



**BOARD OF COUNTY COMMISSIONERS**

**FINAL AGENDA**

**2/25/25 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

10:30 AM - District 19 Medical Examiner Office Project Update (R&P-1)

5:05 PM - Public Comment

**CALL TO ORDER**

Invocation ~ Moment of Silence

Pledge of Allegiance ~ Scott Bruhn (US Marine Veteran), John Colando (US Army Veteran), Jim Walton (US Army Veteran), Jamila Gulley (US Navy USS Stump), Chris Counsellor (US Navy Veteran & Retired Coast Guard)

**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 2-1-1 Awareness Month in Martin County, Florida.

Agenda Item: 25-0583

## **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: 25-0347

**(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 January 27, 2025 and February 9, 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: 25-0358

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

### **CNST-3 BOARD OF COUNTY COMMISSION MINUTES TO BE APPROVED**

The Board is asked to approve minutes from the January 14 and 28, 2025 regular meetings.

Agenda Item: 25-0619

**Attachments:** [Jan14.2025 BCC Minutes.pdf](#)  
[Jan28.2025 BCC Minutes.pdf](#)

### **CNST-4 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: 25-0368

**CNST-5 EMERGENCY MEDICAL SERVICES ADVISORY COUNCIL**

**APPOINTMENTS**

The Board is asked to confirm appointments to the Emergency Medical Services Advisory Council.

Agenda Item: 25-0451

**Attachments:** [Emergency Medical Services Advisory Council](#)  
[Establishing Document EMSAC](#)  
[Information Release EMSAC](#)  
[Resolution EMSAC](#)  
[Fire.Rescue Kammel Chris.pdf](#)  
[Med.Director Wood Donald.pdf](#)  
[ER Phy Clarke Brett.pdf](#)  
[IRSC Bray John.pdf](#)  
[City.Stuart Sumner.George.pdf](#)  
[City.Stuart.ALT Huneycutt.Jonathan.pdf](#)  
[Sewalls.Pt Ciechanowski Tina.pdf](#)  
[Sewalls.Pt Wade Christopher ALT.pdf](#)

**CNST-6 ADOPT A PROCLAMATION RECOGNIZING 70 YEARS SERVING MARTIN COUNTY'S LIBRARIES IN MARTIN COUNTY, FLORIDA**

The Board is asked to adopt a proclamation recognizing 70 Years Serving Martin County's Libraries in Martin County Florida.

Agenda Item: 25-0552

**Attachments:** [Library 70th Anniversay](#)

**CNST-7 ADOPT A PROCLAMATION DECLARING SURVEYORS AND MAPPERS WEEK IN MARTIN COUNTY, FLORIDA**

The Board is asked to adopt a proclamation declaring Surveyors and Mappers Week in Martin County, Florida that will be presented at the March 11, 2025 meeting.

Agenda Item: 25-0614

**Attachments:** [Surveyors & Mappers Week](#)

**CNST-8 ADOPT A PROCLAMATION DECLARING MARCH 2025 AS IRISH AMERICAN HERITAGE MONTH IN MARTIN COUNTY, FLORIDA**

The Board is asked to adopt a proclamation declaring March 2025 as Irish American Heritage Month in Martin County, Florida.

Agenda Item: 25-0631

**Attachments:** [Irish American Heritage Month](#)

**CNST-9 ADOPT A PROCLAMATION DESIGNATING MARCH 3-9 AS FLOOD AWARENESS WEEK IN MARTIN COUNTY, FLORIDA**

The Board is asked to adopt a proclamation designating March 3-9 as Flood Awareness Week in Martin County, Florida that will be presented at the March 11, 2025 meeting.

Agenda Item: 25-0726

**Attachments:** [Flood Awareness Week](#)

## **PUBLIC HEARINGS**

### **PH-1 FUND BALANCE ADJUSTMENTS THAT ARE NECESSARY FOR FISCAL YEAR 2025**

Each year staff reviews fund balance, monies which are not expended at the end of each fiscal year and amends the budget accordingly. These adjustments are for projects that were planned and approved in Fiscal Year (FY) 2024 but not completed prior to September 30, 2024. Funds that are remaining that are not for a specific project in Fiscal Year 2024 will be placed in reserves.

Agenda Item: 25-0612

Attachments: [SUPP MEMO](#)  
[Budget Resolutions](#)  
[FundBalanceFY25\\_unsigned\\_2.14.25.pdf](#)

### **Supplemental Memorandum**

### **PH-2 LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-01, PREAMBLE, A TEXT AMENDMENT**

This is a request to consider the adoption of Comprehensive Plan Amendment 24-01, a text amendment to Chapter 1, Preamble, of the Comprehensive Growth Management Plan, Martin County Code (CGMP) based upon the 2024 EAR.

Agenda Item: 25-0510

Attachments: [Staff Report Ch 1 Preamble.docx](#)  
[FL Statute Matrix Ch 1.pdf](#)  
[2024\\_0801\\_LPA Approved Minutes.pdf](#)  
[2024\\_1003\\_LPA Approved Minutes.pdf](#)  
[Objections Recommendations and Comments.pdf](#)  
[Draft Ordinance CPA24-01.docx](#)  
[2024\\_0923Chapter\\_1 .docx](#)  
[Public Comment Ch. 1.pdf](#)  
[SUPP MEMO](#)  
[2025\\_0207\\_Publication Tearsheet.pdf](#)  
[Public Comment Rcvd After 10\\_31\\_24.pdf](#)

### **Supplemental Memorandum**

### **PH-3 LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-05, TRANSPORTATION ELEMENT, A TEXT AMENDMENT**

This is a request to consider the adoption of Comprehensive Plan Amendment 24-05, a text amendment to Chapter 5, Transportation Element, of the Comprehensive Growth Management Plan, Martin County Code (CGMP) based upon the 2024 EAR. The proposed revisions reflect the updated Transportation Map Series. Other changes are listed in the staff report. No goals, objectives or policies are being proposed for removal.

Agenda Item: 25-0511

**Attachments:** [Staff Report Transportation.docx](#)  
[Objections Recommendations and Comments.pdf](#)  
[2023 FDOT Multimodal QLOS Handbook.pdf](#)  
[Proposed Amendments Overview](#)  
[2024\\_0801\\_LPA Approved Minutes.pdf](#)  
[Draft Ordinance CPA24-05.docx](#)  
[Chapter 5.docx](#)  
[Figures existing.pdf](#)  
[Figures proposed.pdf](#)  
[2024\\_0924 BCC Dais Public Comment re CPAs.pdf](#)  
[SUPP MEMO](#)  
[2025\\_0207\\_Publication Tearsheet.pdf](#)  
[Public Comment Rcvd After 10\\_31\\_24.pdf](#)

### Supplemental Memorandum

#### PH-4

#### **LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-03, INTERGOVERNMENTAL COORDINATION ELEMENT, A TEXT AMENDMENT**

This is a request to consider the adoption of Comprehensive Plan Amendment 24-03, a text amendment to Chapter 3, Intergovernmental Coordination Element, of the Comprehensive Growth Management Plan, Martin County Code (CGMP) based upon the 2024 EAR.

Agenda Item: 25-0513

**Attachments:** [StaffReport.docx](#)  
[2024\\_0620\\_LPA Approved Minutes.pdf](#)  
[Objections Recommendations and Comments.pdf](#)  
[Draft Ordinance CPA24-03.docx](#)  
[Chapter3.docx](#)  
[Public Comment Ch 3.pdf](#)  
[SUPP MEMO](#)  
[2025\\_0207\\_Publication Tearsheet.pdf](#)  
[Public Comment Rcvd After 10\\_31\\_24.pdf](#)

### Supplemental Memorandum

#### PH-5

#### **LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-06, HOUSING ELEMENT, A TEXT AMENDMENT**

This is a request to consider the adoption of Comprehensive Plan Amendment 24-06, a text amendment to Chapter 6, Housing Element, of the Comprehensive Growth Management Plan, Martin County Code (CGMP) based upon the 2024 EAR.

Agenda Item: 25-0514

**Attachments:** [Staff Report Housing.docx](#)  
[Data-and-analysis.pdf](#)  
[2024-0627 Matrix](#)  
[2024 07 18 LPA Minutes.pdf](#)  
[Objections Recommendations and Comments.pdf](#)  
[Draft Ordinance CPA24-06.docx](#)  
[2025 01 30 Chapter 6 HOUSING - strikeout and underline.docx](#)  
[Public Comment Ch 6.pdf](#)  
[SUPP MEMO](#)  
[2025 0207 Publication Tearsheet.pdf](#)  
[Public Comment Rcvd After 10 31 24.pdf](#)

### **Supplemental Memorandum**

#### **PH-6**

#### **LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-07, RECREATION ELEMENT, A TEXT AMENDMENT**

This is a request to consider the adoption of Comprehensive Plan Amendment 24-07, a text amendment to Chapter 7, Recreation Element, of the Comprehensive Growth Management Plan, Martin County Code (CGMP) based upon the 2024 EAR.

Agenda Item: 25-0515

**Attachments:** [Staff Report Ch 7 Recreation.docx](#)  
[2024 0620 LPA Approved Minutes.pdf](#)  
[Objections Recommendations and Comments.pdf](#)  
[Draft Ordinance CPA24-07.docx](#)  
[Chapter 7 RECREATION ELEMENT EAR BCC.docx](#)  
[Public Comment Ch 7.pdf](#)  
[SUPP MEMO](#)  
[2025 0207 Publication Tearsheet.pdf](#)  
[Public Comment Rcvd After 10 31 24.pdf](#)

### **Supplemental Memorandum**

#### **PH-7**

#### **LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-16, ARTS, CULTURE AND HISTORIC PRESERVATION, A TEXT AMENDMENT**

This is a request to consider the adoption of Comprehensive Plan Amendment 24-16, a text amendment to Chapter 16, Arts, Culture and Historic Preservation Element, of the Comprehensive Growth Management Plan, Martin County Code (CGMP) based upon the 2024 EAR.

Agenda Item: 25-0522

**Attachments:** [Staff Report Arts-Culture-Historic.docx](#)  
[Data-and-analysis.pdf](#)  
[2025\\_07\\_18 LPA Minutes.pdf](#)  
[Objections Recommendations and Comments.pdf](#)  
[Draft Ordinance CPA24-16.docx](#)  
[Chapter 16 Arts Culture and Historic  
Preservation Text.docx](#)  
[Public Comment Ch 16.pdf](#)  
[SUPP MEMO](#)  
[2025\\_0207 Publication Tearsheet.pdf](#)  
[Public Comment Rcvd After 10\\_31\\_24.pdf](#)

### Supplemental Memorandum

#### PH-8

#### **LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-17, PUBLIC SCHOOLS FACILITIES ELEMENT, A TEXT AMENDMENT**

This is a request to consider the adoption of Comprehensive Plan Amendment 24-17, a text amendment to Chapter 17, Public Schools Facilities Element, of the Comprehensive Growth Management Plan, Martin County Code (CGMP) based upon the 2024 EAR.

Agenda Item: 25-0523

**Attachments:** [Staff Report Public Schools.docx](#)  
[Matrix Public Schools Facilities](#)  
[2025\\_07\\_18 LPA Minutes.pdf](#)  
[Objections Recommendations and Comments.pdf](#)  
[Draft Ordinance CPA24-17.docx](#)  
[DraftChapter 17 PUBLIC SCHOOLS FACILITIES  
ELEMENT-MCSD REVIEWED.docx](#)  
[Public Comment Ch 17.pdf](#)  
[SUPP MEMO](#)  
[2025\\_0207 Publication Tearsheet.pdf](#)  
[Public Comment Rcvd After 10\\_31\\_24.pdf](#)

### Supplemental Memorandum

#### **PUBLIC HEARING QUASI-JUDICIAL**

#### PHQJ-1

#### **REQUEST FOR REZONING APPROVAL TO PLANNED UNIT DEVELOPMENT (PUD) THROUGH A PUD ZONING AGREEMENT FOR THE CHANCEY BAY RANCH PROJECT INCLUDING A MASTER/ FINAL SITE PLAN (C167-005)**

This is a request by WGI, Inc., on behalf of CBR Investors, LLC for approval of a Planned Unit Development (PUD) Zoning Agreement for the Chancey Bay Ranch project including a Master/Final Site Plan for a 9-lot single-family subdivision and associated infrastructure, with a resulting density of 0.49 units per acre. The approximately 18.20-acre site is

generally located on the west side of SW Conners Highway south of 10150 SW Conners Highway, approximately 6 miles north of SW Kanner Highway, in Okeechobee. Included with this application is a request for a Certificate of Public Facilities Reservation.

Agenda Item: 25-0561

**Attachments:** [2025\\_0129\\_C167-005\\_DRT\\_STAFF\\_FINAL.docx](#)  
[Chancey Bay Ranch PUD Agreement.docx](#)  
[2025\\_0129\\_C167-005\\_EXHIBIT\\_D\\_MFSP.pdf](#)  
[2025\\_0115\\_C167-005\\_DRAFT\\_RESO\\_TO\\_APPROVE.docx](#)  
[2024\\_1227\\_C167-005\\_EXHIBIT\\_A\\_LEGAL\\_DESCRIPTION.docx](#)  
[2024\\_1210\\_C167-005\\_APPLICATION.pdf](#)  
[Ownership Disclosure - CBR Investors.pdf](#)  
[2025\\_0205\\_C167-005\\_LAD\\_TS.pdf](#)  
[2025\\_0129\\_C167-005\\_SAMPLE\\_LETTER.pdf](#)  
[2024\\_1210\\_C167-005\\_SURROUNDING\\_PROPERTY\\_OWNERS\\_CERTIFICATION.pdf](#)  
[2024\\_1210\\_C167-005\\_SIGN\\_POSTING\\_AFFIDAVIT.pdf](#)  
[2024\\_1227\\_C167-005\\_RESP\\_DENY.docx](#)  
[Staff Presentation](#)

## **REQUESTS AND PRESENTATIONS**

### **R&P-1 DISTRICT 19 MEDICAL EXAMINER OFFICE PROJECT UPDATE**

Staff will update the Board as to the progress of the design and construction of a new Medical Examiners Facility for District 19.

Agenda Item: 25-0567

**Attachments:** [Interlocal Agreement C22-11-1015.pdf](#)  
[District 19 ME 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: 25-0377

**(no 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: 25-0388

**(no items)**

## **COUNTY ATTORNEY**

### **DEPT-3 CONSIDER A RESOLUTION APPROVING A CONVEYANCE OF PROPERTY AND ACCEPTANCE OF PROPERTY PURSUANT TO SECTION 125.38, FLA. STAT. IN ACCORDANCE WITH PAL MAR SETTLEMENT AGREEMENT**

This is a request for the adoption of a resolution authorizing a property exchange pursuant to a Settlement, Land Exchange, and Purchase Agreement with Be a Man Buy Land, LLC in the case of Be a Man Buy Land, LLC vs. S. FL Water Man. Dist.; FL Fish and Wildlife Cons. Comm.; The Board of Trustees of the Internal Improv. Trust Fund of the State of FL; and Martin County. The property exchange provides for a 2:1 swap of approximately 559 acres of land in exchange for 1,099 acres from Be A Man Buy Land, LLC.

Agenda Item: 25-0627

**Attachments:** [Exchange Resolution w. Exhibits.pdf](#)  
[SUPP MEMO](#)  
[CORRECTED Exchange Resolution w. Exhibits.pdf](#)

## **Supplemental Memorandum**

### **UTILITIES AND SOLID WASTE**

#### **DEPT-4 INITIAL ASSESSMENT RESOLUTION FOR THE BEAU RIVAGE WATER MAIN MUNICIPAL SERVICE BENEFIT UNIT**

Board action is requested to adopt the initial assessment resolution for the Beau Rivage Water Main Municipal Service Benefit Unit to allow installation of water lines.

Agenda Item: 25-0598

**Attachments:** [Beau Rivage - Initial Assessment Resolution.pdf](#)  
[SUPP MEMO](#)  
[Staff Presentation](#)

## **Supplemental Memorandum (PowerPoint presentation)**

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

## **ADJOURN**

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