



**BOARD OF COUNTY COMMISSIONERS**

**DRAFT AGENDA**

**4/8/25 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 - Father Christian Anderson, St. Mary's Episcopal Church

Pledge of Allegiance - Drew Brown, US Navy & Air National Guard Veteran

**APPROVAL OF AGENDA**

Additional Items

Approval of Agenda

**PROCLAMATIONS AND SPECIAL PRESENTATIONS**

**PROC-1 PRESENT PROCLAMATIONS PREVIOUSLY APPROVED VIA THE  
CONSENT AGENDA**

The Chair will present proclamations declaring Alcohol Awareness Month and Child Abuse Prevention Month in Martin County, Florida.

Agenda Item: 25-0769

**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: 25-0350

### **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 March 10 and March 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: 25-0361

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

### **CNST-3 ADOPT A PROCLAMATION DECLARING HURRICANE PREPAREDNESS WEEK IN MARTIN COUNTY, FLORIDA**

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

Agenda Item: 25-0789

**Attachments:** [Hurricane Preparedness Week 4-22.docx](#)

### **CNST-4 ADOPT A PROCLAMATION DECLARING INTERNATIONAL DARK SKY WEEK IN MARTIN COUNTY, FLORIDA**

The Board is asked to adopt a proclamation declaring International Dark Sky Week in Martin County, Florida.

Agenda Item: 25-0816

**Attachments:** [International Dark Sky Week](#)

### **CNST-5 ADOPT A PROCLAMATION DECLARING SEXUAL ASSAULT AWARENESS MONTH IN MARTIN COUNTY, FLORIDA**

The Board is asked to adopt a proclamation declaring Sexual Assault Awareness Month

in Martin County, Florida.

Agenda Item: 25-0836

Attachments: [Sexual Assault Awareness Month](#)

## **FIRE RESCUE**

### **CNST-6 APPROVAL OF THE INTERLOCAL AGREEMENT BETWEEN THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS AND ST. LUCIE FIRE DISTRICT FOR AUTOMATIC AID**

In pursuit of enhancing and strengthening our ISO (Insurance Services Office) rating by improving response distance and increasing response times. Martin County Fire Rescue and the St. Lucie County Fire District (SLCFD) are requesting to enter into an Interlocal Agreement for Automatic Aid with an attached Letter of Understanding, which clarifies and formalizes the specific geographic boundaries and responsibilities for automatic aid responses, particularly addressing the Evergreen Club neighborhood in Palm City.

Agenda Item: 25-0833

Attachments: [Martin ILA Signed.pdf](#)

## **PUBLIC WORKS**

### **CNST-7 A REQUEST FOR A FOURTH AMENDMENT TO LEASE AGREEMENT WITH THE CHILDREN'S MUSEUM OF THE TREASURE COAST, INC. FOR THEIR FACILITY AND LEASED AREA AT INDIAN RIVERSIDE PARK IN JENSEN BEACH**

This is a request for the approval of a Fourth Amendment to Lease Agreement between Martin County and Children's Museum of the Treasure Coast, Inc. (Children's Museum), to clarify requirements under the Lease relating to the Children's Museum's responsibilities for payment to the County of Common Area Maintenance (CAM) and to amend the boundary of the Additional Premises added under the Third Amendment to Lease Agreement.

Agenda Item: 25-0821

Attachments: [Location Map Current & Additional Premises.pdf](#)  
[Fourth AMND Lease Agreement w.Exs A&B 2025.CM signature.pdf](#)  
[OWL Children's Museum Lease.pdf](#)

### **CNST-8 ENVIRONMENTAL LANDS ACQUISITION PROGRAM**

The purpose of this board item is to adopt the Environmental Land Oversight Committee Manual (ELOCM). The purpose of the ELOCM is to outline the process by which the Board of County Commissioners appointed the Environmental Lands Oversight Committee (ELOC), as well as the process by which the ELOM will review, evaluate and provide recommendations for environmentally sensitive lands that have been nominated for acquisition as a part of the 2024 Sales Tax Referendum.

Agenda Item: 25-0822

Attachments: [250325 ENVIRONMENTAL LAND OVERSIGHT COMMITTEE MANUAL FOR BOCC CONSIDERATION - FINAL.docx](#)

## **PUBLIC HEARING**

**PH-1**

**LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF COMPREHENSIVE PLAN AMENDMENT (CPA) 24-25, CORAL GARDENS VAC STATION FLUM**

This is a request for a small-scale amendment to the FLUM on a ±4.2-acre parcel, owned by Martin County, located on the northeast corner of SE Willoughby Boulevard and SE Coral Lakes Way. The request proposes to change the future land use designation from Institutional-Recreational to the Institutional-General.

Agenda Item: 25-0498

**Attachments:** [Final Staff Report CRA 24-25 FLUM.docx](#)  
[CGMP Section 10.4-Goals Objectives and Policies.pdf](#)  
[2024 1210 Resolution to Initiate 24-12.2.pdf](#)  
[Draft FLUM Ordinance.docx](#)  
[Business Impact Estimate CPA 24-25 Coral Gardens Vac Station.pdf](#)  
[CPA 24-25 Public Notice.pdf](#)

**PUBLIC HEARING QUASI-JUDICIAL**

**PHQJ-1**

**PUBLIC HEARING TO CONSIDER ADOPTION OF AN AMENDMENT TO THE MARTIN COUNTY ZONING ATLAS TO CHANGE THE ZONING DISTRICT CLASSIFICATION FOR THE CORAL GARDENS VAC STATION REZONING**

This application is a request by the Board of County Commissioners to change the zoning district from PR, Public Recreation to PS-1, Public Service on a ±4.2-acre parcel located south of SE Pomeroy Street on the northeast corner of SE Willoughby Boulevard and SE Coral Lakes Way.

Agenda Item: 25-0504

**Attachments:** [Final Staff Report CPA 24-25 Rezoning.docx](#)  
[CPA 24-25 Resolution to Rezone.docx](#)  
[CPA 24-25 Public Notice.pdf](#)

**DEPARTMENTAL QUASI-JUDICIAL**

**GROWTH MANAGEMENT**

**DPQJ-1**

**REQUEST FOR APPROVAL OF THE MARTIN DOWNS PLANNED UNIT DEVELOPMENT (PUD) PARCEL 38/40 MARTIN DOWNS VILLAGE CENTER REVISED FINAL SITE PLAN (M035-216)**

This is a request by Insite Studio, Inc. on behalf of Brixmor Property Group for approval of a revised final site plan to construct two stand-alone restaurants with drive throughs totaling approximately 4,553 square feet within the parking area of the Village Center, an existing commercial development, located on Parcels 38 and 40 within the Martin Downs PUD. The approximate 20.12-acre property is located on the southwest corner of SW High Meadow Avenue and SW Martin Downs Boulevard at 3090 SW Martin Downs Boulevard, in Palm City. Included is a request for a Certificate of Public Facilities Reservation.

Agenda Item: 25-0759

**Attachments:** [2025 0310 M035-216 DRT STAFF FINAL rev.docx](#)  
[2025 0310 M035-216 RESO APPROVE.docx](#)  
[2025 0310 M035-216 EXHIBIT A LEGAL DESCRIPTION.docx](#)  
[2024 0730 M035-216 EXHIBIT B RFSP.pdf](#)  
[2024 0730 M035-216 APPLICATION.pdf](#)  
[2024 0730 M035-216 LANDSCAPE PLANS.pdf](#)  
[2024 0730 M035-216 DISCLOSURE OF INTEREST.pdf](#)  
[2025 0310 M035-216 SIGN POSTING AFFIDAVIT.pdf](#)  
[2025 0310 M035-216 RESO DENY.docx](#)  
[Staff Presentation](#)

**DPQJ-2 REQUEST PLAT APPROVAL FOR THE NEWFIELD CROSSROADS PHASE 1A-3 PROJECT (P172-022)**

This is a request by Mattamy Palm Beach LLC, for plat approval for Newfield Crossroads Phase 1A-3. The plat is to be consistent with the Newfield Crossroads Phase 1A-3 Revised Final Site Plan which includes 155 lots and civic areas. The approximate 32.56-acre site is a portion of the approved 139-acre Crossroads Neighborhood Master Plan and is located northeast of SW Newfield Parkway, approximately 0.7 mile south of the C23 Canal, in Palm City. Included is a request for a Certificate of Public Facilities Exemption.

Agenda Item: 25-0407

**Attachments:** [2025 0225 P172-022 Staff Report Final.docx](#)  
[03 18 25 1A-3 Plat.pdf](#)  
[2025 0312 Revised Final Site Plan.pdf](#)  
[P172-22 Draft Contract Construction and Surety.pdf](#)  
[P172-22 Survey.pdf](#)  
[P172-22 Application Materials.pdf](#)  
[P172-22 Disclosure of Interest.pdf](#)  
[P172-22 Sign Posting.pdf](#)  
[P172-022 Approved EOPC.pdf](#)  
[Staff Presentation](#)

**DPQJ-3 REQUEST PLAT APPROVAL FOR 3600 SE SEA POINT COURT (S276-003), BEING A REPLAT OF LOT 5, SEA'S SUBDIVISION**

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 replat of lot 5, Sea's Subdivision is to be consistent with the revised minor final site plan that established a new mean high-water line and the associated 75-foot shoreline protection zone. The subject site is located at 3600 SE Sea Point Court in Stuart. Included is a request for a Certificate of Public Facilities Exemption.

Agenda Item: 25-0772

**Attachments:** [2025\\_0324\\_S276-003\\_Staff\\_Report\\_Final.docx](#)  
[2025\\_0325\\_S276-003\\_PLAT.pdf](#)  
[2025\\_0128\\_S276-003-Approved\\_Revised\\_Final\\_Site\\_Plan.pdf](#)  
[2025\\_0408\\_S276-003\\_BOUNDARY-SURVEY\\_01-23-25.pdf](#)  
[2025\\_0128\\_S276-003-Application\\_Materials.pdf](#)  
[2025\\_0128\\_S276-003-Disclosure\\_of\\_Interest\\_Affidavit.pdf](#)  
[2025\\_0128\\_S276-003-Sign\\_Posting\\_Affidavit.pdf](#)  
[Approval\\_of\\_Re-Plat\\_\(Wiler\).pdf](#)  
[WILER- Lots\\_1,3\\_&7\\_Easement\\_Agreement\\_Recorded.pdf](#)  
[Wiler- Lot\\_2\\_Easement\\_Agreement\\_Recorded.pdf](#)  
[WILER- Easement\\_Agreement - Lot\\_4\\_Recorded.pdf](#)  
[Wiler- Lot\\_6\\_Easement\\_Agreement\\_Recorded.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: 25-0380

**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: 25-0391

**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](http://www.martin.fl.us/accessibility-feedback).