



BOARD OF COUNTY COMMISSIONERS

FINAL AGENDA

1/14/25 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 - Senior Pastor Steve Bray, The Grace Place Church

Pledge of Allegiance - Kevin Kerwin & Mike Saunders, U.S. Marines

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 National Certified Registered Nurse Anesthetists Week, Celebrate Literacy Week, recognizing Human Trafficking Awareness Month, and recognizing the 100th Anniversary of the Founding of Martin County, Florida.

Agenda Item: 25-0398

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: 25-0007

(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 November 25 and December 29, 2024. 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: 25-0014

Attachments: [Warrant List](#)

CNST-3 BOARD OF ZONING ADJUSTMENT AND LOCAL PLANNING AGENCY COMMISSION DISTRICT 1 APPOINTMENTS

The Board is asked to confirm the appointments of Ashley Froehling and Jared Engskow to be Commissioner Vargas's representatives on the Board of Zoning Adjustment and Local Planning Agency respectively.

Agenda Item: 25-0475

Attachments: [Board of Zoning Adjustment.docx](#)
[Local Planning Agency.docx](#)
[Establishing Document BOA.pdf](#)
[Establishing Document LPA.pdf](#)
[Resolution BOA.docx](#)
[Resolution LPA.docx](#)
[BOA Froehling Ashley.pdf](#)
[LPA Engskow Jared.pdf](#)

**CNST-4 COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY
COMMITTEE APPOINTMENTS**

The Board is asked to confirm their appointments to the Comprehensive Economic Development Strategy Committee.

Agenda Item: 25-0248

Attachments: [Comprehensive Economic Development Strategy
Committee.docx](#)
[Bylaws CEDSC.pdf](#)
[ComDist 1 James Dianne.pdf](#)

**CNST-5 TREASURE COAST REGIONAL PLANNING COUNCIL MUNICIPAL
APPOINTMENT**

The Board is asked to confirm the appointment of Council Member Vernestine Williams-Palmer as the Village of Indiantown's alternate municipal appointment to the Treasure Coast Regional Planning Council (TCRPC).

Agenda Item: 25-0320

Attachments: [TCRPC Letter](#)

CNST-6 TOURIST DEVELOPMENT COUNCIL MUNICIPAL APPOINTMENTS

The Board is asked to confirm Mayor Campbell Rich as the City of Stuart's representative and Vice Mayor Frank Fender as the Town of Sewall's Point representative on the Tourist Development Council.

Agenda Item: 25-0321

Attachments: [Tourist Development Council.docx](#)
[Establishing Document TDC](#)
[Resolution TDC](#)

**CNST-7 DRUG AND ALCOHOL ABUSE AWARENESS COMMITTEE
APPOINTMENTS**

The Board is asked to confirm the necessary appointments to the Drug and Alcohol Abuse Awareness Committee.

Agenda Item: 25-0418

Attachments: [Drug Alcohol Abuse Awareness Committee.docx](#)
[Establishing Document DAAAC](#)
[Information Release DAAAC Youth](#)
[Resolution Drug](#)
[Sheriff Office McMurren.Sr Mykel.pdf](#)
[State Atty Office Lustgarten.David.pdf](#)
[Jup Island Potsko.Matthew.pdf](#)
[Youth Ford Layla.pdf](#)

CNST-8 ADOPT A PROCLAMATION DECLARING MARTIN LUTHER KING, JR. DAY IN MARTIN COUNTY, FLORIDA

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

Agenda Item: 25-0477

Attachments: [MLK Jr. Day](#)

COUNTY ATTORNEY

CNST-9 REQUEST FOR APPROVAL OF A RESOLUTION AMENDING THE PURCHASING MANUAL BY ADDING SECTION 17.6 PUBLIC-PRIVATE PARTNERSHIPS (PPP)(P3)

County staff is requesting approval of an amendment to the Purchasing Manual to provide for a Public-Private Partnership process in accordance with Section 255.065, Fla. Stat. This amendment merely establishes the process allowed by Florida law and does not involve a specific project.

Agenda Item: 25-0502

Attachments: [2025 PurchasingManualUpdate Resolution DRAFT SWW.docx](#)

PUBLIC WORKS

CNST-10 ADOPTION OF A RESOLUTION APPROVING THE BOARD OF COUNTY COMMISSIONERS DULY ADVERTISED PUBLIC HEARING FOR THE DISPOSITION OF TWO COUNTY OWNED PROPERTIES APPROVED FOR SURPLUS ON NOVEMBER 12, 2024

This is a request for the adoption of a resolution approving the surplus disposition of two County owned properties as determined by the Martin County Board of County Commissioners on November 12, 2024.

Agenda Item: 25-0331

Attachments: [Old Palm City Property](#)
[Indiantown Property](#)
[surplus reso](#)
[2024-11-12 Action Summary.pdf](#)

CNST-11 SOUTH FLORIDA WATER MANAGEMENT DISTRICT HAS REQUESTED APPROVAL OF A CONSERVATION EASEMENT ON COUNTY PROPERTY AS A CONDITION OF AN ENVIRONMENTAL RESOURCE PERMIT FOR THE JENSEN BEACH WEST KAYAK LAUNCH PROJECT IN JENSEN BEACH

The South Florida Water Management District (SFWMD) has requested a Conservation Easement (CE) on County owned property along NE Ocean Boulevard, in Jensen Beach, as a condition of the Environmental Resource Permit (ERP) No. 43-111081-P, for the construction of a boardwalk and kayak launch as part of the Jensen Beach West Kayak Launch project. This project will provide additional recreational facilities to Martin County residents.

Agenda Item: 25-0399

Attachments: [CE - SFWMD CE JBW Kayak - 3944 - 11.22.24.pdf](#)
[FY23 CIP JENSEN BEACH KAYAK-SUP ACCESS.pdf](#)

CNST-12 ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING A UTILITY EASEMENT FROM HORSESHOE POINT ROAD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ALONG SE HORSESHOE POINT ROAD IN STUART

This is a request for the adoption of a Resolution approving and accepting a Utility Easement from Horseshoe Point Road, LLC, a Florida Limited Liability Company, along the east side of the northern 1/2 of Lot 38, to allow for the connection of water and sewer services on the south side of SE Horseshoe Point Road in Stuart.

Agenda Item: 25-0454

Attachments: [Location Map - Horseshoe Point Road UE-Lot38 - 12.05.24 - 4103.pdf](#)
[Reso - Horseshoe Pt Rd UE - 12.06.24 - 4103.docx](#)
[Executed UE Pkg - Horseshoe Pt Rd UE - 11.22.24 - 4103.pdf](#)

CNST-13 ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING A UTILITY EASEMENT FROM SURGCENTER OF MARTIN COUNTY REAL ESTATE HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ALONG SE FEDERAL HIGHWAY AND SOUTH OF SE EMERALD LAKES WAY

This is a request for the adoption of a Resolution approving and accepting a Utility Easement from SurgCenter of Martin County Real Estate Holdings, LLC (SurgCenter), a Florida limited liability company, to allow for utility related services and equipment on SE Federal Highway in Stuart.

Agenda Item: 25-0484

Attachments: [utility assessment 2.pdf](#)
[Reso.pdf](#)
[Location Map.pdf](#)

CNST-14 ADOPT A RESOLUTION AUTHORIZING THE INSTALLATION OF A TRAFFIC SIGNAL ON SR-5 (US-1/SE FEDERAL HIGHWAY) AT SE CONSTITUTION BOULEVARD

The Board of County Commissioners is asked to adopt a Resolution authorizing the installation of a traffic signal on SR-5 (US-1/SE Federal Highway) at SE Constitution Boulevard.

Agenda Item: 25-0494

Attachments: [2025-01-14 Authorizing Resolution.docx](#)

CNST-15 FIRST AMENDMENT TO THE INTERLOCAL AGREEMENT BETWEEN MARTIN COUNTY AND THE CITY OF STUART REGARDING TRAFFIC SIGNAL MAINTENANCE

The Board is asked to amend the existing Interlocal Agreement with the City of Stuart regarding Traffic Signal Maintenance to include terms for the City's Traffic Signal Artwork Wrap Project.

Agenda Item: 25-0496

Attachments: [2025 First Amendment to Interlocal for Cabinet Art Wrap.pdf](#)

CNST-16 ADOPT RESOLUTIONS SUPPORTING PREFERRED TYPICAL SECTIONS AND REDUCING THE MAXIMUM SPEED LIMIT ON SE COVE ROAD BETWEEN SW KANNER HIGHWAY AND SE AULT AVENUE AND DESIGNATING ADDITIONAL RIGHT-OF-WAY

The Board of County Commissioners is asked to consider adoption of a resolution that supports the preferred Proposed Typical Sections on SE Cove Road between SR-76 (SW Kanner Highway) and SR-5 (US-1/SE Federal Highway) and reduces the posted speed limit on SE Cove Road between SW Kanner Highway and SE Ault Avenue. The Board is also asked to consider adoption of a Resolution that designates a portion of County-owned property as right-of-way for the future widening of SE Cove Road.

Agenda Item: 25-0495

Attachments: [2025-01-14 BOCC Agenda Item Exhibit A.pdf](#)
[2024-12-19 FDOT Request for Designation.pdf](#)
[2025-01-14 Reso Support Typical & Reduce Speed.pdf](#)
[2025-01-14 Reso Designate Right-of-way.pdf](#)

BOARD AND COMMITTEE APPOINTMENTS

B&C-1 INDUSTRIAL DEVELOPMENT AUTHORITY APPOINTMENT

After solicitation of applicants due to a member resigning, the Board is asked to make the necessary appointment to the Industrial Development Authority.

Agenda Item: 25-0412

Attachments: [Industrial Development Authority Establishing Document IDA](#)
[Information Release IDA](#)
[Resolution IDA](#)
[Abes Matthew.R.pdf](#)
[Gottuso George.pdf](#)
[Voting Sheet IDA](#)

B&C-2 **COMMUNITY REDEVELOPMENT AGENCY BOARD MEMBER APPOINTMENTS AND CHAIR AND VICE CHAIR DESIGNATIONS**

This is a request for the Board of County Commissioners to make the necessary appointments to the Community Redevelopment Agency (CRA) for the at-large, Rio, Old Palm City, Jensen Beach, and Golden Gate positions and to designate a Chair and Vice Chair of the CRA.

Agenda Item: 25-0476

Attachments: [Community Redevelopment Agency Establishing Document CRA NACs.pdf](#)
[Information Release CRA At-Large.pdf](#)
[Resolution CRA](#)
[At-Large Guzi Adam.pdf](#)
[At-Large Peck Jim.pdf](#)
[At-Large Smith Chuck.pdf](#)
[Rio Readling Michael.pdf](#)
[OPC Sentell Rex.pdf](#)
[JB Hall Cynthia.pdf](#)
[GG Tsafarides Saadia.pdf](#)
[Voting Sheet CRA](#)

PUBLIC HEARING

PH-1 **PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE AMENDING CHAPTER 111, BY CREATING ARTICLE 8 REGARDING REGISTRATION FEES FOR SEXUAL OFFENDERS, SEXUAL PREDATORS, CONVICTED FELONS, AND CAREER OFFENDERS AND A RESOLUTION ESTABLISHING THE REGISTRATION FEES**

Amending Chapter 111, Miscellaneous Provisions, by creating Article 8, Registration of Sexual Offenders, Sexual Predators, Convicted Felons, and Career Felons, Section 111.160 - Definitions and Section 111.161 - Registration Fees for Sexual Offenders, Sexual Predators, Convicted Felons, and Career Offenders of the General Ordinances, of the Martin County Code, to offset the costs imposed upon the Sheriff's Office in complying with statutory registration obligations. Further, to adopt a Resolution establishing the registration fees.

Agenda Item: 25-0506

Attachments: [Resolution of Fees.docx](#)
[Business Impact Estimate Sex Offender Fees.pdf](#)
[Ordinance Registration Fees final.docx](#)

DEPARTMENTAL QUASI-JUDICIAL
GROWTH MANAGEMENT

DPQJ-1 **REQUEST PLAT APPROVAL FOR NEWFIELD CROSSROADS PHASE 1A-1 PROJECT (P172-019)**

This is a request for plat approval for Newfield Crossroads Phase 1A-1. The plat is to be consistent with the Newfield Crossroads Phase 1A-1 Final Site Plan which includes 36 residential lots, 2 civic areas, and associated infrastructure on an approximately 7.17-acre site. The subject site is a portion of the approximately 139-acre Crossroads Neighborhood Phase 1 Master Plan and is located northeast of SW Newfield Parkway (fka SW Citrus Boulevard), approximately 0.7 miles south of the C23 Canal, in Palm City. Included is a request for a Certificate of Public Facilities Exemption.

Agenda Item: 25-0403

Attachments: [2024 1216 P172-019 Staff Report Final.docx](#)
[2024 1216 P172-019 Plat.pdf](#)
[2024 1216 P172-019 Approved Phase 1A-1 Revised Final Site Plan.pdf](#)
[2024 1125 P172-019 Draft Contract.pdf](#)
[2024 1211 P172-019 Draft Surety.pdf](#)
[2024 1125 P172-019 Approved EOPC.pdf](#)
[2024 1211 P172-019 Survey.pdf](#)
[2024 1125 P172-019 Application Materials.pdf](#)
[2024 1216 P172-019 Disclosure of Interest Affidavit.pdf](#)
[2024 1125 P172-019 Sign Posting Affidavit.pdf](#)
[Staff Presentation](#)

DPQJ-2 **REQUEST PLAT APPROVAL FOR THE NEWFIELD CROSSROADS PHASE 1A-2 PROJECT (P172-020)**

This is a request for plat approval for Newfield Crossroads Phase 1A-2 (Newfield Farm). The plat is to be consistent with the Newfield Crossroads Phase 1A-2 Final Site Plan which includes agricultural and farm uses, including a farm operations building and related civic space on an approximately 4.85-acre site. The subject site is a portion of the approximately 139-acre Crossroads Neighborhood Phase 1 Master Plan and is located northeast of SW Newfield Parkway (fka SW Citrus Boulevard), approximately 0.7 miles south of the C23 Canal, in Palm City. Included is a request for a Certificate of Public Facilities Exemption.

Agenda Item: 25-0406

Attachments: [P172-020 Staff Report Final.pdf](#)
[P172-020 PLAT 12-12-2024.pdf](#)
[P172-020 Approved FSP.pdf](#)
[P172-020 Survey.pdf](#)
[P172-020 Application Materials.pdf](#)
[2024 1216 P172 Disclosure of Interest.pdf](#)
[P172-020 Sign Posting.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: 25-0024

Attachments: [SUPP MEMO \(4 items\)](#)
[1 Item #1 Cover Sheet.docx](#)
[1A Award Package FAW-186634.pdf](#)
[2 Item #2 Cover Sheet.docx](#)
[2A 2025 Internship Grant Award Letter - Martin County Board of County Commissioners.pdf](#)
[2B BudgetResolution 139504.xlsx](#)
[3 Item #3 Cover Sheet.docx](#)
[3A CCA Boy Scout Island Shoreline Resolution 01.14.2025.xlsx](#)
[3B 2025-01-14 Shoreline Management.pdf](#)
[4 Item #4 Cover Sheet.docx](#)
[4A 2025-01-14 Charlie Leighton Park.pdf](#)
[4B 2025-01-14 Sand Dune Cafe.pdf](#)

Supplemental Memorandum (4 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: 25-0030

Attachments: [SUPP MEMO \(2 items\)](#)
[RFP2025-3634 GeneratorMaintenanceRepair Rebid ListOfProposers.pdf](#)
[RFP2025-3634 GeneratorMaintenanceRepair ScoreSheet Final Signed CORRECTED.pdf](#)
[RFB2025-3635 Food FoodServiceItems CleaningSupplies ListOfBidders.pdf](#)

Supplemental Memorandum (2 items)

DEPT-3 2025 STATE AND FEDERAL LEGISLATIVE PROGRAMS

Every year the Board of County Commissioners adopts a state and federal legislative program that outlines the county's legislative priorities. This presentation discusses the proposed 2025 Legislative Priorities as well as discuss the successes and direction of the legislative program for the upcoming year.

Agenda Item: 25-0529

Attachments: [2025 State Legislative Program - DRAFT.pdf](#)
[SUPP MEMO](#)
[2025 Federal Legislative Program- DRAFT.pdf](#)

Supplemental Memorandum

DEPT-4 PERMISSION TO USE CONSTRUCTION MANAGER AT RISK (CMAR) DELIVERY METHOD FOR THE SE DIXIE HIGHWAY STORMWATER AND STREETScape PROJECT

The Martin County Community Redevelopment Agency (CRA) is requesting permission to use the Construction Manager at Risk (CMAR) delivery method for a large stormwater and streetscape project in the Hobe Sound community redevelopment area.

Agenda Item: 25-0455

Attachments: [Hobe Sound CIP sheet.pdf](#)
[2023 0810 Dixie Streetscape Concept 30sc Reduced.pdf](#)

AIRPORT

DEPT-5 A PRESENTATION ON THE WITHAM FIELD STRATEGIC BUSINESS PLAN UPDATE

Project initiation presentation for the Witham Field Strategic Business Plan Update. The 2025 Strategic Business Plan updates the obsolete 2010 Business Plan. The plan will establish clear, measurable goals and priorities to distinguish and identify Witham Field's strategic business role. Funding for the business plan update comes from a \$250,000 Public Transportation Grant Agreement (PTGA) with a 20% (\$50,000) local match from the Airport Enterprise Fund.

Agenda Item: 25-0503

Attachments: [Presentation](#)

DEPT-6 APPROVAL OF COMMERCIAL LEASE WITH DAHER AEROSPACE, INC.

The Board is asked to approve the commercial lease with Daher Aerospace, Inc. after approving a four-month extension set to expire April 30, 2025.

Agenda Item: 25-0221

Attachments: [Lease with Daher](#)

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

ADJOURN

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