



BOARD OF COUNTY COMMISSIONERS

DRAFT AGENDA

10/22/24 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

5:05 PM - Public Comment

CALL TO ORDER

1. INVOCATION ~ Pastor Jim Harp, Stuart Alliance Church
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 Paralegal Day, National Disability Employment Awareness Month, and recognizing the 24th Annual Bible Reading Marathon in Martin County, Florida.

Agenda Item: 25-0034

**PROC-2 PRESENT A PLAQUE OF RECOGNITION AND APPRECIATION TO
NORMAN VAN DER HEYDEN UPON THE OCCASION OF HIS
RETIREMENT FROM SERVICE WITH THE MARTIN COUNTY BOARD OF
COUNTY COMMISSIONERS**

Norman van der Heyden has been a Martin County employee for nearly 31 years, all with the Field Operations Division of the Public Works Department. Norm has held many roles with the division and has been pivotal in development of our stormwater program. Mr. van der Heyden is a dedicated employee and his exemplary customer service and institutional knowledge regarding our stormwater system and infrastructure will be deeply missed.

Agenda Item: 25-0216

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: 25-0004

**CNST-2 APPROVE A CONTRACT, FEE SCHEDULE, AND RESOLUTION
REGARDING THE MARTIN COUNTY HEALTH DEPARTMENT FOR
FISCAL YEAR 2024-2025**

Each year the Board is requested to approve a contract and fee schedule for the Martin County Health Department via resolution.

Agenda Item: 25-0002

**CNST-3 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 September 23, 2024 and October 6, 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: 25-0010

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: 25-0016

CNST-5 ADOPT A PROCLAMATION DECLARING NATIONAL APPRENTICESHIP WEEK IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation declaring National Apprenticeship Week in Martin County, Florida.

Agenda Item: 25-0202

GENERAL SERVICES

CNST-6 NAMING THE NEWLY RENOVATED BOOTCAMP GYM AFTER SHERIFF WILLIAM D. SNYDER AND AMENDMENT OF THE BOARD'S FACILITY NAMING POLICY

The Martin County Sheriff's Office requested to name the newly renovated Bootcamp Gym after Sheriff William D. Snyder. Proposed changes to the Board Directed Policy entitled "Establish Naming of County Sites and Facilities" are provided to allow the naming.

Agenda Item: 25-0062

PUBLIC WORKS

CNST-7 INTERLOCAL AGREEMENT RELATING TO THE CONSTRUCTION OF GOMEZ/PETTWAY POTABLE WATER MAINS INSTALLATION PROJECT

Board approval is requested for an Interlocal Agreement between the Martin County Board of County Commissioners (County) and the Town of Jupiter Island (Town). This Agreement will allow the Martin County Public Works Department to participate in a joint construction project performing potable water construction within the Gomez/Pettway community.

Agenda Item: 25-0164

CNST-8 REQUEST FOR APPROVAL OF A DEED OF AGRICULTURAL EASEMENT FROM BECKER B-14 GROVE, LTD., AS A CONDITION OF THE APPROVED DISCOVERY PLANNED UNIT DEVELOPMENT (PUD) ZONING AGREEMENT FOR THE DISCOVERY PROJECT

This is a request for the approval of a Deed of Agricultural Easement for 846.41 acres from Becker B-14 Grove, Ltd., a Florida limited partnership (Becker), to Conservation Florida, Inc., a Florida not-for-profit corporation and Martin County (County), as provided in special condition number 16.C of the approved PUD Zoning Agreement for Discovery PUD.

Agenda Item: 25-0142

PUBLIC HEARINGS

PH-1 LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-04, CHAPTER 4, FUTURE LAND USE ELEMENT, A TEXT AMENDMENT

A request to consider transmittal of Comprehensive Plan Amendment 24-04, a text amendment to Chapter 4, Future Land Use Element of the Comprehensive Growth Management Plan based upon the 2024 EAR.

Agenda Item: 25-0100

PH-2

**LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF
EVALUATION AND APPRAISAL REPORT (EAR) BASED
COMPREHENSIVE PLAN AMENDMENT 24-02, OVERALL GOALS AND
DEFINITIONS, A TEXT AMENDMENT**

A request to consider transmittal of Comprehensive Plan Amendment 24-02, a text amendment to Chapter 2, Overall Goals and Definitions, of the Comprehensive Growth Management Plan based upon the 2024 EAR.

Agenda Item: 25-0089

PH-3

**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: 25-0088

PH-4

**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: 25-0139

PH-5

**LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF
EVALUATION AND APPRAISAL REPORT (EAR) BASED
COMPREHENSIVE PLAN AMENDMENT 24-14, CAPITAL
IMPROVEMENTS ELEMENT, A TEXT AMENDMENT**

A request to consider transmittal of Comprehensive Plan Amendment 24-14, a text amendment to Chapter 14, Capital Improvements Element, of the Comprehensive Growth Management Plan based upon the 2024 EAR.

Agenda Item: 25-0104

PH-6

**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: 25-0105

PH-7

**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: 25-0106

PH-8

**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: 25-0107

PH-9

**LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF
EVALUATION AND APPRAISAL REPORT (EAR) BASED
COMPREHENSIVE PLAN AMENDMENT 24-08, COASTAL MANAGEMENT
ELEMENT, A TEXT AMENDMENT**

A request to consider transmittal of Comprehensive Plan Amendment 24-08, a text amendment to Chapter 8, Coastal Management Element, of the Comprehensive Growth Management Plan based upon the 2024 EAR.

Agenda Item: 25-0101

PH-10

**LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF
EVALUATION AND APPRAISAL REPORT (EAR) BASED
COMPREHENSIVE PLAN AMENDMENT 24-09, CONSERVATION AND
OPEN SPACE ELEMENT, A TEXT AMENDMENT**

A request to consider transmittal of Comprehensive Plan Amendment 24-09, a text amendment to Chapter 9, Conservation and Open Space Element, of the Comprehensive Growth Management Plan based upon the 2024 EAR.

Agenda Item: 25-0102

PH-11

**LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF
EVALUATION AND APPRAISAL REPORT (EAR) BASED
COMPREHENSIVE PLAN AMENDMENT 24-10, CHAPTER 10, SANITARY
SEWER SERVICES ELEMENT, A TEXT AMENDMENT**

A request to consider transmittal of Comprehensive Plan Amendment 24-10, a text amendment to Chapter 10, Sanitary Sewer Services Element, of the Comprehensive Growth Management Plan based upon the 2024 EAR.

Agenda Item: 25-0130

PH-12 LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-11, CHAPTER 11, POTABLE WATER SERVICES ELEMENT/10 YEAR WATER SUPPLY FACILITIES WORK PLAN, A TEXT AMENDMENT

A request to consider transmittal of Comprehensive Plan Amendment 24-11, a text amendment to Chapter 11 Potable Water Services Element/10 Year Water Supply Facilities Work Plan, of the Comprehensive Growth Management Plan based upon the 2024 EAR.

Agenda Item: 25-0131

PH-13 LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-12, CHAPTER 12, SOLID AND HAZARDOUS WASTE, A TEXT AMENDMENT

A request to consider transmittal of Comprehensive Plan Amendment 24-12, a text amendment to Chapter 12, Solid and Hazardous Waste, of the Comprehensive Growth Management Plan based upon the 2024 EAR.

Agenda Item: 25-0132

PH-14 LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-13, CHAPTER 13, DRAINAGE AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT, A TEXT AMENDMENT

A request to consider transmittal of Comprehensive Plan Amendment 24-13, a text amendment to Chapter 13, Drainage and Natural Groundwater Aquifer Recharge Element, of the Comprehensive Growth Management Plan based upon the 2024 EAR.

Agenda Item: 25-0098

PH-15 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: 25-0108

PH-16 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: 25-0109

**PH-17 LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF AN
ORDINANCE FOR COMPREHENSIVE PLAN AMENDMENT (CPA) 24-23
THREE LAKES GOLF CLUB, A TEXT AMENDMENT**

This is a request for an amendment to Chapter 4, Future Land use Element, Comprehensive Growth Management Plan, amending the text of the Rural Lifestyle future land use designation to change the number of bedrooms permitted in a golf cottage.

Agenda Item: 25-0152

**DEPARTMENTAL QUASI-JUDICIAL
GROWTH MANAGEMENT**

**DPQJ-1 REQUEST APPROVAL OF THE FIRST AMENDMENT TO THE THREE
LAKES GOLF CLUB PLANNED UNIT DEVELOPMENT (PUD) ZONING
AGREEMENT (B115-008), INCLUDING A REVISED MASTER AND
PHASING PLAN AND PHASE 3 FINAL SITE PLAN**

This is an application by Lucido & Associates., on behalf of Three Lakes Golf Club, LLC., for approval of the First Amendment to the Three Lakes Golf Club PUD Zoning Agreement including Revised Master and Phasing Plans and Phase 3 Final Site Plan. The proposed development includes revisions to golf club amenities and infrastructure. The property is located west and east of Kanner Highway approximately 2.4 miles southwest of Interstate 95 at 3100 SW Delivery Street in Stuart. Included with this application is a request for a Certificate of Public Facilities Reservation.

Agenda Item: 25-0038

**DPQJ-2 REQUEST APPROVAL OF THE FIRST AMENDMENT TO THE RANCH
PLANNED UNIT DEVELOPMENT (PUD) ZONING AGREEMENT
(S239-005), INCLUDING A REVISED MASTER SITE PLAN AND REVISED
PHASING PLAN**

This is a request by Urban Design Studio and Tyson J. Waters, Esq., on behalf of JWA Ranch, LLC, for approval of the First Amendment to The Ranch PUD Zoning Agreement including a revised master site plan and revised phasing plan. The proposed amendment includes minor changes to the site configuration, a provision clarifying tree protection standards outside of designated preserve areas, and a provision regulating lake depth. The Ranch PUD consists of approximately 3,902.6 acres to be developed consistent with the Rural Lifestyle Future Land Use. Included is a request for Deferral of Public Facilities Reservation.

Agenda Item: 25-0169

**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: 25-0021

**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: 25-0027

GENERAL SERVICES

**DEPT-3 PERMISSION TO USE CONSTRUCTION MANAGEMENT AT RISK (CMAR)
DELIVERY METHOD FOR THE LARRY MASSING BUILDING FUTURE
EXPANSION**

The General Services Department is requesting permission to use the Construction Management at Risk (CMAR) delivery method for the Larry Massing Building Future Expansion.

Agenda Item: 25-0154

PUBLIC WORKS

**DEPT-4 PERMISSION TO USE CONSTRUCTION MANAGEMENT AT RISK (CMAR)
DELIVERY METHOD FOR THE SAND DUNE CAFÉ BUILDING PROJECT**

Pursuant the Martin County Purchasing Manual Section 17.5, the Public Works Department is requesting permission to utilize the Construction Management at Risk (CMAR) delivery method for the Sand Dune Café building replacement project.

Agenda Item: 25-0165

DEPT-5 WATER QUALITY CONDITIONS AND PROJECT UPDATE

This presentation will provide an update to the Board of County Commissioners (BOCC) about recent and planned water quality accomplishments. The projects include opportunities identified in a 2022 Water Quality Needs Assessment that will be necessary to meet the mandated St. Lucie Basin Total Maximum Daily Load (TMDL) as well as estuary ecological restoration projects that will contribute to a sustainable restoration condition. The presentation will also include a summary of the 2024 wet season and current conditions

Agenda Item: 25-0148

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

ADJOURN

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