



BOARD OF COUNTY COMMISSIONERS

FINAL AGENDA

2/11/25 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 ~ Moment of Silence

Pledge of Allegiance ~ Michael Drost, Veterans Services Manager

APPROVAL OF AGENDA

Additional Items

Approval of Agenda

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: 25-0346

No 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 January 13, 2025 and January 26, 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: 25-0357

Attachments: [Warrant List](#)

CNST-3 BOARD OF COUNTY COMMISSION MINUTES TO BE APPROVED

The Board is asked to approve minutes from the December 10, 2024 regular meeting.

Agenda Item: 25-0499

Attachments: [Dec.10.2024 BCC Minutes.pdf](#)

CNST-4 ADOPT A PROCLAMATION DECLARING 2-1-1 AWARENESS MONTH IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation declaring 2-1-1 Awareness Month that will be presented at the February 25, 2026 meeting.

Agenda Item: 25-0582

Attachments: [211 Awareness](#)

CNST-5 HEALTH FACILITIES AUTHORITY APPOINTMENT

After solicitation of applicants due to a member's term expiring, the Board is asked to make the necessary appointment to the Health Facilities Authority.

Agenda Item: 25-0450

Attachments: [Health Facilities Authority.docx](#)
[Establishing Document HFA](#)
[Information Release HFA](#)
[Resolution HFA](#)
[Bromberg_Jordan.pdf](#)

CNST-6 HISTORIC PRESERVATION BOARD APPOINTMENTS

After solicitation of applicants, the Board is asked to make the necessary appointments to

the Historic Preservation Board.

Agenda Item: 25-0577

Attachments: [Historic Preservation Board.docx](#)
[Establishing Document HPB.pdf](#)
[Information Release HPB](#)
[Resolution HPB](#)
[Gen Contractor Anderson Evan.pdf](#)
[At.Large Steele Robert.pdf](#)

BUILDING

CNST-7 REQUEST FOR APPROVAL OF FINE REDUCTION STIPULATION AND AGREED RECOMMENDED ORDER REGARDING THE CODE ENFORCEMENT CASE OF DAVID A. BRIGGS CASE NUMBER ENF2023030944

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 David A. Briggs.

Agenda Item: 25-0605

Attachments: [SIGNED FINE REDUCTION ENF2023030944.pdf](#)

CNST-8 REQUEST FOR APPROVAL OF FINE REDUCTION STIPULATION AND AGREED RECOMMENDED ORDER REGARDING THE CODE ENFORCEMENT CASE OF DAVID A. BRIGGS CASE NUMBER 10-0035834

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 David A. Briggs.

Agenda Item: 25-0606

Attachments: [SIGNED FINE REDUCTION](#)

PUBLIC WORKS

CNST-9 REQUEST FOR ADOPTION OF A RESOLUTION AUTHORIZING EXECUTION OF A MEMORANDUM OF AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE MAINTENANCE OF THE BRIDGE ON CR-708 (SE BRIDGE ROAD) OVER FLORIDA'S TURNPIKE

The Board is asked to adopt a Resolution that authorizes the execution of a Memorandum of Agreement with the Florida Department of Transportation for the maintenance of the bridge on CR-708 (SE Bridge Road) over Florida's Turnpike.

Agenda Item: 25-0573

Attachments: [MOA Authorization Resolution](#)
[2025-01-13 Martin County Bridge Maintenance](#)
[Agreement - CR 708](#)
[Exhibit 'B' Typical Sections](#)

CNST-10 ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING TEN PERPETUAL EASEMENTS, FOR SHORELINE RESTORATION, AS PART OF THE MACARTHUR BOULEVARD DUNE AND BEACH PROJECT

This is a request for the adoption of a Resolution accepting and approving ten Perpetual Easements from property owners along MacArthur Boulevard providing access to complete the MacArthur Boulevard Dune and Beach Project, which will restore and maintain the dune along the Atlantic Ocean side of MacArthur Boulevard.

Agenda Item: 25-0575

Attachments: [Resolution 10 Easements.docx](#)
[FY25 MacArthur Dune CIP.pdf](#)
[Location Map MacArthur Blvd. parcels.pdf](#)
[4067-Executed Easement w.Ex A Hodor Trust.pdf](#)
[4068-Executed Easement w.Ex A Houde.pdf](#)
[4032-Executed Easement w.Ex A Hudson.pdf](#)
[4033-Executed Easement w.Ex A Goose 220 MacArthur LLC.pdf](#)
[4035-Executed Easement w.Ex A Pike Sullivan Trust.pdf](#)
[4056-Executed Easement with Ex A Stephen C Roy Rev Tr.pdf](#)
[4057-Executed Easement w.Ex A Rathakrishnan.pdf](#)
[4064-Executed Easement w.Ex A Aire, Ltd.pdf](#)
[4065-Executed Easement w.Ex A Maxson Trust.pdf](#)
[4066-Executed Easement w.Ex A Ghiorse.pdf](#)

CNST-11 ADOPT A RESOLUTION SUPPORTING THE FLORIDA DEPARTMENT OF TRANSPORTATION MANAGING THE FUNDS AND DELIVERING A PROJECT ANTICIPATED TO BE PRIORITIZED BY THE METROPOLITAN PLANNING ORGANIZATION ON THE STATE HIGHWAY SYSTEM

As required by the Florida Department of Transportation (FDOT) Program Management Bulletin, the Board of County Commissioners is asked to adopt a resolution supporting the FDOT's management of funds, administration, and delivery of a project on the state highway system, which is anticipated to be prioritized by the Policy Board of the Martin Metropolitan Planning Organization.

Agenda Item: 25-0591

Attachments: [DRAFT](#)
[BOCC Resolution Mast Arm SR-A1A LOPP2025.docx](#)

CNST-12 REQUEST THAT MARTIN COUNTY GRANT AN EASEMENT TO FLORIDA POWER & LIGHT COMPANY (FPL) FOR UTILITY SERVICES AT THE NEW REIMAGINING EDUCATION AND CAREER HELP (REACH) CENTER AT THE MARTIN COUNTY AIRPORT

FPL has requested approval of an Underground Easement on the northwest side of SE Airport Road at the Martin County Airport, for extension of services to the new REACH Center, located in Building 17 between Daher and Liberator/BARD, City of Stuart.

Agenda Item: 25-0607

Attachments: [FPL Easement w.Ex A.pdf](#)
[Location Map.pdf](#)

BOARD AND COMMITTEE APPOINTMENTS

B&C-1 NEIGHBORHOOD ADVISORY COMMITTEE APPOINTMENTS

After solicitation of applicants due to vacancies, terms expiring, and resignations, the Board is asked to make the necessary appointments to the Golden Gate, Hobe Sound, Port Salerno, and Rio Neighborhood Advisory Committees (NAC).

Agenda Item: 25-0452

Attachments: [Neighborhood Advisory Committees Establishing Document CRA NACs.pdf](#)
[Information Release NACs](#)
[Resolution NACs](#)
[HS Banas Michael.A.pdf](#)
[HS Butler Susan.pdf](#)
[PS Cass Gerald.S.pdf](#)
[PS Fogelson Susan.pdf](#)
[PS Harvey Cathy.pdf](#)
[PS Rolle.Taylor Jaime.pdf](#)
[Voting Sheet PSNAC](#)

PUBLIC HEARING

PH-1 LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF COMPREHENSIVE PLAN AMENDMENT 23-02, HOBE SOUND STORAGE, AMENDING THE FUTURE LAND USE MAP (FLUM) OF THE MARTIN COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN (CGMP)

This is a request for a small-scale amendment to the FLUM on a ±4.01-acre parcel located on the east side of SE Federal Highway between south of SE Heritage Boulevard and north of SE Poinciana Lane. The request proposes to change the future land use designation from Medium Density Residential to General Commercial.

Agenda Item: 25-0291

Attachments: [1-FINAL Staff Report CPA 23-02 FLUM.docx](#)
[6-draft Ordinance CPA 23-02.docx](#)
[2 SMRU Letter.pdf](#)
[3 Traffic Review.pdf](#)
[4 FLUM Application Package.pdf](#)
[Hobe Sound Storage - Disclosure of Interest - 01.25.pdf](#)
[5 Legal Notice.pdf](#)
[7 Public Comment \(2023-2025 copy\).pdf](#)
[Letter from Heritage Ridge North POA](#)
[Staff Presentation](#)
[Supp Memo](#)
[2025 0124 CPA 23-02 LAD BCC adopt TS.pdf](#)
[2025 0203 CPA 23-02 Public Comment.pdf](#)

Supplemental Memorandum

PUBLIC HEARINGS QUASI-JUDICIAL

PHQJ-1 PUBLIC HEARING TO CONSIDER AN AMENDMENT TO THE MARTIN COUNTY ZONING ATLAS FOR HOBE SOUND STORAGE

This application is a request by Thomas Engineering Group, LLC for a zoning district change from RS-6 (Medium Density Residential) to GC (General Commercial) on ±4.01 acres. This request is made concurrent with a proposed Future Land Use Map (FLUM) amendment CPA 23-02 Hobe Sound Storage.

Agenda Item: 25-0404

Attachments: [1-FINAL Staff Report CPA 23-02 Rezoning.docx](#)
[6-CPA 23-02 Resolution to Rezone.docx](#)
[2 SMRU Letter.pdf](#)
[3 Traffic Review.pdf](#)
[4 Reoning Application Package.pdf](#)
[Hobe Sound Storage - Disclosure of Interest - 01.25.pdf](#)
[5 Legal Notice.pdf](#)
[7 Public Comment \(2023-2025 copy\).pdf](#)
[Evidence Submittal for LPA and BCC Meetings.pdf](#)
[Letter from Heritage Ridge North POA](#)
[Staff Presentation](#)
[Supp Memo](#)
[2025 0124 Hobe Sound Storage](#)
[Rez LAD BCC adopt TS.pdf](#)
[2025 0203 Hobe Sound Storage Public Comment \(1\).pdf](#)

Supplemental Memorandum

PHQJ-2 PUBLIC HEARING TO CONSIDER A REQUEST FOR APPROVAL OF MAJOR FINAL SITE PLAN AND PRESERVE AREA MANAGEMENT PLAN (PAMP) FOR THE HOBE SOUND STORAGE PROJECT (H164-002)

This is a request by Thomas Engineering Group, LLC on behalf of Live Oak Capital Partners for approval of a Major Final Site Plan to construct a 3-story, approximately 94,132 square foot residential storage facility, associated infrastructure and a PAMP on an approximate 4-acre undeveloped property. The property is located east of SE Federal Highway approximately 0.28 miles south of SE Heritage Boulevard, south of the Bethel Lutheran Church in Hobe Sound. Included in this application is a request for a Certificate of Public Facilities Reservation.

Agenda Item: 25-0486

Attachments: [2024 1211 H164-002 DRT STAFF FINAL.docx](#)
[2024 1112 H164-002 RESO APPROVE.docx](#)
[2024 1112 EXHIBIT A LEGAL DESCRIPTION.docx](#)
[2024 1210 H164-002 EXHIBIT B FSP.pdf](#)
[2024 0802 H0164-002 PAMP.pdf](#)
[2024 1112 H164-002 APPLICATION.pdf](#)
[Hobe Sound Storage - Disclosure of Interest - 01.25.pdf](#)
[2024 1210 H164-002 LP.pdf](#)
[2024 0802 H164-002 ELEVATIONS.pdf](#)
[2024 0305 H164-002 SAMPLE LTR DUAL \(PDF\).pdf](#)
[2024 0512 H164-002 SIGN POSTING AFFIDAVIT.pdf](#)
[2025 0122 H164-002 LAD Tearsheet.pdf](#)
[Public Comment.pdf](#)
[2024 1112 H164-002 RESO DENY.docx](#)
[Letter from Heritage Ridge North POA](#)
[Staff Presentation](#)
[SUPP MEMO](#)
[2024 0204 H164-002 Resolution to Approve.docx](#)

Supplemental Memorandum

PHQJ-3 PUBLIC HEARING TO CONSIDER A REQUEST TO DESIGNATE A BROWNFIELD BY 9670 SW MARINE WAY, LLC

This is the second public hearing on a request by 9670 SW Marine Way, LLC to designate the property located at 9670 SW Marine Way ("Property") as a Green Reuse Area, also known as a brownfield. Section 376.80, Florida Statutes, outlines the brownfield program administration process and affirms that the jurisdictional local government shall adopt a resolution designating property as a brownfield if the requesting party establishes the necessary criteria in Section 376.80, Florida Statutes. The first public hearing was held on January 28, 2025.

Agenda Item: 25-0576

Attachments: [StaffReport.docx](#)
[Supplemental Info Report.docx](#)
[Green Reuse Area Designation Request - 9670 SW Marine Way, Martin County, FL.pdf](#)
[Posted Community Meeting Notice - 9670 SW Marine Way.pdf](#)
[e-Tearsheet-Stuart News 10.29.2024.pdf](#)
[Community Meeting Presentation 9670 Marine Way.pdf](#)
[9670 Marine Way Community Mtg Agenda.pdf](#)
[Craigslis Posting - Martin County.pdf](#)
[Additional Notice Materials Rcvd 2025 01 27.pdf](#)
[City of Stuart Brownfield Resolution 09-2023.pdf](#)
[DRAFT RESO.docx](#)
[Location Map Layout.pdf](#)
[9670 SW Marine Way Legal Description.pdf](#)

**DEPARTMENTAL QUASI-JUDICIAL
GROWTH MANAGEMENT**

**DPQJ-1 REQUEST FOR APPROVAL OF THE FIRST AMENDMENT TO THE
SEVEN J'S NORTH INDUSTRIAL PARK PLANNED UNIT DEVELOPMENT
(PUD) ZONING AGREEMENT INCLUDING REVISED MASTER/FINAL SITE
PLAN (P102-083)**

This is a request for approval of the First Amendment to the Seven J's North Industrial Park Planned Unit Development (PUD) Zoning Agreement. The proposed amendment is to increase the existing lake depth from 20 feet to 40 feet. The subject site is located north of the approved Seven-J's Industrial Subdivision and east of the Martin County Recycling Landfill, at the north terminus of SE Poma Drive, approximately 0.5 miles north of SW Busch Street, 1.5 miles north of SW Martin Highway, in Palm City. Included with this application is a request for a Certificate of Public Facilities Exemption.

Agenda Item: 25-0564

Attachments: [2025 0129 P102-083 DRT STAFF FINAL.docx](#)
[First Amendment to Seven J's North Industrial Park PUD Agreement\(21570250.3\).doc](#)
[2024 1211 P102-083 EXHIBIT D RMFSP.pdf](#)
[2024 1211 P102-083 APPLICATION.pdf](#)
[2024 1211 P102-083 DISCLOSURE OF INTEREST.pdf](#)
[2024 1211 P102-083 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: 25-0376

- Attachments:** [SUPP MEMO \(7 items\)](#)
- [1 Item #1 Cover Sheet.docx](#)
 - [1A 25.1.13 Edit Martin County Parks and Recreation Department SHAPR Agreement.docx](#)
 - [2 Item #2 Cover Sheet.docx](#)
 - [2A 444405-2 Draft LAP Agreement.pdf](#)
 - [2B Accept Resolution 2025-XXXX 444405-2.docx](#)
 - [2C Budget Resolution 128006.xlsx](#)
 - [2D 2025-02-11 SR-714 SE Monterey Rd & CR-A1A Multimodal Pathway.pdf](#)
 - [3 Item #3 Cover Sheet.docx](#)
 - [3A Award Package FAW-188139.pdf](#)
 - [4 Item #4 Cover Sheet.docx](#)
 - [4A 454788 2.5% Replace PAPIs and REILs.pdf](#)
 - [4B 13691 Budget Reso Replace PAPIs 12-30.xlsx](#)
 - [5 Item #5 Cover Sheet.docx](#)
 - [5A 453359 2.5%-Hold Bay Extension Const.pdf](#)
 - [5B 2025-02-11 Airport Pavement Rehabilitation.pdf](#)
 - [5C 13693 Budget Reso Hold Bay Extension Const.xls](#)
 - [X](#)
 - [6 Item #6 Cover Sheet.docx](#)
 - [6A 453361 PTGA 2.5% and 80%.pdf](#)
 - [6B 2025-02-11 Airport Pavement Rehabilitation.pdf](#)
 - [6C 13692 Budget Reso Taxilane B Const.xlsx](#)
 - [7 Item #7 Cover Sheet.docx](#)
 - [7B CIP SHEET 3618 MARTIN DOWNS WW REPUMP MODIFICATION.pdf](#)

Supplemental Memorandum (7 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: 25-0387

Attachments: [SUPP MEMO \(3 items\)](#)
[RFQ2024-3614 BathtubBeachSailfishPtBeachNourishment Professional Svcs 2027 Rebid ListOfProposers.pdf](#)
[RFQ2024-3614 BathtubBeach CIP.pdf](#)
[RFQ2024-3614 BathtubBeach FothOlsen Proposal.pdf](#)
[RFB2025-3638 PortSalernoPeninsulaNR BidTabulation.pdf](#)
[RFB2025-3638 PortSalernoNR CIP.pdf](#)
[RFB2025-3638 PortSalernoNR CIP Revised.pdf](#)
[RFB2025-3638 PortSalernoCRAImprovements CIP.pdf](#)
[RFB2025-3638 PortSalernoNR ConnectToProtect USD CIP.pdf](#)
[RFQ2023-3507 StLucieInlet GahaganBryant Amendment1.pdf](#)
[RFQ2023-3507 StLucieInlet CIP.pdf](#)

Supplemental Memorandum (3 items)

DEPT-3 DISCUSS 2025 PRIORITIES OF THE BOARD OF COUNTY COMMISSIONERS

The County Administrator has asked the Board of County Commissioners to submit their priorities lists for discussion during the regular meeting scheduled for February 11, 2025.

Agenda Item: 25-0602

Attachments: [MCBOCC Priorities List 2025.docx](#)

PUBLIC WORKS

DEPT-4 REQUEST TO CONSIDER THE INSTALLATION OF STOP SIGNS ON SE JEFFERSON STREET AT ITS INTERSECTION WITH SE EVERGREEN AVENUE

Residents of Golden Gate and its surrounding areas have requested the Public Works Department install STOP signs on SE Jefferson Street at its intersection with SE Evergreen Avenue. The Board is asked to consider the request.

Agenda Item: 25-0597

Attachments: [Jefferson St STOP Sign Resolution.docx](#)

DEPT-5 CONSIDER APPROVAL OF A RESOLUTION ESTABLISHING THE ENVIRONMENTAL LANDS OVERSIGHT COMMITTEE

Request for approval of a resolution establishing the Environmental Lands Oversight Committee (ELOC) in accordance with Section 6.(1)j of Ordinance No. 1221.

Agenda Item: 25-0596

Attachments: [Draft Reso Establish Environmental Lands Oversight Committee 01292025.docx](#)

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

ADJOURN

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback.