



## BOARD OF COUNTY COMMISSIONERS

### DRAFT AGENDA

4/9/24 9:00 AM

### BOCC MEETING AGENDA

### COMMISSION CHAMBERS

2401 SE MONTEREY ROAD, STUART, FLORIDA 34996

---

#### **COUNTY COMMISSIONERS**

Harold E. Jenkins II, Chairman  
Stacey Hetherington, Vice Chair  
Doug Smith  
Sarah Heard  
Edward V. Ciampi

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

10:00 AM - Staff Presentation on the History of Bathtub Beach

5:05 PM - Public Comment

#### **CALL TO ORDER**

1. INVOCATION ~ Pastor Aaron Meehan, Higher Purpose Pentecostal Church
2. PLEDGE OF ALLEGIANCE ~ Jeffrey Norwood, US Army Combat Veteran
3. ADDITIONAL ITEMS
4. APPROVAL OF AGENDA
5. 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.

#### **COMMENTS**

1. PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.
2. COMMISSIONERS
3. COUNTY ADMINISTRATOR

#### **CONSENT**

#### **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: 24-0494

**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 February 26, 2024 and March 24, 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: 24-0500

Attachments: [Warrant List](#)

**CNST-3 ADOPT A PROCLAMATION DECLARING STAMP OUT HUNGER DAY IN MARTIN COUNTY, FLORIDA**

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

Agenda Item: 24-0702

Attachments: [Stamp Out Hunger](#)

**CNST-4 ADOPT A PROCLAMATION DECLARING CHILD ABUSE PREVENTION MONTH IN MARTIN COUNTY, FLORIDA**

The Board is asked to adopt a proclamation declaring Child Abuse Prevention Month in Martin County, Florida.

Agenda Item: 24-0741

Attachments: [Child Abuse Prevention Month](#)

**CNST-5 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: 24-0779

Attachments: [Hurricane Preparedness Week](#)

**CNST-6 ADOPT FOUR PROCLAMATIONS COMMENDING YOUNG MEN FROM TROOP 811 UPON THE ACHIEVEMENT OF EAGLE SCOUT**

The Board extends greetings and congratulations to scouts achieving the rank of Eagle Scout. Troop 840 would like to announce that Egan Hammond, Ethan Kolenut, George Secor, and Kyle Secor have each earned the rank of Eagle Scout.

Agenda Item: 24-0784

**Attachments:**    [Eagle Scout 811-Egan Hammond](#)  
                              [Eagle Scout 811-Ethan Kolnut](#)  
                              [Eagle Scout 811-George Secor](#)  
                              [Eagle Scout 811-Kyle Secor](#)

**CNST-7**    **ADOPT FOUR PROCLAMATIONS COMMENDING YOUNG MEN FROM TROOP 840 UPON THE ACHIEVEMENT OF EAGLE SCOUT**

The Board extends greetings and congratulations to scouts achieving the rank of Eagle Scout. Troop 840 would like to announce that Austin James Fleming, Patrick Cooper Moeller, Andres George Snow III, and Talan Jarrauld Woodcock have each earned the rank of Eagle Scout.

**Agenda Item:**    24-0794

**Attachments:**    [Eagle Scout Austin Fleming](#)  
                              [Eagle Scout Patrick Moeller](#)  
                              [Eagle Scout Andres Snow](#)  
                              [Eagle Scout Talan Woodcock](#)

**CNST-8**    **ADOPT A PROCLAMATION DECLARING EVERGLADES DARK SKY MONTH IN MARTIN COUNTY, FLORIDA**

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

**Agenda Item:**    24-0801

**Attachments:**    [Everglades Dark Sky Month Proclamation](#)

**BUILDING**

**CNST-9**    **REQUEST FOR APPROVAL OF FINE REDUCTION STIPULATION AND AGREED RECOMMENDED ORDER REGARDING THE CODE ENFORCEMENT CASE OF MARY RIGGS MAYO AND MICHAEL MAYO CASE NUMBER ENF2022040288**

Pursuant to the provisions of Section 1.98B, General Ordinances, Martin County Code, the Board of County Commissioners is asked to consider approval of a Fine Reduction Stipulation and Agreed Recommended Order regarding the Code Enforcement case of Mary Riggs Mayo and Michael Mayo.

**Agenda Item:**    24-0692

**Attachments:**    [SIGNED FINE REDUCTION ENF2022040288.pdf](#)

**CNST-10**    **REQUEST FOR APPROVAL OF FINE REDUCTION STIPULATION AND AGREED RECOMMENDED ORDER REGARDING THE CODE ENFORCEMENT CASE OF BAF 3 LLC CASE NUMBER ENF2021100063**

Pursuant to the provisions of Section 1.98B, General Ordinances, Martin County Code, the Board of County Commissioners is asked to consider approval of a Fine Reduction Stipulation and Agreed Recommended Order regarding the Code Enforcement case of BAF 3 LLC.

**Agenda Item:**    24-0693

**Attachments:**    [SIGNED FINE REDUCTION.pdf](#)

**COUNTY ATTORNEY**

**CNST-11 AMENDMENT TO THE BOARD DIRECTED DONATION POLICY**

This amendment modifies the current Donation Policy by adding language which allows the County Administrator, or his/her designee, to authorize additional recognition to donors whose donations are valued at \$15,000 or more; removes reference to a no longer existent Martin County Code; and changes the wording of 'Fixed Asset Division' to the 'Purchasing Division'.

Agenda Item: 24-0795

Attachments: [2024 - Donation Policy - Board Directed.docx](#)

**PUBLIC WORKS**

**CNST-12 ACCEPTANCE AND APPROVAL OF A SECOND AMENDMENT TO OPTION TO LEASE WITH THE MARTIN COUNTY POLICE ATHLETIC LEAGUE, INC., EXTENDING THE TERM OF THE OPTION TO LEASE ON COUNTY OWNED REAL PROPERTY IN GOLDEN GATE**

This request is for the approval of a Second Amendment to Option to Lease between Martin County and Martin County Police Athletic League, Inc. (MCPAL), extending the term of the Option to Lease for two additional years. The subject property is owned by Martin County and located in Golden Gate.

Agenda Item: 24-0700

Attachments: [Signed Second Amend to option.pdf](#)  
[2024-02-21 Ext request.pdf](#)  
[1st AMND to Option to Lease.2022-05-12.pdf](#)  
[Option exp. 2022](#)

**CNST-13 APPROVAL OF A REVOCABLE ACCESS AND MAINTENANCE EASEMENT BETWEEN MARTIN COUNTY AND MCARTHUR GOLF CLUB, L.L.C., FOR MAINTENANCE ASSOCIATED WITH SERVICE ACCESS TO MCARTHUR'S WEST GOLF COURSE AND MAINTENANCE FACILITIES**

Request acceptance of a Revocable Access and Maintenance Easement from Martin County to provide McArthur Golf Club, L.L.C., a Delaware limited liability company, necessary access and maintenance over County property, for McArthur to maintain its west golf course and maintenance facilities, installation of a stop sign and gate at entrance of SE Circle Street. Access will be limited and shall not be available for public use.

Agenda Item: 24-0711

Attachments: [Location Map.pdf](#)  
[2023-08-28 MCARTHUR-Access and Maintenance Easement clean3-6-24.pdf](#)

**CNST-14 FINAL APPROVAL OF A CONTRACT AND ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING A SPECIAL WARRANTY DEED FOR THE ACQUISITION OF A ONE-HALF ACRE VACANT LOT IN PALM BEACH HEIGHTS FOR CONSERVATION PURPOSES**

This is a request for final approval of a Vacant Land Contract and adoption of a resolution approving and accepting a Special Warranty Deed from Frank P. Pacheco, for the acquisition of a vacant one-half-acre parcel in the amount of \$4,000.00, located in Palm Beach Heights (Pal-Mar) for conservation purposes.

Agenda Item: 24-0742

**Attachments:** [Pacheco Location Map](#)  
[Resolution](#)  
[Special Warranty Deed Draft](#)  
[Signed Contract](#)

**CNST-15 SECOND AMENDMENT TO THE INTERLOCAL AGREEMENT FOR  
CREATION OF THE MARTIN COUNTY METROPOLITAN PLANNING  
ORGANIZATION**

At the April 11, 2024, BOCC meeting, Martin Metropolitan Planning Organization (MPO) Staff will request that the BOCC approve the Second Amendment to the Interlocal Agreement for Creation of the Martin County MPO, which will add a fifth Martin County Commissioner as a voting member to the MPO Board.

Agenda Item: 24-0754

**Attachments:** [Second Amendment to Interlocal Agreement.pdf](#)

**UTILITIES AND SOLID WASTE**

**CNST-16 INITIAL ASSESSMENT RESOLUTION FOR THE HARBOR  
ESTATES/GAINES AVENUE WATER MAIN EXTENSION MUNICIPAL  
BENEFIT UNIT**

Board action is requested to adopt the initial assessment resolution for the Harbor Estates/Gaines Avenue Area Water Main Municipal Service Benefit Unit to allow installation of water lines.

Agenda Item: 24-0680

**Attachments:** [Harbor Estates Gaines Avenue Area - Initial Assessment  
Resolution - Agenda.pdf](#)

**BOARD AND COMMITTEE APPOINTMENTS**

**B&C-1 LIBRARY BOARD OF TRUSTEES APPOINTMENTS**

After solicitation of applicants due to terms expiring, the Board is asked to make the necessary appointments to the Library Board of Trustees.

Agenda Item: 24-0606

**Attachments:** [Library Board of Trustees.docx](#)  
[Establishing Document LBT.pdf](#)  
[Information Release](#)  
[Resolution](#)  
[Brown Don.pdf](#)  
[Peterson-Daly Pamela.pdf](#)  
[Pole Nelson.pdf](#)  
[Tomasik Diane.pdf](#)  
[Redmond Nicole.pdf](#)  
[Voting Sheet](#)

**PUBLIC HEARING**

**PH-1**

**PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE  
CALLING FOR REFERENDUM ON A TEN-YEAR HALF-CENT SALES TAX  
FOR CONSERVATION LANDS AND A RESOLUTION ESTABLISHING  
THE ENVIRONMENTAL LANDS OVERSIGHT COMMITTEE**

This agenda item brings forward a draft ordinance calling for a referendum on the question of whether to levy a ten-year one-half percent (one-half cent) local government infrastructure sales surtax for the acquisition of conservation lands to be placed on the November 5, 2024 General Election Ballot as well as a draft resolution establishing the Environmental Lands Oversight Committee provided for in the draft ordinance.

Agenda Item: 24-0744

Attachments: [Schedule for Sales Tax Referendum 2023.pdf](#)  
[2024 Sales Tax Ordinance 02292024 BCC040924.docx](#)

**PUBLIC HEARINGS 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 APEX PAVERS INC. (A085-002)**

This is a request by McCarthy Summers et al. on behalf of Apex Pavers, Inc., for a proposed amendment to the county zoning atlas to change the existing zoning district of an approximately 1.7-acre undeveloped site from A-1A, Agricultural District and B-1, Business District to GC, General Commercial District, or the most appropriate zoning district. The GC zoning district is consistent with the site's current future land use designation of General Commercial. The subject property is located at 624 SE Monterey Road in Stuart. Included with this application is a request for a Certificate of Public Facilities Exemption.

Agenda Item: 24-0746

Attachments: [2024 0314 A085-002 STAFF REPORT.docx](#)  
[2024 0312 A085-002 DRAFT RESOLUTION TO  
APPROVE.docx](#)  
[2024 0312 A085-002 EXHIBIT A LEGAL  
DESCRIPTION.docx](#)  
[2024 0306 A085-002 APPLICATION MATERIALS.pdf](#)  
[2024 0306 A085-002 DISCLOSURE OF INTEREST.pdf](#)  
[2024 0306 A085-002 SAMPLE LETTER.pdf](#)  
[2024 0313 A085-002 PROPERTY OWNERS  
CERTIFICATION.pdf](#)  
[2024 0306 A085-002 SIGN POSTING AFFIDAVIT.pdf](#)  
[2024 0320 A085-001 LAD Tearsheet.pdf](#)  
[2024 0312 A085-002 DRAFT RESOLUTION TO  
DENY.docx](#)  
[Staff Presentation](#)

**PHQJ-2 PUBLIC HEARING TO CONSIDER ADOPTION OF AN AMENDMENT TO THE MARTIN COUNTY ZONING ATLAS TO CHANGE THE ZONING CLASSIFICATION FOR MR. ERIC BRUSH (G088-001)**

This is a request by Cotleur & Hearing on behalf of Mr. Eric Brush for a proposed amendment to the county zoning atlas to change the zoning district classification for an approximately 20.1-acre undeveloped site from A-2 (Agricultural) to AR-5A (Agricultural Ranchette). The site is located west of SW Greenridge Lane, approximately 0.64 miles southwest of the intersection of SW Greenridge Lane and SW 96th Street, in Palm City. Included is a request for a Certificate of Public Facilities Exemption.

Agenda Item: 24-0745

**Attachments:** [2024 0314 G088-001 Staff Report Final.docx](#)  
[2024 0409 G088-001 Draft Resolution.docx](#)  
[2024 0313 G088-001 Application Materials.pdf](#)  
[2024 0313 G088-001 Disclosure of Interest Affidavit.pdf](#)  
[2024 0320 G088-001 LAD Tearsheet.pdf](#)  
[2024 0312 G088-001 Sample Letter to Surrounding Property Owners.pdf](#)  
[2024 0313 G088-001 Sign Posting Affidavit.pdf](#)  
[2024 0409 G088-001 Draft Reso to Deny.docx](#)  
[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: 24-0509

**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: 24-0515

**PUBLIC WORKS**

**DEPT-3 STAFF PRESENTATION ON THE HISTORY OF BATHTUB BEACH**

As requested by Commissioner Smith, County staff and staff from Olsen and Associates will present information on the history of Bathtub Reef Beach and the engineering challenges associated with the unique natural resource.

Agenda Item: 24-0713

**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).