



[County seal]

BOARD OF COUNTY COMMISSIONERS

ACTION SUMMARY

FEBRUARY 25, 2025 ~ 9:00 AM

COMMISSION CHAMBERS

2401 SE MONTEREY ROAD, STUART, FLORIDA 34996

COUNTY COMMISSIONERS

Sarah Heard, Chair

Edward V. Ciampi, Vice Chairman

Eileen Vargas

Stacey Hetherington

J. Blake Capps

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

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

5:05 PM - Public Comment

CALL TO ORDER AT 9:03 AM

Invocation ~ Moment of Silence

Pledge of Allegiance ~ **Scott Bruhn**, US Marine; **John Colando**, US Army Veteran; **Jim Walton**, US Army Veteran; **Jamila Gulley**, US Navy USS Stump; **Chris Counsellor**, US Navy Veteran & Retired Coast Guard – Building Department Employees

APPROVAL OF AGENDA

Additional Items – *There were no Additional Items.*

Approval of Agenda – *The Agenda was approved.*

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

ACTION TAKEN: *The proclamation was presented.*

COMMENTS

Public (9:05 AM) - Please limit comments to three minutes.

Commissioners – Commissioner Ciampi requested that the County eliminate the left turn blinking yellow arrow at Martin Downs Boulevard as it enters Pine Ridge. Administrator Donaldson will ask the Traffic Engineering Administrator to talk to the Department of Transportation.

County Administrator – At Administrator Donaldson's request, the County Engineer and Deputy County Attorney gave a brief explanation of the road opening process (responding to the Board's request at the February 11, 2025 meeting regarding the NE Mango Terrace agenda item heard on December 10, 2024).

CONSENT AGENDA

Approval of Consent Agenda – **No Consent Agenda Items pulled for discussion.**

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 – **Not applicable.**

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

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

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 **RESOLUTION NO. 25-2.15**

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

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

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

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

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 **Supplemental Memorandum**
ACTION TAKEN: The Board adopted various Budget Resolutions to amend the various taxing authorities and non-taxing authority funds to allocate available monies from the adopted fund balance and other revenue sources in the FY25 Budget.
RESOLUTION NOS. 25-2.17 through 25-2.42

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 [Supplemental Memorandum](#)

ACTION TAKEN: The Board continued this public hearing to March 25, 2025 at 9:00 am or as soon after as the matter may be heard in Chambers at the Martin County Administrative Building.

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 [Supplemental Memorandum](#)

ACTION TAKEN: The Board continued this public hearing to March 25, 2025 at 9:00 am or as soon after as the matter may be heard in Chambers at the Martin County Administrative Building and agreed to the changes as discussed.

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 [Supplemental Memorandum](#)

ACTION TAKEN: The Board continued this public hearing to March 25, 2025 at 9:00 am or as soon after as the matter may be heard in Chambers at the Martin County Administrative Building and agreed to the change as discussed.

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 [Supplemental Memorandum](#)

ACTION TAKEN: The Board continued this public hearing to March 25, 2025 at 9:00 am or as soon after as the matter may be heard in Chambers at the Martin County Administrative Building and agreed to the change as discussed.

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 [Supplemental Memorandum](#)

ACTION TAKEN: The Board continued this public hearing to March 25, 2025 at 9:00 am or as soon after as the matter may be heard in Chambers at the Martin County Administrative Building.

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 [Supplemental Memorandum](#)

ACTION TAKEN: The Board continued this public hearing to March 25, 2025 at 9:00 am or as soon after as the matter may be heard in Chambers at the Martin County Administrative Building and agreed to the change as discussed.

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 [Supplemental Memorandum](#)

ACTION TAKEN: The Board continued this public hearing to March 25, 2025 at 9:00 am or as soon after as the matter may be heard in Chambers at the Martin County Administrative Building.

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

RESOLUTION NO. 25-2.44

ACTION TAKEN: The Board received and filed the agenda item and all attachments as an exhibit and adopted the Resolution approving the rezoning from RE-2A, Rural Estate District to PUD and approved the Chancey Bay Ranch PUD Zoning Agreement including the Master and Final Site Plan.

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

10:30 AM PRESET

ACTION TAKEN: The Board heard the 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**

ACTION TAKEN: No action needed.

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**

ACTION TAKEN: No action needed.

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 [Supplemental Memorandum](#) [RESOLUTION NO. 25-2.16](#)

ACTION TAKEN: The Board adopted the Resolution.

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 [Supplemental Memorandum](#) [RESOLUTION NO. 25-2.45](#)

ACTION TAKEN: The Board adopted the Initial Assessment Resolution to create the Beau Rivage Water Main Municipal Service Benefit Unit.

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

ADJOURNED AT 3:11 PM

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