



**BOARD OF COUNTY COMMISSIONERS**

**FINAL-REVISED**

**1/28/25 9:00 AM**

**BOCC MEETING AGENDA  
COMMISSION CHAMBERS  
2401 SE MONTEREY ROAD, STUART, FLORIDA 34996**

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**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*

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**PRESETS**

9:05 AM - Public Comment

5:05 PM - Public Comment

**CALL TO ORDER**

Invocation ~ Pastor Blaine Albright, Christ Fellowship Church

Pledge of Allegiance ~ Molly Moriarty, Navy Reservist

**APPROVAL OF AGENDA**

Additional Items

Approval of Agenda

**PROCLAMATIONS AND SPECIAL PRESENTATIONS**

**PROC-1 PRESENT A PROCLAMATION PREVIOUSLY APPROVED VIA THE  
CONSENT AGENDA**

The Chair will present a proclamation declaring Martin Luther King, Jr. Day in Martin County, Florida.

Agenda Item: 25-0482

**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: 25-0345

**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 December 30, 2024 and January 12, 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: 25-0356

**Attachments:** [Warrant List](#)

### **CNST-3 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: 25-0367

### **CNST-4 ADOPT A PROCLAMATION COMMENDING LUKE RITTER UPON THE ACHIEVEMENT OF EAGLE SCOUT**

The Board extends greetings and congratulations to scouts achieving the rank of Eagle Scout.

Agenda Item: 25-0568

**Attachments:** [Eagle Scout-Luke](#)

### **CNST-5 REQUEST FOR ADOPTION OF A RESOLUTION ESTABLISHING AN APPLICATION FEE FOR UNSOLICITED PROPOSALS FOR PUBLIC-PRIVATE PARTNERSHIPS PURSUANT TO FLORIDA STATUTES SECTION 255.065**

This resolution establishes an application fee structure for unsolicited Public-Private Partnership (P3) proposals, in accordance with Florida Statutes Section 255.065. The resolution specifies that the application fee shall be 1% of the proposed project value, capped at \$250,000. It also provides for cost recovery in instances where the actual review cost exceeds the initial fee. This ensures the County can adequately cover the costs associated with evaluating unsolicited P3 proposals while maintaining fairness and transparency.

Agenda Item: 25-0565

Attachments: [P3 Application Fee Resolution.docx](#)

## **BUILDING**

### **CNST-6 REQUEST FOR APPROVAL OF FINE REDUCTION STIPULATION AND AGREED RECOMMENDED ORDER REGARDING THE CODE ENFORCEMENT CASE OF PHYLLIS M KALBACH CASE NUMBER 09-0030046**

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 Phyllis M. Kalbach.

Agenda Item: 25-0505

Attachments: [SIGNED FINE REDUCTION](#)

## **PUBLIC WORKS**

### **CNST-7 MARTIN COUNTY PUBLIC TRANSIT (MARTY) ADMINISTRATIVE COST CERTIFICATION**

Effective July 1, 2024, Ch. 2024-57, Laws of Florida, amended section 341.071, F.S., Transit productivity and performance measures; reports, by adding subsection (4). This new provision requires public transit providers to disclose certain information and documentation relating to its budgeted and general administrative costs.

Agenda Item: 25-0551

Attachments: [5a. Certification and Attachments for Legistar.docx](#)

### **CNST-8 ADOPT A RESOLUTION SUPPORTING THE FLORIDA DEPARTMENT OF TRANSPORTATION FUNDING FOR A PROJECT ANTICIPATED TO BE PRIORITIZED BY THE METROPOLITAN PLANNING ORGANIZATION IN COUNTY OWNED RIGHT-OF-WAY**

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 funding of a project in the County's rights-of-way, which is anticipated to be prioritized by the Policy Board of the Martin Metropolitan Planning Organization.

Agenda Item: 25-0570

Attachments: [DRAFT BOCC Resolution SE Pomeroy St LOPP2025.pdf](#)

## **PUBLIC HEARINGS**

## **PH-1**

### **PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE AMENDING ARTICLE 12, DIVISIONS 1-7, COMMUNITY REDEVELOPMENT CODE, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE REGARDING ARCHITECTURAL DESIGN STANDARDS**

Dana Little, Urban Design Director and Jessica Seymour, Principal Program Coordinator of the Treasure Coast Regional Planning Council (TCRPC) will present the updated Community Redevelopment Agency (CRA) Architectural Design Standards proposed for all six Martin County CRA areas. This effort will increase flexibility and choice for property owners, architects, developers, and builders and continue to implement the vision of well-designed communities that celebrate their distinctive identities and contribute to the overall sustainability of Martin County.

Agenda Item: 25-0489

**Attachments:** [Exhibit 1 Sec. 12 Div 1.pdf](#)  
[Exhibit 2 Sec. 12.1.12.Proposed Architectural Design Standards.pdf](#)  
[Exhibit 2.A Clean Copy No Underline Section 12.1.12 Proposed Architectural Design Standards.pdf](#)  
[Exhibit 3 Sec. 12 Div 2 Jensen Beach.pdf](#)  
[Exhibit 4 Sec. 12 Div 3 Rio.pdf](#)  
[Exhibit 5 Sec. 12 Div 4 Old Palm City.pdf](#)  
[Exhibit 6 Sec. 12 Div 5 Hobe Sound.pdf](#)  
[Exhibit 7 Sec. 12 Div 6 Port Salerno.pdf](#)  
[Exhibit 8 Sec. 12 Div 7 Golden Gate.pdf](#)  
[Ordinance .docx](#)  
[Architectural Design Standards Reference Guide.pdf](#)  
[TR-40955815-proof.pdf](#)  
[Business Impact Estimate - Summary.pdf](#)  
[CRA Design Standards Presentation](#)

## **PH-2**

### **LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF COMPREHENSIVE PLAN AMENDMENT 24-21, NINE GEMS**

On March 5, 2024, the Board of County Commissioners adopted a resolution to initiate a request for an amendment to the Future Land Use Map (FLUM) on 1,533 acres, known as Nine Gems. The request proposes to change the future land use designation from Agricultural to Institutional-Public Conservation. The site is located south of SW Bridge Road between SW Pratt-Whitney Road and Interstate 95.

Agenda Item: 24-1312

**Attachments:** [1-final Staff Report CPA 24-21 FLUM.docx](#)  
[PalMar East - WRP vs FCT Lands map.pdf](#)  
[Deed \(OR Bk 2170 Pg 2646\) on 8-10-06.pdf](#)  
[2023 1218 SFWMD concurrence letter.pdf](#)  
[Reso 24-3.1 \(to initiate\).pdf](#)  
[2024 1015 CPA24-21 Sign Certification -](#)  
[IMG20241015133816.jpg](#)  
[2024 1015 CPA24-21 Sign Certification Photo 1 -](#)  
[IMG20241015133635.jpg](#)  
[2024 1231 CPA 24-21 Public Notice Cert.pdf](#)  
[2024 1231 CPA 24-21 LAD TS.pdf](#)

**PH-3**

**PUBLIC HEARING TO CONSIDER CHANGES TO DIVISION 5, HOBE SOUND, ARTICLE 12, COMMUNITY REDEVELOPMENT CODE, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE, REGARDING MAXIMUM HEIGHT FOR INSTITUTIONAL USE GYMNASIUMS IN THE GENERAL SUBDISTRICT**

This is a request by Architects Design Collaborative, LLC, on behalf of Boys & Girls Club of Martin County, for approval of an amendment to Division 5, Hobe Sound, Article 12, Community Redevelopment Code, Land Development Regulations, Martin County Code, to change the maximum allowable height for certain structures within the General Subdistrict. The applicant proposes a maximum allowable height of 35 feet/2 stories specifically for gymnasiums developed as part of an institutional use. The current maximum allowable height within the General Subdistrict is 30 feet/2 stories.

Agenda Item: 25-0527

**Attachments:** [2024 1227 LDR 24-01 Article 12 Staff Report.docx](#)  
[2025 0103 LDR 24-01 Application Materials.pdf](#)  
[2025 0128 Draft Ord.docx](#)  
[2025 0103 LDR 24-01 Article 12 Legal Ad](#)  
[Tearsheet.pdf](#)  
[Staff Presentation.pptx](#)

**PUBLIC HEARING QUASI-JUDICIAL**

**PHQJ-1**

**PUBLIC HEARING TO REQUEST APPROVAL OF THE TWENTY-SECOND AMENDMENT TO THE JUPITER HILLS VILLAGE PLANNED UNIT DEVELOPMENT (PUD) ZONING AGREEMENT (J002-022), INCLUDING A REVISED MASTER SITE PLAN AND PHASE IX FINAL SITE PLAN**

This is a request by Lucido & Associates on behalf of Jupiter Hills Club, Inc., for approval of the Twenty-Second Amendment to the Jupiter Hills Village PUD Zoning Agreement including a Revised Master Site Plan and Phase IX Final Site Plan. The proposed development of Phase IX consists of a one-story, 32-bed building and associated infrastructure on an approximately 4.59-acre site to provide dormitory-style employee housing. Phase IX is located approximately 430 feet northwest of the intersection of SE County Line Road and SE Federal Highway in Tequesta. Included is a request for a

Certificate of Public Facilities Reservation.

Agenda Item: 25-0525

**Attachments:** [2024 1216 J002-022 Staff Report Final.docx](#)  
[2024 1207 22nd PUD Amendment.doc](#)  
[2025 0102 J002-022 Revised Master Site Plan.pdf](#)  
[PAMP.pdf](#)  
[2025 0128 J002-022 Resolution to Approve.docx](#)  
[Exhibit A - Legal Description.pdf](#)  
[Exhibit B - Phase IX Final Site Plan.pdf](#)  
[2025 0102 J002-022 Application Materials.pdf](#)  
[2025 0102 J002-022 Landscape Plan.pdf](#)  
[2025 0103 J002-022 Disclosure of Interest Affidavit.pdf](#)  
[2024 1231 J002-022 Legal Ad Tearsheet.pdf](#)  
[2024 1219 J002-022 Sample Letter to Surrounding](#)  
[Owners.pdf](#)  
[2024 1203 J002-022 Surrounding Owners](#)  
[Certification.pdf](#)  
[2023 1128 J002-022 Sign Posting Affidavit.pdf](#)  
[Staff Presentation.pptx](#)  
[SUPP MEMO](#)  
[2024 1216 J002-022 Staff Report Final.docx](#)

**Supplemental Memorandum (added Staff Report)**

**PHQJ-2 PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE  
AMENDING DIVISION 5, HOBE SOUND, ARTICLE 12, COMMUNITY  
REDEVELOPMENT CODE, LAND DEVELOPMENT REGULATIONS,  
MARTIN COUNTY CODE, S260-004, FLORIDAYS MOBILE PARK, LLC**

This is a request by Engineering Design & Construction, Inc., on behalf of Floridays Mobile Park, LLC, for approval of an amendment to Division 5, Hobe Sound, Article 12, Community Redevelopment Code, Land Development Regulations, Martin County Code, for a Subdistrict change from the current General Subdistrict to the Corridor Subdistrict. The subject property is an existing recreational vehicle park located at 10705 SE Federal Highway, south of SE Porter Boulevard and west of SE Dixie Highway, within the Hobe Sound CRA.

Agenda Item: 25-0524

**Attachments:** [2024 1226 S260-004 Staff Report Final.docx](#)  
[2024 0128 Draft Ordinance.docx](#)  
[2024 1226 S260-004 Application Materials.pdf](#)  
[2024 1226 S260-004 Disclosure of Interest Affidavit.pdf](#)  
[2024 1231 S260-004 Legal Ad Tearsheet.pdf](#)  
[2024 1219 S260-004 Sample Letter to Surrounding Owners.pdf](#)  
[2024 1125 S260-004 Surround Property Owners Certification.pdf](#)  
[2024 0917 S260-004 Sign Posting Affidavit.pdf](#)  
[Staff Presentation.pptx](#)

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

This is the first 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. Florida Statutes Section 376.80 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 Florida Statutes Section 376.80. The second public hearing will be held on February 11, 2025.

**Agenda Item:** 25-0497

**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](#)  
[2025 0110 Brownfield LAD BCC1 TS.pdf](#)  
[9670 Marine Way Community Meeting Agenda.docx](#)  
[Craigslis Posting - Martin County.pdf](#)  
[City of Stuart Brownfield Resolution 09-2023.pdf](#)  
[DRAFT RESO.docx](#)  
[Location Map Layout.pdf](#)  
[9670 SW Marine Way Legal Description.pdf](#)  
[Community Meeting Presentation - 9670 Marine Way.pptx](#)  
[SUPP MEMO.docx](#)  
[Newspaper Publishing.pdf](#)  
[Notice Sign.pdf](#)

**Supplemental Memorandum**

**DEPARTMENTAL QUASI-JUDICIAL**

## GROWTH MANAGEMENT

### DPQJ-1 REQUEST PLAT APPROVAL FOR 3600 SE SEA POINT COURT (S276-003)

This is a request by Coteleur & Hearing on behalf of Terrence J. Wiler for approval of the plat of 3600 SE Sea Point Court. The plat is necessary because of the recently approved revised minor final site plan that established a new mean high-water line and the associated 75-foot shoreline protection zone and preservation area consistent with current regulatory requirements. The subject site is located at 3600 SE Sea Point Court in Stuart. The existing primary access to the site is along SE Sea Point Court. Included is a request for a Certificate of Public Facilities Exemption.

Agenda Item: 25-0542

Attachments: [2025 0128 S276-003-Staff Report Final.pdf](#)  
[2025 0128 S276-003-PLAT.pdf](#)  
[2025 0128 S276-003-Approved Revised Final Site Plan.pdf](#)  
[2025 0128 S276-003-3147-02 BOUNDARY-SURVEY 1 2-23-2024.pdf](#)  
[2025 0128 S276-003-Application Materials.pdf](#)  
[2025 0128 S276-003-Disclosure of Interest Affidavit.pdf](#)  
[2025 0128 S276-003-Sing Posting Affidavit.pdf](#)  
[Staff Presentation.pdf](#)  
[SUPP MEMO](#)

### 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: 25-0375

**Attachments:** [SUPP MEMO \(9 items\)](#)  
[1 Item #1 Cover Sheet.docx](#)  
[2 Item #2 Cover Sheet.docx](#)  
[3 Item #3 Cover Sheet.docx](#)  
[3A Resolution 25-xx FDOT-SCOP PB Road.docx](#)  
[4 Item #4 Cover Sheet.docx](#)  
[4A Resolution 25-xx FDOT-SCOP SandTrail.docx](#)  
[5 Item #5 Cover Sheet.docx](#)  
[5A LH877 Martin Diversion Court Final Contract.pdf](#)  
[5B Budget Resolution 130001.xlsx](#)  
[6 Item #6 Cover Sheet.docx](#)  
[6A L0071.pdf](#)  
[6B Signature Block.docx](#)  
[6C Budget Resolution 13559.xlsx](#)  
[6D 2025-01-28 Bessey Creek Retrofit.pdf](#)  
[7 Item #7 Cover Sheet.docx](#)  
[7A SUA-SOG Grant Agreement](#)  
[7B 12626 Budget Reso Hold Bay Extension Design.xlsx](#)  
[8 Item #8 Cover Sheet.docx](#)  
[8A SE Salerno Road-Cable Drive Turn Lane 1.28.2025.xlsx](#)  
[9 Item #9 Cover Sheet.docx](#)  
[9A 2025-01-28 Hoke Library Outdoor Space.pdf](#)

**Supplemental Memorandum (9 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: 25-0386

**Attachments:** [SUPP MEMO \(1 item\)](#)  
[RFB2023-3546 WatersideWay CO2.pdf](#)  
[RFB2023-3546 WatersideWay CIP.pdf](#)

**Supplemental Memorandum (1 item)**

**GROWTH MANAGEMENT**

**DEPT-3 REQUEST TO DISCUSS A TEXT AMENDMENT TO THE  
COMPREHENSIVE GROWTH MANAGEMENT PLAN REVISING  
INDUSTRIAL FUTURE LAND USE DESIGNATION**

Staff seeks direction regarding revisions to the text of the Industrial future land use designation to cease permitting freestanding urban service districts.

Agenda Item: 25-0500

**Attachments:** [Resolution to Initiate.docx](#)  
[Industrial.docx](#)  
[Freestanding Urban Service Districts.pdf](#)

## **PUBLIC WORKS**

### **DEPT-4 APPROVAL OF A PRELIMINARY REQUEST FOR PROPOSAL (RFP), AS DIRECTED BY THE BOARD ON MARCH 5, 2024, TO SURPLUS COUNTY PROPERTY, LOCATED ON MARTIN HIGHWAY IN PALM CITY, FOR SALE AND REDEVELOPMENT**

The Board is asked to review and authorize staff to proceed with advertising the RFP, on DemandStar, for proposals to purchase and redevelop the parcel dedicated as surplus and owned by the County, in Old Palm City, located on SW Martin Highway between SW Palm City School Road and Danforth Creek.

Agenda Item: 25-0574

**Attachments:** [CRA Disposal 163.380.pdf](#)  
[2024-03-05 Action Summary.pdf](#)  
[Exhibit A - Divisions 1 & 4, Land Development Regulations.pdf](#)  
[Exhibit B Road Easement Agreement 1749-1686.pdf](#)  
[Exhibit C - Contract Palm City Property RFP.pdf](#)  
[Land Development Regulations Sec.4.911.pdf](#)  
[Property Info sheet.pdf](#)  
[PC West Parcel Exhibit A.pdf](#)  
[PC East Parcel Exhibit A.pdf](#)  
[Property Info sheet.pdf](#)  
[2024-03-05 Action Summary.pdf](#)  
[SUPP MEMO](#)  
[RFP2025-XXXX\\_OldPalmCityCountyProperty\\_DRAFT\\_R ev1.doc](#)  
[Property Appraiser Info.pdf](#)

## **Supplemental Memorandum**

### **DEPT-5 REQUEST FOR APPROVAL OF A CONTRACT WITH HUDSON PROTECTIVE ENTERPRISES TO PATROL COUNTY CONSERVATION LANDS**

The County is seeking to contract with Hudson Protective Enterprises to enhance law enforcement presence and security measures on County conservation areas. Hudson Protective Enterprises is a private company comprised of off-duty Florida Fish and Wildlife Conservation Commission (FFWCC) Officers which primarily provides law enforcement protection for agencies, organizations, and the public. The purpose of this item is request that the Board approve the contract with Hudson Protective Enterprises without the requirement that the company provide Workman's Compensation insurance coverage and reducing the Commercial Auto liability insurance from \$1,000,000 to \$200,000/\$300,000 in accordance with the County's Sovereign Immunity cap.

Agenda Item: 25-0474

**Attachments:** [SS2024-07 HudsonProtectionEnterprise Contract Final 12172024.docx](#)

**COUNTY ATTORNEY**

**DEPT-6 REQUEST FOR APPROVAL OF RESOLUTION INITIATING CHAPTER 164, FLORIDA STATUTES CONFLICT RESOLUTION PROCEEDINGS BETWEEN MARTIN COUNTY AND THE CITY OF STUART REGARDING THE CITY'S NONCOMPLIANCE WITH THE 2023 INTERLOCAL AGREEMENT AND ITS COMPREHENSIVE PLAN**

Request for approval of a Resolution to initiate Conflict Resolution proceedings pursuant to Chapter 164, Fla. Stat. with the City of Stuart regarding the City's refusal to abide by the Interlocal Agreement between the County and the City dated December 12, 2023, including its failure to provide a letter supporting the County's grant application to the Federal Railroad Administration, and its refusal to comply with Element 2 of the City's Comprehensive Plan.

Agenda Item: 25-0603

**Attachments:** [Resolution Authorize Conflict Resolution.docx](#)

**Additional Item (25-0603)**

**PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.**

**ADJOURN**

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