



BOARD OF COUNTY COMMISSIONERS

FINAL 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
12:00 PM - Private Attorney-Client Session (DEPT-6)
5:05 PM - Public Comment

CALL TO ORDER

1. INVOCATION ~ Pastor Jim Harp, Stuart Alliance Church
2. PLEDGE OF ALLEGIANCE ~ David M. Yankwitt, United States Army Veteran
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

No items

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

Attachments: [2425 Core Contract.pdf](#)
[2024-25 DOH Resolution.pdf](#)
[24-25 EH Fees current year.pdf](#)
[24-25 FP Fees.pdf](#)
[24-25 NON FP Fees.pdf](#)

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

Attachments: [Warrant List](#)

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

Attachments: [Apprenticeship Week](#)

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

Attachments: [20240801 DRAFT Resolution.rtf](#)
[20240906 Naming County Sites.Facilities POLICY REV GSD.docx](#)

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

Attachments: [Interlocal - Relating to Gomez-Pettway Potable Water Mains 9.10.2024 \(partially executed\).pdf](#)

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

Attachments: [Location Map.pdf](#)
[Deed of Agricultural Easement.pdf](#)
[SUPP MEMO](#)
[Revised Exhibit D.pdf](#)

Supplemental Memorandum

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

Attachments: [Staff Report .docx](#)
[Draft Chapter 4 FUTURE LAND USE ELEMENT Supp 58.docx](#)
[Ch 4 Matrix EAR.pdf](#)
[Stricken Figure 4-1.pdf](#)
[Figure 4-1 2024 draft.pdf](#)
[Martin County Residential Capacity Analysis 12-8-23.pdf](#)
[Draft ResCapAnalysis09-26-24.pdf](#)
[BEBR projections 2023 asrh.pdf](#)
[BEBR projections 2024.pdf](#)
[2024 0823 All EAR Amendments LAD Tearsheet.pdf](#)
[Public Comment.pdf](#)
[SUPP MEMO](#)
[MC EAR Public Input Summary Addendum Additional Survey Input101424.pdf](#)

Supplemental Memorandum

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

Attachments: [Ch. 2 EAR Staff Report 10-22-24.pdf](#)
[Chapter 2 OVERALL GOALS AND DEFINITIONS 10-3-24.pdf](#)
[Ch. 2 Matrix EAR.pdf](#)
[2024_0815_LPA Approved Minutes.pdf](#)
[2024_0823 All EAR Amendments LAD Tearsheet.pdf](#)
[Ch. 2 Public Comment.pdf](#)

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

Attachments: [Staff Report Ch 1 Preamble.pdf](#)
[Chapter 1 EAR Text.pdf](#)
[FL Statute Matrix Ch 1.pdf](#)
[2024_0801_LPA Approved Minutes.pdf](#)
[2024_0823 ALL EAR Amendments LAD Tearsheet.pdf](#)
[Public Comment Ch. 1.pdf](#)

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

Attachments: [Staff Report Transportation.docx](#)
[Chapter 5 TRANSPORTATION ELEMENT.docx](#)
[Figures existing.pdf](#)
[Figures proposed.pdf](#)
[2023 FDOT Multimodal QLOS Handbook.pdf](#)
[Proposed Amendments Overview.pptx](#)
[2024_0924 BCC Dais Public Comment re CPAs.pdf](#)
[2024_0801 LPA Approved Minutes.pdf](#)
[2024_0823 All EAR Amendments LAD Tearsheet.pdf](#)
[SUPP MEMO](#)
[Staff Report Transportation.docx](#)
[Chapter 5 TRANSPORTATION ELEMENT.docx](#)

Supplemental Memorandum

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

Attachments: [Staff Report 24-14 CIE.pdf](#)
[Chapter 14 CAPITAL IMPROVEMENTS EAR.pdf](#)
[62-6.008.doc](#)
[Ch 14 Matrix EAR.pdf](#)
[2024_0823 All EAR Amendments LAD Tearsheet.pdf](#)
[Public Comment Ch. 14.pdf](#)

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

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](#)
[Public Comment Ch 3.pdf](#)

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

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](#)
[Public Comment Ch 6.pdf](#)

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

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](#)
[Public Comment Ch 7.pdf](#)

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

Attachments: [Staff Report 24-08 Coastal.pdf](#)
[Chapter 8 COASTAL 08162024.pdf](#)
[Ch8 Figs Existing Proposed.pdf](#)
[Reso 21-3.32.pdf](#)
[SLR Report Agenda Item 03 23 2021.pdf](#)
[Excerpt Florida Statutes.pdf](#)
[Ch. 8 EAR Matrix.pdf](#)
[2024 0815 LPA Approved Minutes.pdf](#)
[2024 0823 All EAR Amendments LAD Tearsheet.pdf](#)
[Ch 8 Public Comment.pdf](#)

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

Attachments: [Chapter 9 EAR Staff Report.pdf](#)
[Chapter 9 CONSERVATION AND OPEN SPACE ELEMENT.pdf](#)
[Figure 9-1 CGMP\(r\).pdf](#)
[2024 Florida Statutes 581.091 InvasivePlants.pdf](#)
[FNAI Rank and Status Explanation.pdf](#)
[FNAI Short Descriptions Final 2010.pdf](#)
[Florida Land Cover Classification System.pdf](#)
[2013 Corresp FDAC Local Ord for Prohibited Plant Species](#)
[2024 0815 LPA Approved Minutes.pdf](#)
[2024 0823 All EAR Amendments LAD Tearsheet.pdf](#)
[Ch 9 Public Comment.pdf](#)

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

Attachments: [Staff Report 24-10 Sanitary Sewer.docx](#)
[012 Chapter 10 SANITARY SEWER SERVICES ELEMENT.docx](#)
[Pages from 2024-02-05 Matrix EAR.pdf](#)
[BCCPublic Comment re CPAs.pdf](#)
[2024 0823 All EAR Amendments LAD Tearsheet.pdf](#)

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

Attachments: [Staff Report 24-11 Potable Water.docx](#)
[Chapter 11 POTABLE WATER SERVICES ELEMENT 10 YEAR WATER SUPPLY FACILITIES WORK PLAN.docx](#)
[Scriv Error.docx](#)
[Figures 11-1 and 11-2.pdf](#)
[Matrix Chapter 11.pdf](#)
[2024-02-05 Matrix EAR.pdf](#)
[BCC Public Comment re CPAs.pdf](#)
[2024 0823 All EAR Amendments LAD Tearsheet.pdf](#)

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

Attachments: [Staff Report 24-12 Solid Waste.docx](#)
[Chapter 12 SOLID AND HAZARDOUS WASTE.docx](#)
[BCCPublic Comment re CPAs.pdf](#)
[2024 0823 All EAR Amendments LAD Tearsheet.pdf](#)

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

Attachments: [Staff Report 24-13 Drainage.pdf](#)
[Chapter 13 DRAINAGE AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT.pdf](#)
[Chapter 13 Figures.pdf](#)
[2021 UEC Plan Appendices-final.pdf](#)
[DEP 2024 Final.pdf](#)
[Lake Okeechobee BMAP 01-31-20.pdf](#)
[Loxahatchee River 4e Plan Final.pdf](#)
[UPDATED BMAP St Lucie BMAP 01-31-20.pdf](#)
[Ch 13 Matrix EAR.pdf](#)
[2024 0823 All EAR Amendments LAD Tearsheet.pdf](#)
[Public Comment Ch. 13.pdf](#)

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

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](#)
[Public Comment Ch 16.pdf](#)

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

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](#)
[Public Comment Ch 17.pdf](#)

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

Attachments: [Staff report.docx](#)
[Application.pdf](#)
[Draft Ord Text Amendment.docx](#)
[2024 0924 Public Comment re CPAs.pdf](#)
[2024 1007 CPA 24-23 LAD BCC TS.pdf](#)
[MARTIN CO. 24-01ESR \(P\).pdf](#)
[Supplemental Memo.docx](#)
[TCRPC 24-01ESR.pdf](#)

Supplemental Memorandum

**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

Attachments: [First Amendment of Three Lakes PUD Agreement\(24012796.4\).doc](#)
[2024 1002 B115-008 EXHIBIT D RMSP.pdf](#)
[2024 1002 B115-008 EXHIBIT E-1 PHASING PLAN.pdf](#)
[2024 1003 B115-008 RESO APPROVE.docx](#)
[2024 1024 B115-008 EXHIBIT A LEGAL DESCRIPTION.docx](#)
[2024 1002 B115-008 EXHIBIT B PHASE 3 FSP.pdf](#)
[2024 0906 B115-008 APPLICATION MATERIALS.pdf](#)
[2024 1002 B115-008 LANDSCAPING PLANS.pdf](#)
[2024 0906 B115-008 DISCLOSURE OF INTEREST AFFIDAVIT.pdf](#)
[2024 0906 B115-008 SIGN POSTING AFFIDAVIT.pdf](#)
[2024 0524 B115-008 DRAFT RESO DENY.doc](#)
[Staff Presentation](#)
[SUPP MEMO](#)
[2024 1014 B115-008 DRT STAFF FINAL.docx](#)

Supplemental Memorandum

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

Attachments: [Amendment to PUD \(October 2024\).docx](#)
[2024 1009 S239-005 Exhibit D Revised Master Site Plan.pdf](#)
[2024 1009 S239-005 Exhibit E-1 Revised Phasing Plan.pdf](#)
[2024 1008 S239-005 Application Materials.pdf](#)
[2024 1007 S239-005 Disclosure of Interest.pdf](#)
[2024 1007 S239-005 Sign Posting Affidavit.pdf](#)
[2024 1022 S239-005 Draft Reso to Deny.docx](#)
[SUPP MEMO](#)
[2024 1015 S239-005 Staff Report Final.docx](#)
[Staff Presentation](#)

Supplemental Memorandum

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

Attachments: [SUPP MEMO \(3 items\)](#)
[1 Item #1 Cover Sheet.docx](#)
[1A FY 2024 EMPG - #G0554 Martin County1 \(002\).pdf](#)
[1B Budget Resolution EMPG FY25.xlsx](#)
[2 Item #2 Cover Sheet.docx](#)
[2A FY2024-25-Drone-Program-Agreement-Revised-7-8-24 \(1\).pdf](#)
[2B 137119 Budget Resolution.xlsx](#)
[3 Item #3 Cover Sheet.docx](#)
[3A 2025 State Aid Agreement.pdf](#)

Supplemental Memorandum (3 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: 25-0027

No items

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

Attachments: [2023-12-12 Larry Massing Building Expansion CIP.pdf](#)

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

Attachments: [FY25 PRD CIP Sand Dune Cafe.pdf](#)

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

Attachments: [SUPP MEMO](#)
[2024 October 22 Water Quality Project Update.pdf](#)

Supplemental Memorandum

COUNTY ATTORNEY

DEPT-6 REQUEST FOR PRIVATE ATTORNEY-CLIENT SESSION CONCERNING THE CASE OF BE A MAN BUY LAND, LLC V. SOUTH FLORIDA WATER MANAGEMENT DISTRICT, ET AL.; CASE NO. 2023-CA-000052

The County Attorney desires to meet with the Board of County Commissioners and the County Administrator in a private attorney-client session, in accordance with Section 286.011(8), Florida Statutes, to obtain advice related to settlement negotiations or strategy related to litigation expenditures in the case of Be A Man Buy Land, LLC v. South Florida Water Management District, et al.; Case No. 2023-CA-000052.

Agenda Item: 25-0227

Additional Item (25-0227)

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

ADJOURN

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