



BOARD OF COUNTY COMMISSIONERS

FINAL 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

9:30 AM - 2025 Legislative Session Update (DEPT-3)

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

Attachments: [SUPP MEMO \(1 item\)](#)
[RFB2025-3650 PlumbingSupplies BidTabulation Corrected.pdf](#)

Supplemental Memorandum (1 item)

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](#)

ADMINISTRATION

CNST-9 ADOPT A PROCLAMATION DECLARING EARTH DAY IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation declaring Earth Day in Martin County, Florida.

Agenda Item: 25-0855

Attachments: [Earth Day](#)

Additional Item (25-0855)

CNST-10 ADOPT A PROCLAMATION DECLARING HISTORIC PRESERVATION MONTH IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation declaring Historic Preservation Month in Martin County, Florida.

Agenda Item: 25-0856

Attachments: [Historic Preservation Month](#)

Additional Item (25-0856)

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](#)
[SUPP MEMO](#)
[2025 0319 CPA 24-25 LAD LPA & BCC-Tearsheet.pdf](#)

Supplemental Memorandum

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](#)
[SUPP MEMO](#)
[2025_0319_CG Vac Station Rez_LAD_LPA & BCC-Tearsheet.pdf](#)

Supplemental Memorandum

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](#)
[SUPP MEMO](#)
[Disclosure of Interest Affidavit updated.pdf](#)

Supplemental Memorandum

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 Cotleur & 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](#)
[SUPP MEMO](#)

Supplemental Memorandum (request to withdraw)

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

Attachments: [SUPP MEMO \(6 items\)](#)
[1 Item #1 Cover Sheet.docx](#)
[1A Fiddler Crab Access Permission to Apply Reso 2025 E-5 FIND Grant.docx](#)
[2 Item #2 Cover Sheet.docx](#)
[2A 448997-1-58-01 SA1.pdf](#)
[2B DRAFT Resolution 448997 SA#1 2025-XX.docx](#)
[2C Budget Resolution 128005 - SA01 decrease.xlsx](#)
[3 Item #3 Cover Sheet.docx](#)
[3A COMBINED FDACS CONTRACT #31576 AMENDMENT 1.pdf](#)
[4 Item #4 Cover Sheet.docx](#)
[4A SG081 Agreement for Signature.pdf](#)
[4B Budget Resolution SAND AND GRIT REMOVAL FOR NWWTP.pdf](#)
[5 Item #5 Cover Sheet.docx](#)
[5A Agreement NF124.pdf](#)
[5B Budget Resolution 125014.xlsx](#)
[6 Item #6 Cover Sheet.docx](#)
[6A St Lucie County Letter.pdf](#)

Supplemental Memorandum (6 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: 25-0391

Attachments: [SUPP MEMO \(3 items\)](#)
[RFP2025-3646 RealEstateBrokerageServices ListOfProposers.pdf](#)
[RFP2025-3646 RealEstateBrokerageServices ScoreSheet Final.pdf](#)
[RFB2025-3661 FoodFoodSvcItemsCleaningSupplies Rebid BidTabulation Corrected.pdf](#)
[Pages from 2025-01-14 ActionSummary.pdf](#)
[RFB2023-3538 Building17Renovation REACHCenter C O4.pdf](#)
[RFB2023-3538 Building17Renovation REACHCenter C I P.pdf](#)

Supplemental Memorandum (3 items)

DEPT-3 2025 LEGISLATIVE SESSION UPDATE

Each year, the Martin County Board of County Commissioners adopts a state legislative program that sets the appropriations and policy priorities for the county. This presentation discusses the 2025 legislative priorities, the successes and any additional direction needed within the legislative program.

Agenda Item: 25-0859

Additional Item (25-0859)

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

ADJOURN

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