



[County seal]

BOARD OF COUNTY COMMISSIONERS

ACTION SUMMARY
MARCH 11, 2025 ~ 9:00 AM

COMMISSION CHAMBERS
2401 SE MONTEREY ROAD, STUART, FLORIDA 34996

COUNTY COMMISSIONERS

Sarah Heard, Chair
Edward V. Ciampi, Vice Chairman
Eileen Vargas
Stacey Hetherington
J. Blake Capps

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
10:30 AM – Florida East Coast Railroad Quiet Zone Update (DEPT-3)
5:05 PM - Public Comment

CALL TO ORDER AT 9:02 AM

Invocation ~ **Pastor Jim Harp**, Stuart Alliance Church
Pledge of Allegiance ~ **Michael Saunders**, U.S. Marine

APPROVAL OF AGENDA

Additional Items – [There were no Additional Items.](#)
Approval of Agenda – [The Agenda was approved.](#)

PROCLAMATIONS AND SPECIAL PRESENTATIONS

PROC-1 EMPLOYEE RECOGNITION - SPOT ON PEER-TO-PEER RECOGNITION AND SAFETY ON THE SPOT

The County Administrator would like to recognize two employees as part of our Employee Recognition Program. The program has two components SpotOn and Safety on the Spot. SpotOn peer-to-peer allows employees to nominate their peers who have gone above and beyond doing their job and demonstrate exceptional performance. The Safety on the Spot program provides an opportunity for employees to regularly be spotted demonstrating excellence in safety-conscious behaviors.

Agenda Item: 25-0633

ACTION TAKEN: [Keith Estrada and Jose Machado were recognized.](#)

PROC-2 ACKNOWLEDGE THOSE CITIZENS WHO HAVE PARTICIPATED IN CLASS 66 OF THE MARTIN CARES PROGRAM

Class 66 brings the number of residents who have experienced the Citizens Academy and Resource Education Series (Martin CARES) to over 3,200. The Martin CARES program is offered two times per fiscal year, and there was a CARES Open House on February 27.

Agenda Item: 25-0763

ACTION TAKEN: The CARES participants were recognized.

PROC-3 PRESENT PROCLAMATIONS PREVIOUSLY APPROVED VIA THE CONSENT AGENDA

The Chair will present a proclamation recognizing 70 Years Serving Martin County's Libraries, declaring Surveyors and Mappers Week, declaring March 2025 as Irish American Heritage Month, and designating March 3-9 as Flood Awareness Week in Martin County, Florida.

Agenda Item: 25-0553

ACTION TAKEN: The proclamations were presented.

COMMENTS

Public (9:05 AM) - Please limit comments to three minutes.

Commissioners

County Administrator – Referring to the March 6, 2025 conflict resolution meeting with the City of Stuart regarding the Interlocal Agreement to resolve differences, the Board took no action.

CONSENT AGENDA

Approval of Consent Agenda – The Consent Agenda was approved.

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 – n/a

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: 25-0348 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 February 10, 2025 and February 23, 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: 25-0359

CNST-3 BOARD OF COUNTY COMMISSION MINUTES TO BE APPROVED

The Board is asked to approve minutes from the February 11 and 25, 2025 regular meetings.

Agenda Item: 25-0757

CNST-4 ANIMAL CARE AND CONTROL OVERSIGHT BOARD APPOINTMENT

After solicitation of applicants, the Board is asked to make the necessary appointment to the Animal Care and Control Oversight Board.

Agenda Item: 25-0559

[RESOLUTION NO. 25-3.1](#)

CNST-5 ADOPT A PROCLAMATION DECLARING VIETNAM WAR VETERANS DAY IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation declaring Vietnam War Veterans Day in Martin County Florida.

Agenda Item: 25-0431

CNST-6 APPROVAL OF REVISED LOCAL HOUSING ASSISTANCE PLAN (LHAP) FY 2023-2026

The Local Housing Assistance Plan (LHAP) governs Martin County's State Housing Initiative Partnership Program (SHIP) programming and expenditures. The revised 2023-2026 LHAP was prepared by staff and reviewed by Florida Housing Finance Corporation (FHFC), which approved the technical revision to the LHAP on January 2, 2025.

Agenda Item: 25-0635

[RESOLUTION NO. 25-3.5](#)

CNST-7 REQUEST FOR APPROVAL OF A JOINT UTILITY SERVICE TERRITORY INTERLOCAL AGREEMENT BETWEEN MARTIN COUNTY AND THE TOWN OF JUPITER ISLAND

This item seeks approval for the Interlocal Agreement between Martin County Board of County Commissioners and the Town of Jupiter Island, which establishes a Joint Utility Service Territory. The agreement terminates the existing 2005 Joint Planning Agreement (JPA) and formalizes the coordination of utility services in designated areas of south Martin County. The agreement is set to become effective on January 1, 2025, and has a term of 10 years, with an option for a 10-year renewal term.

Agenda Item: 25-0737

GENERAL SERVICES

CNST-8 REQUEST FOR APPROVAL OF AMENDED INTERLOCAL AGREEMENT BETWEEN MARTIN COUNTY AND THE MARTIN COUNTY SHERIFF REGARDING SECURITY VIDEO CAMERAS

The County currently has an Interlocal Agreement with the Martin County Sheriff's Office for security cameras. The Martin County Sheriff's Office has requested to modify the existing Agreement to change personnel access to the County's security video cameras for various law enforcement purposes. The Interlocal Agreement provides for the use, operation, and maintenance of the County's security video system between the County and the Sheriff.

Agenda Item: 25-0563

PUBLIC WORKS

CNST-9 REQUEST THAT MARTIN COUNTY GRANT A UTILITY EASEMENT TO FLORIDA POWER & LIGHT COMPANY (FPL) FOR RELOCATION OF UTILITY SERVICES, AND THAT THE BOARD ADOPT A RESOLUTION DEDICATING RIGHT OF WAY ALONG SW NEWFIELD PARKWAY

FPL has requested approval for a Utility Easement on County-owned property for the relocation of existing underground services along SW Newfield Parkway. Additionally, to streamline documentation for County-owned property, staff is requesting the adoption of a Resolution designating a portion of the County-owned parcel on SW Newfield Parkway as right-of-way in Palm City.

Agenda Item: 25-0654

[RESOLUTION NO. 25-3.6](#)

CNST-10 REQUEST THAT MARTIN COUNTY GRANT A UTILITY EASEMENT TO FLORIDA POWER & LIGHT COMPANY (FPL) FOR UTILITY SERVICES REQUIRED FOR A NEW CHILLER PLANT ON COUNTY OWNED PROPERTY AT THE LARRY MASSING BUILDING

FPL has requested approval of a Utility Easement on the east side of the Larry Massing Building just south of SE Runhke Street, for extension of electrical service to the new chiller plant which will provide HVAC to the Building Department and the future Employee Wellness facility.

Agenda Item: 25-0727

BOARD AND COMMITTEE APPOINTMENTS

B&C-1 ENVIRONMENTAL LANDS OVERSIGHT COMMITTEE APPOINTMENTS

The Board is asked to confirm the appointments to the Environmental Lands Oversight Committee.

Agenda Item: 25-0624

RESOLUTION NO. 25-3.4

ACTION TAKEN: The Board confirmed the appointments of the following to the Environmental Lands Oversight Committee for terms to begin immediately and end as listed below and authorize the Chair to sign the Resolution of Appointment.

James Snedeker - Martin County Forever - March 10, 2029

John Keller - The Everglades Foundation - March 10, 2027

Merritt Matheson - Rivers Coalition - March 10, 2027

Beth Kacvinsky - Audubon of Martin County - March 10, 2029

Tom Campenni - Martin County Taxpayers Association - March 10, 2029

Dan Brady - Martin County Realtors Association - March 10, 2029

W. Scott Turnbull - Economic Development Council - March 10, 2027

Vicki Davis - Martin County Farm Bureau Inc. - March 10, 2027

David Hafner - University of Florida Institute of Food & Agriculture Science Extension Martin County's 4H Youth Development Program - March 10, 2029

PUBLIC HEARINGS

PH-1 LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-02, OVERALL GOALS AND DEFINITIONS, A TEXT AMENDMENT

This is a request to consider adoption of Comprehensive Plan Amendment 24-02, a text amendment to Chapter 2, Overall Goals and Definitions, of the Comprehensive Growth Management Plan, Martin County Code (CGMP) based upon the 2024 EAR.

Agenda Item: 25-0509 **Supplemental Memorandum**

ACTION TAKEN: The Board continued this public hearing to March 25, 2025 at 9:00 AM or as soon after as the matter may be heard in Chambers at the Martin County Administrative Building.

PH-2 LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-08, COASTAL MANAGEMENT ELEMENT, A TEXT AMENDMENT

This is a request to consider adoption of Comprehensive Plan Amendment 24-08, a text amendment to Chapter 8, Coastal Management Element, of the Comprehensive Growth Management Plan, Martin County Code (CGMP) based upon the 2024 EAR.

Agenda Item: 25-0516 **Supplemental Memorandum**

ACTION TAKEN: The Board continued this public hearing to March 25, 2025 at 9:00 AM or as soon after as the matter may be heard in Chambers at the Martin County Administrative Building.

PH-3 LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-09, CONSERVATION AND OPEN SPACE ELEMENT, A TEXT AMENDMENT

This is a request to consider adoption of Comprehensive Plan Amendment 24-09, a text amendment to Chapter 9, Conservation and Open Space Element, of the Comprehensive Growth Management Plan, Martin County Code (CGMP) based upon the 2024 EAR.

Agenda Item: 25-0517 [Supplemental Memorandum](#)

ACTION TAKEN: The Board continued this public hearing to March 25, 2025 at 9:00 AM or as soon after as the matter may be heard in Chambers at the Martin County Administrative Building.

PH-4 LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-10, CHAPTER 10, SANITARY SEWER SERVICES ELEMENT, A TEXT AMENDMENT

This is a request to consider adoption of Comprehensive Plan Amendment 24-10, a text amendment to Chapter 10, Sanitary Sewer Services Element, of the Comprehensive Growth Management Plan, Martin County Code (CGMP) based upon the 2024 EAR.

Agenda Item: 25-0518 [Supplemental Memorandum](#)

ACTION TAKEN: The Board continued this public hearing to March 25, 2025 at 9:00 AM or as soon after as the matter may be heard in Chambers at the Martin County Administrative Building.

PH-5 LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION 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

This is a request to consider adoption 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, Martin County Code (CGMP) based upon the 2024 EAR.

Agenda Item: 25-0519 [Supplemental Memorandum](#)

ACTION TAKEN: The Board continued this public hearing to March 25, 2025 at 9:00 AM or as soon after as the matter may be heard in Chambers at the Martin County Administrative Building and staff will review this and the prior item regarding exceptions.

PH-6 LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-12, CHAPTER 12, SOLID AND HAZARDOUS WASTE, A TEXT AMENDMENT

This is a request to consider adoption of Comprehensive Plan Amendment 24-12, a text amendment to Chapter 12, Solid and Hazardous Waste, of the Comprehensive Growth Management Plan, Martin County Code (CGMP) based upon the 2024 EAR.

Agenda Item: 25-0520 **Supplemental Memorandum**

ACTION TAKEN: The Board continued this public hearing to March 25, 2025 at 9:00 AM or as soon after as the matter may be heard in Chambers at the Martin County Administrative Building.

PH-7 LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION 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 adoption 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, Martin County Code (CGMP) based upon the 2024 EAR.

Agenda Item: 25-0521 **Supplemental Memorandum**

ACTION TAKEN: The Board continued this public hearing to March 25, 2025 at 9:00 AM or as soon after as the matter may be heard in Chambers at the Martin County Administrative Building.

PUBLIC HEARING QUASI-JUDICIAL

PHQJ-1 PUBLIC HEARING TO CONSIDER ADOPTION OF AN AMENDMENT TO THE MARTIN COUNTY ZONING ATLAS TO CHANGE THE ZONING CLASSIFICATION FOR GASTON FAMILY HOLDINGS, LLC (S280-002)

This is a request by Gunster, Yoakley & Stewart, P.A., on behalf of Gaston Family Holdings, LLC, for a proposed amendment to the county zoning atlas to change the zoning district classification for an approximately 2.15-acre marine sales and service facility from the current B-1, Business District, and R-3A, Liberal Multiple-Family District, to the GC, General Commercial District. The site is located at 4900 SE Federal Highway in Stuart. Included with this application is a request for a Certificate of Public Facilities Exemption.

Agenda Item: 25-0715

RESOLUTION NO. 25-3.7

ACTION TAKEN: The Board received and filed the agenda item and all attachments as an exhibit and adopted a Resolution amending the Martin County Zoning Atlas to change the zoning district designation from B-1, Business District, and R-3A, Liberal Multiple-Family District, to the GC, General Commercial District.

DEPARTMENTAL QUASI-JUDICIAL
GROWTH MANAGEMENT

DPQJ-1 **REQUEST APPROVAL OF THE THIRD AMENDMENT TO THE DISCOVERY PLANNED UNIT DEVELOPMENT (PUD) ZONING AGREEMENT (H123-030) INCLUDING A REVISED MASTER AND PHASING PLAN**

This is a request for approval of a Third Amendment to the Discovery PUD Zoning Agreement including a revised master and phasing plan for the purpose of adjusting the Golf Clubhouse and Kid's Club Adventure Park Recreation Tracts and adding a lake clubhouse within the lake adjacent to the Clubhouse Tract. The Discovery PUD is an approximately 1,530-acre property 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 Exemption.

Agenda Item: 25-0701

ACTION TAKEN: The Board received and filed the agenda item and all attachments as an exhibit and approved the Third Amendment to the Discovery PUD Zoning Agreement including the Revised Master and Phasing Plans.

DPQJ-2 **REQUEST FOR APPROVAL OF THE SOUTH FLORIDA GATEWAY PLANNED UNIT DEVELOPMENT (PUD) REVISED INFRASTRUCTURE FINAL SITE PLAN (S265-016)**

This is a request by Lucido & Associates on behalf of South Florida Gateway Industrial, LLC for approval of a Revised Infrastructure Final Site Plan for the South Florida Gateway PUD. The project is located on the west side of SW Kanner Highway approximately 0.6 miles south of SW 96th Street in Stuart. This application includes a request for a Certificate of Public Facilities Exemption.

Agenda Item: 25-0707

RESOLUTION NO. 25-3.8

ACTION TAKEN: The Board received and filed the agenda item and all attachments as an exhibit and adopted the Resolution approving the Revised Infrastructure Final Site Plan for the South Florida Gateway PUD project.

DPQJ-3 **REQUEST PLAT APPROVAL FOR THE SOUTH FLORIDA GATEWAY PLANNED UNIT DEVELOPMENT (PUD) PLAT NO. 2 PROJECT (S265-018)**

This is a request by Lucido and Associates on behalf of South Florida Gateway Industrial, LLC, for plat approval for South Florida Gateway PUD Plat No. 2. The plat is to be consistent with the South Florida Gateway PUD Revised Infrastructure Final Site Plan. The approximately 32.26 acres site is a portion of the approximately 216.37-acre Master Plan and is located on the west side of SW Kanner Highway approximately 0.6 miles south of SW 96th Street in Stuart. Included is a request for a Certificate of Public Facilities Exemption.

Agenda Item: 25-0724 Supplemental Memorandum

ACTION TAKEN: The Board received and filed the agenda item and all attachments as an exhibit and approved the South Florida Gateway PUD Plat No. 2 including the Contract for Construction of Required Improvements and Infrastructure.

DPQJ-4 REQUEST PLAT APPROVAL FOR THE SOUTH KANNER CAR WASH PROJECT (T125-012)

This is a request by USA Auto Wash, LLC, for approval of the South Kanner Car Wash plat. The plat is to be consistent with the South Kanner Car Wash Revised Final Site Plan which contains two commercial lots. The approximately 3.74-acre subject site is located on the west side of South Kanner Highway, approximately 0.2 miles northeast of the intersection of South Kanner Highway and Southwest Salerno Road, in Stuart. Included is a request for a Certificate of Public Facilities Exemption.

Agenda Item: 25-0725

ACTION TAKEN: The Board received and filed the agenda item and all attachments as an exhibit and approved the South Kanner Car Wash Plat.

**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: 25-0378 Supplemental Memorandum (2 items)

ACTION TAKEN:

1. Permission to Apply for the Fiscal Year 2025 Florida Department of Transportation (FDOT) Local Road Safety Program Grant for Fiscal Year 2029 Funding for the SE Dixie Highway Signal Improvements Project - The Board authorized the Public Works Department to apply for the Fiscal Year 2025 Florida Department of Transportation Local Road Safety Program grant for the SE Dixie Highway Signal Improvements Project and authorized the Public Works Director or designee to be the authorized representative to sign the grant application and other non-monetary documents related to this grant. RESOLUTION NO. 25-3.2
2. Permission to Accept Amendment #1 to FY23 Mosquito Control Agreement #31576 from the State of Florida Department of Agriculture and Consumer Services (FDACS) - The Board authorized the Chair to execute the Arthropod Control Budget Amendment for State Funds; authorized the Chair to execute the amended Annual Certified Budget for Arthropod Control; and adopted the Budget Resolution. RESOLUTION NO. 25-3.3

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: 25-0389 No items

ACTION TAKEN: No action needed.

PUBLIC WORKS

DEPT-3 FLORIDA EAST COAST RAILROAD QUIET ZONE UPDATE

County staff will present on the evaluation of establishing one or more Quiet Zones over the Florida East Coast right-of-way within Martin County. The presentation will review the risks, benefits, and requirements of Quiet Zones and how they apply within Martin County.

Agenda Item: 25-0620

10:30 AM PRESET

ACTION TAKEN: The Board directed that Martin County not have any quiet zones.

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

ADJOURNED AT 4:04 PM

The next meeting is March 25, 2025.

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.