapter 3, Intergovernmental Coordination Element, of the Comprehensive Growth Management Plan based upon the 2024 Evaluation and Appraisal Report (EAR).

Agenda Item: 24-1281

Attachments: [Staff Report Intergovernmental.docx](#)
[Chapter 3 INTERGOVERNMENTAL COORDINATION -
strikeout and underline052324.docx](#)
[2024_0620_LPA Approved Minutes.pdf](#)
[2024_0823 All EAR Amendments LAD Tearsheet.pdf](#)

PH-2 LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-06, HOUSING ELEMENT, A TEXT AMENDMENT

A request to consider transmittal of Comprehensive Plan Amendment 24-06, a text amendment to Chapter 6, Housing Element, of the Comprehensive Growth Management Plan based upon the 2024 EAR.

Agenda Item: 24-1283

Attachments: [2024_0823Staff Report Housing.docx](#)
[2024_0823Chapter 6 HOUSING - strikeout and
underline.docx](#)
[2024_0627 Matrix.docx](#)
[Minutes.pdf](#)
[2024_0823 All EAR Amendments LAD Tearsheet.pdf](#)
[Data-and-analysis.pdf](#)

PH-3 LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-16, ARTS, CULTURE AND HISTORIC PRESERVATION, A TEXT AMENDMENT

A request to consider transmittal of Comprehensive Plan Amendment 24-16, a text amendment to Chapter 16, Arts, Culture and Historic Preservation Element, of the Comprehensive Growth Management Plan based upon the 2024 EAR.

Agenda Item: 24-1285

Attachments: [Staff Report Arts-Culture-Historic.docx](#)
[Chapter 16 Arts Culture and Historic Preservation.docx](#)
[Data-and-analysis.pdf](#)
[Minutes.pdf](#)
[2024_0823 All EAR Amendments LAD Tearsheet.pdf](#)

PH-4 LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-17, PUBLIC SCHOOLS FACILITIES ELEMENT, A TEXT AMENDMENT

A request to consider transmittal of Comprehensive Plan Amendment 24-17, a text amendment to Chapter 17, Public Schools Facilities Element, of the Comprehensive Growth Management Plan based upon the 2024 EAR.

Agenda Item: 24-1286

Attachments: [Staff Report Public Schools.docx](#)
[DraftChapter 17 PUBLIC SCHOOLS FACILITIES ELEMENT-MCSD REVIEWED 2024-05-24.docx](#)
[Matrix Public Schools Facilities.docx](#)
[Minutes.pdf](#)
[2024 0823 All EAR Amendments LAD Tearsheet.pdf](#)

PH-5 LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-05, TRANSPORTATION ELEMENT, A TEXT AMENDMENT

A request to consider transmittal of Comprehensive Plan Amendment 24-05, a text amendment to Chapter 5, Transportation Element, of the Comprehensive Growth Management Plan based upon the 2024 EAR. The proposed revisions reflect the updated Transportation Map Series. Other changes are listed in the staff report. No goals, objectives or policies are being proposed for removal.

Agenda Item: 24-1259

Attachments: [Staff Report Transportation.docx](#)
[Chapter 5 TRANSPORTATION ELEMENT.docx](#)
[Figures existing.pdf](#)
[Figures proposed.pdf](#)
[2024 0823 All EAR Amendments LAD Tearsheet.pdf](#)
[Proposed Amendments Overview.pptx](#)

PH-6 LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-01, PREAMBLE, A TEXT AMENDMENT

A request to consider transmittal of Comprehensive Plan Amendment 24-01, a text amendment to Chapter 1, Preamble, of the Comprehensive Growth Management Plan based upon the 2024 EAR.

Agenda Item: 24-1280

Attachments: [Staff Report Ch 1 Preamble.pdf](#)
[2024 0823 All EAR Amendments LAD Tearsheet.pdf](#)
[Chapter 1 Text EAR.pdf](#)
[FL Statute Matrix Ch 1.pdf](#)

PH-7 LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-07, RECREATION ELEMENT, A TEXT AMENDMENT

A request to consider transmittal of Comprehensive Plan Amendment 24-07, a text amendment to Chapter 7, Recreation Element, of the Comprehensive Growth Management Plan based upon the 2024 EAR.

Agenda Item: 24-1284

Attachments: [Staff Report Recreation.docx](#)
[DraftChapter 7 RECREATION ELEMENT EAR LPA.docx](#)
[2024_0620_LPA Approved Minutes.pdf](#)
[2024_0823_All EAR Amendments_LAD Tearsheet.pdf](#)

PH-8 PUBLIC HEARING TO CONSIDER ADOPTION OF AMENDMENTS TO ARTICLE 6 OF THE LAND DEVELOPMENT REGULATIONS, IMPACT FEES

This public hearing will consider proposed changes to the text of Article 6, Impact Fees, Land Development Regulations, Martin County Code, and changes to the schedule of Impact Fees, Figure 6.1, consistent with changes to Florida Statutes.

Agenda Item: 24-1244

Attachments: [StaffReport.docx](#)
[Ordinance.docx](#)
[20240806Article 6 IMPACT FEES .docx](#)
[6.1 Stricken.pdf](#)
[Exhibit B 2025 - 2028.pdf](#)
[Comparison Table 2016 vs 2028.pdf](#)
[Figure 6-3.pdf](#)
[FS 163 Impact Fee Act.pdf](#)
[Martin County IF Update FINAL Rpt 9-8-23 Sbmt 12-19-23.pdf](#)
[2024_0726_LDR 24-06_LAD proof.pdf](#)

PH-9 FIRST FISCAL YEAR 2024/2025 BUDGET PUBLIC HEARING

This is the first of two public hearings regarding the fiscal year 2024/2025 budget. There will be an outline of the public hearing procedures followed by an overview and review/approval of the Resolutions.

Agenda Item: 24-1038

Attachments: [Resolutions](#)

DEPARTMENTAL QUASI-JUDICIAL GROWTH MANAGEMENT

DPQJ-1 REQUEST PLAT APPROVAL FOR THE 95 RIVERSIDE PLANNED UNIT DEVELOPMENT (PUD) PHASE IV PROJECT (N027-014)

This is a request by HJA Design Studio, LLC, on behalf of Pulte Home Company, LLC, for

approval of the 95 Riverside PUD Phase IV Plat. The plat is to be consistent with the Phase IV Final Site Plan which contains 98 single-family townhomes on an approximately 12.40-acre site. The 95 Riverside PUD is located on the north side of SW Kanner Highway/SR 76, on SW Lost River Road, approximately 0.17 miles east of the I-95 interchange in Stuart. Included is a request for a Certificate of Public Facilities Exemption.

Agenda Item: 24-1262

Attachments: [2024 0816 N027-014 Staff Report Final.pdf](#)
[2024 0815 N027-014 Plat.pdf](#)
[2024 0819 N027-014 Draft Contract.pdf](#)
[2024 0813 N027-014 Draft Surety.pdf](#)
[2024 0813 N027-014 Approved EOPC .pdf](#)
[2024 0813 N027-014 Survey.pdf](#)
[2024 0910 N027-014 Resolution to Approve Phase IV Revised FSP.docx](#)
[Exhibit A Legal Description.pdf](#)
[Exhibit B Phase IV Revised Final Site Plan.pdf](#)
[2024 0813 N027-014 Resolution to Release and Terminate Access Easment.pdf](#)
[2024 0813 N027-014 Resolution to Release and Terminate Pedestrian Access Easment.pdf](#)
[2024 0813 N027-014 Application Materials.pdf](#)
[2024 0813 N027-014 Disclosure of Interest Affidavit.pdf](#)
[2024 0813 N027-014 Sign Posting Affidavit.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: 24-0770

Attachments:

[SUPP MEMO \(10 items\)](#)

[1 Item #1 Cover Sheet.docx](#)

[1A Permission to Apply Resolution.docx](#)

[2 Item #2 Cover Sheet.docx](#)

[2A 4600005036 Martin County BOCC.pdf](#)

[2B 139002 Budget Resolution.xlsx](#)

[3 Item #3 Cover Sheet.docx](#)

[3A 25MI1 St. Lucie Inlet Management Plan
Implementation.pdf](#)

[3B Budget Resolution 133019.xlsx](#)

[4 Item #4 Cover Sheet.docx](#)

[4A 24MI2-Martin County Shore Protection Project.pdf](#)

[4B Budget Resolution 133016.xlsx](#)

[5 Item #5 Cover Sheet.docx](#)

[5A 24MI3 St. Lucie Inlet Management Plan
Implementation.pdf](#)

[5B Budget Resolution 133017.xlsx](#)

[6 Item #6 Cover Sheet.docx](#)

[6A 120104 Budget Resolution.xlsx](#)

[7 Item #7 Cover Sheet.docx](#)

[7A Grant Agreement.pdf](#)

[7B Budget Resolution 128229.xlsx](#)

[8 Item #8 Cover Sheet.docx](#)

[8A StateGrant S26-24-07-15 Console Refresh
Agreement 2024-08-09.pdf](#)

[8B Console Refresh 137515 Budget Resolution.xlsx](#)

[9 Item #9 Cover Sheet.docx](#)

[9A StateGrant S26-24-07-17 Smart Transcrip
Agreement 2024-08-08.pdf](#)

[9B Smart Transcripts 137516 Budget Resolution.xlsx](#)

[10 Item #10 Cover Sheet.docx](#)

[10A StateGrant S26-24-07-16 GIS Services
Agreement 2024-08-08.pdf](#)

[10B GIS Data Services 137517 Budget Resolution.xlsx](#)

Supplemental Memorandum (10 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: 24-0775

Attachments: [SUPP MEMO \(2 items\)](#)
[RFB2024-3605_PalmCityIIIlandfillTransferStationAdminBidg_BidTabulation_CORRECTED.pdf](#)
[RFB2024-3605_PalmCityIIIlandfillTransferStationAdminBidg_BidTabulation.pdf](#)
[RFB2024-3605_PalmCityIIIlandfillTransferStationAdminBidg_CIP_Revised.pdf](#)
[RFB2024-3609_US1Constitution_IntersectionImp_BidTabulation.pdf](#)
[RFB2024-3609_US1Constitution_IntersectionImp_CIP.pdf](#)

Supplemental Memorandum (2 items)

DEPT-3 BRIGHTLINE TRAIN STATION - FIRST AMENDMENT TO NOVEMBER 25, 2018 SETTLEMENT AGREEMENT AND AMENDED INTERLOCAL AGREEMENT

Staff is requesting the Board of County Commissioners consider approving the First Amendment to the Settlement Agreement with Brightline and an Amended Interlocal Agreement with the City of Stuart. These documents will finalize the County's obligations related to the development of the train station and related parking for establishment of Brightline rail service in Martin County.

Agenda Item: 24-1304

Attachments: [ILA Amended- signed by City.pdf](#)
[First Amendment to Settlement Agreement 8.13.24 Execution.pdf](#)
[SUPP MEMO](#)

Supplemental Memorandum

DEPT-4 APPROVAL OF COLLECTIVE BARGAINING AGREEMENT BETWEEN MARTIN COUNTY AND TEAMSTERS LOCAL 769 FOR UPCOMING THREE-YEAR TERM

The current Collective Bargaining Agreement (CBA) between Martin County and Teamsters Local 769 (Teamsters) expires on September 30, 2024. The parties have been negotiating since November 08, 2023, for a new agreement beginning on October 1, 2024, through September 30, 2027. A tentative agreement has been reached and will be presented to the Martin County Teamsters' membership for vote on August 22, 2024. The proposed CBA is being presented to the Board of County Commissioners (Board) for approval.

Agenda Item: 24-1196

Attachments: [CBA Teamsters 2024-2027 FINAL.pdf](#)
[TA'd Contract.pdf](#)
[Tracked Recommended Revisions CBA 2024 2027.docx](#)
[SUPP MEMO](#)

Supplemental Memorandum

DEPT-5 CONSIDERATION OF A RESOLUTION ENCOURAGING POWER SYSTEMS MANUFACTURING TO SUBMIT AN APPLICATION FOR AN AD VALOREM TAX EXEMPTION IN ACCORDANCE WITH STATE AND COUNTY LAW

Staff will present a resolution for the Board of County Commissioner's consideration that if approved would encourage Power Systems Manufacturing to apply for an economic development ad valorem exemption in accordance with Chapter 71, Article 13, General Ordinances, Martin County Code and Section 196.1995 Fla, Stat.

Agenda Item: 24-1189

Attachments: [Reso Power Systems Manufacturing ad valorem tax exemption.docx](#)
[BDB_PSMEXC SUM.pdf](#)

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

ADJOURN

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