



BOARD OF COUNTY COMMISSIONERS

DRAFT AGENDA

4/30/24 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

9:30 AM - Request for Concurrence of the Appointment of the Administrator of the Florida Department of Health in Martin County

5:05 PM - Public Comment

CALL TO ORDER

1. INVOCATION ~ Moment of Silence
2. PLEDGE OF ALLEGIANCE ~ Jeff Norwood, Veterans Services Officer
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.

PROCLAMATIONS AND SPECIAL PRESENTATIONS

PROC-1 SERVICES AND STATISTICS REGARDING OUR VETERANS SERVICES OFFICE

Veterans Services will provide a brief report on the services and statistics provided over the last three years.

Agenda Item: 24-0730

Attachments: [Presentation](#)

**PROC-2 PRESENT PROCLAMATIONS PREVIOUSLY APPROVED VIA THE
CONSENT AGENDA**

The Chairman will present proclamations declaring Stamp Out Hunger Day, Hurricane Preparedness Week, Child Abuse Prevention Month, and Everglades Dark Sky Month in Martin County, Florida.

Agenda Item: 24-0703

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: 24-0495

**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 25, 2024 and April 14, 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: 24-0501

Attachments: [Warrant List](#)

CNST-3 BOARD OF COUNTY COMMISSION MINUTES TO BE APPROVED

The Board is asked to approve minutes from the September 12, September 26, October 10, October 19 (joint meeting), October 24, November 7, and November 21, 2023 meetings.

Agenda Item: 24-0785

Attachments: [09.12.2023 BCC Minutes.pdf](#)
[09.26.2023 BCC Minutes.pdf](#)
[10.10.2023 BCC Minutes.pdf](#)
[10.19.2023 Joint BCC Minutes.pdf](#)
[10.24.2023 BCC Minutes.pdf](#)
[11.07.2023 BCC Minutes.pdf](#)
[11.21.2023 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: 24-0506

CNST-5 ADOPT A PROCLAMATION DECLARING MENTAL HEALTH AWARENESS MONTH IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation declaring Mental Health Awareness Month in Martin County, Florida.

Agenda Item: 24-0748

Attachments: [Mental Health Awareness](#)

CNST-6 ADOPT A PROCLAMATION DECLARING NURSES WEEK IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation declaring Nurses Week in Martin County, Florida.

Agenda Item: 24-0800

Attachments: [Nurses Week](#)

CNST-7 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: 24-0815

Attachments: [Historic Preservation Month](#)

CNST-8 ADOPT A PROCLAMATION DECLARING APRAXIA AWARENESS MONTH AND APRAXIA AWARENESS DAY IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation declaring Apraxia Awareness Month and Apraxia Awareness Day in Martin County, Florida.

Agenda Item: 24-0851

Attachments: [Apraxia Awareness](#)

CNST-9 APPROVAL OF REVISED LOCAL HOUSING ASSISTANCE PLAN (LHAP) FY 2020-2023

The Local Housing Assistance Plan (LHAP) governs Martin County's State Housing Initiative Partnership Program (SHIP) programming and expenditures. This revision of the 2020-2023 LHAP was prepared by staff to update internal procedures and processes.

Agenda Item: 24-0853

Attachments: [Martin County 2020-2023 LHAP - revised.pdf](#)
[2020 exhibit a.pdf](#)
[2020 exhibit b.pdf](#)
[2020 exhibit c.pdf](#)
[2020 exhibit d.pdf](#)
[2020 Exhibit e Resolution.pdf](#)

**CNST-10 APPROVAL OF REVISED LOCAL HOUSING ASSISTANCE PLAN (LHAP)
FY 2023-2026**

The Local Housing Assistance Plan governs Martin County's State Housing Initiative Partnership Program programming and expenditures. This revision of the 2023-2026 LHAP was prepared by staff to update internal procedures and processes and incorporate technical updates that were approved for the 2020-2023 LHAP, to maintain consistency in the program.

Agenda Item: 24-0854

Attachments: [Martin 2023-2026 Revised.pdf](#)
[2023 exhibit a.pdf](#)
[2023 exhibit b.pdf](#)
[2023 exhibit c.pdf](#)
[2023 exhibit d.pdf](#)
[2023 exhibit e Resolution.pdf](#)

BUILDING

**CNST-11 REQUEST FOR APPROVAL OF FINE REDUCTION STIPULATION AND
AGREED RECOMMENDED ORDER REGARDING THE CODE
ENFORCEMENT CASE OF FOX GROVE FARMS LLC CASE NUMBER
07-0016287**

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 Fox Grove Farms LLC.

Agenda Item: 24-0817

Attachments: [SIGNED FINE REDUCTION 07-0016287.pdf](#)

**CNST-12 REQUEST FOR APPROVAL OF FINE REDUCTION STIPULATION AND
AGREED RECOMMENDED ORDER REGARDING THE CODE
ENFORCEMENT CASE OF JOHN B MARMON CASE NUMBER
ENF2020020082**

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 John B Marmon.

Agenda Item: 24-0829

Attachments: [SIGNED FINE REDUCTION ENF2020020082.pdf](#)

CNST-13 REQUEST FOR APPROVAL OF FINE REDUCTION STIPULATION AND AGREED RECOMMENDED ORDER REGARDING THE CODE ENFORCEMENT CASE OF MELTON MANAGEMENT INC CASE NUMBER ENF2023020483

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 Melton Management Inc.

Agenda Item: 24-0830

Attachments: [SIGNED FINE REDUCTION ENF2023020483.pdf](#)

PARKS AND RECREATION

CNST-14 TRANSPORTATION SERVICES AGREEMENT WITH SCHOOL BOARD OF MARTIN COUNTY

The Transportation Services Agreement with the School Board of Martin County is for the use of school buses to transport after-school and summer camp participants for field trips, special events, and activities.

Agenda Item: 24-0828

Attachments: [Martin County BOCC - Parks.pdf](#)

PUBLIC WORKS

CNST-15 ADOPT A RESOLUTION APPROVING AND ACCEPTING SW EARL AVENUE INTO COUNTY ROAD INVENTORY FOR OWNERSHIP AND MAINTENANCE

The Board of County Commissioners is requested to adopt the Resolution for acceptance of SW Earl Avenue into the County Road Inventory to allow a roadway improvement project within the plat of Henderson's Addition in Palm City.

Agenda Item: 24-0819

Attachments: [SW Earl Street Parcel Map.pdf](#)
[SW Earl St Engineers Estimate.pdf](#)
[SW Earl Street Road Acceptance Resolution.pdf](#)

CNST-16 ADOPT A RESOLUTION APPROVING AND ACCEPTING A WARRANTY DEED FOR RIGHT-OF-WAY FROM SAWUBONA LLC AS A CONDITION OF APPROVAL OF A MINOR FINAL SITE PLAN FOR PORT SALERNO ANIMAL HOSPITAL IN STUART

This is a request for the adoption of a resolution approving and accepting a Warranty Deed for 15.26 square feet of dedicated right-of-way (ROW) on SE Dixie Highway from Sawubona LLC, as a condition of approval of the Port Salerno Animal Hospital minor final site plan in Stuart.

Agenda Item: 24-0823

Attachments: [Location Map.pdf](#)
[Resolution.docx](#)
[Executed Warranty Deed pkg.pdf](#)

CNST-17 ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING A UTILITY EASEMENT FROM NNA KANSAS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ALONG SW OLD KANSAS AVENUE IN STUART

This is a request for the adoption of a Resolution approving and accepting a Utility Easement from NNA Kansas, LLC, to allow for the connection of water and sewer services for the NNA East Tropical Business Park development project along SW Old Kansas Avenue in Stuart.

Agenda Item: 24-0826

Attachments: [Location Map - NNA East Tropical Business Park UE - 04.02.24 - 3990.pdf](#)
[Resolution - NNA East UE - 04.02.24 - 3990.docx](#)
[Executed UE Pkg - NNA East - 03.25.24 - 3990.pdf](#)

BOARD AND COMMITTEE APPOINTMENTS

B&C-1 NEIGHBORHOOD ADVISORY COMMITTEE APPOINTMENTS

After solicitation of applicants, the Board is asked to make the necessary appointments to the Golden Gate, Jensen Beach, and Port Salerno Neighborhood Advisory Committees.

Agenda Item: 24-0237

Attachments: [Neighborhood Advisory Committees Establishing Document CRA NACs.pdf](#)
[Information Release NACs](#)
[Resolution GG JB PS](#)
[JBNAC Wire.III Robert.J.pdf](#)
[PSNAC Ardigo Christina Waldron.pdf](#)
[PSNAC Booth Heather Anne.pdf](#)
[PSNAC Torres Oscar.L.pdf](#)
[Voting Sheet PSNAC](#)

PUBLIC HEARINGS

PH-1 PUBLIC HEARING AND FINAL ASSESSMENT RESOLUTION FOR THE HARBOR ESTATES/GAINES AVENUE WATER MAIN EXTENSION MUNICIPAL SERVICE BENEFIT UNIT

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

Agenda Item: 24-0681

Attachments: [Harbor - Final Assessment Resolution - Agenda.pdf](#)
[Staff Presentation](#)

PH-2 PUBLIC HEARING FOR THE FEDERAL TRANSIT ADMINISTRATION (FTA) FY21 SECTION 5307 URBANIZED FORMULA FUNDING

Martin County's Public Transit system is partially funded by a Federal Transit Administration grant that must be applied for each year. The grant application requires

Martin County Board of County Commissioners to conduct a public hearing that encourages public participation and opportunities for the community to comment on the Program of Projects for the filing of the FY2021 Section 5307 Grant Application.

Agenda Item: 24-0808

Attachments: [Priority Checklist.docx](#)
[5307 Notice of Publication 2024.pdf](#)

PH-3

LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF COMPREHENSIVE PLAN AMENDMENT (CPA) 22-06, CALUSA CREEK RANCH TEXT

This is a legislative public hearing to consider a request for an amendment to the text of Chapter 4, Future Land Use Element of the Martin County Comprehensive Growth Management plan which, if approved, would amend Policy 4.13A.18. Rural Lifestyle.

Agenda Item: 24-0188

Attachments: [1 Staff Report.docx](#)
[2 Application Materials CPA 22-06 Calusa Creek Ranch.pdf](#)
[4 Draft Ord Text Amendment.docx](#)
[3 Agency Comments.pdf](#)
[5 Preliminary Analysis Chapter 2023-169 Law of Florida.pdf](#)
[6 Utility's Review.pdf](#)
[2024 0412 CPA 22-06 Adopt Tearsheet.pdf](#)
[Ag Lands Ownership 03 2024.pdf](#)

PH-4

LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF COMPREHENSIVE PLAN AMENDMENT (CPA) 23-12, THE RANCH PUD FLUM

This is a request for an amendment to the Future Land Use Map (FLUM) on 3,902.64-acres. If approved, the request will change the future land use designation from Agricultural (up to one unit per 20 acres) to Rural Lifestyle (up to one unit per 20 acres). The property is addressed at 4505 SW Kanner Highway and is located on both sides of SW Kanner Highway, and the south side of SW Bridge Road at the intersection SW Kanner Highway and SW Bridge Road.

Agenda Item: 24-0189

Attachments: [1 Staff Report FLUM.docx](#)
[2 Application materials.pdf](#)
[3 Staff Reviews.pdf](#)
[4 Agency Comments.pdf](#)
[Applicant Response.pdf](#)
[Draft Ord FLUM.docx](#)
[2024 0412 CPA 23-12 Adopt Tearsheet.pdf](#)
[Ag Lands Ownership 03 2024.pdf](#)

PUBLIC HEARINGS QUASI-JUDICIAL

PHQJ-1 PUBLIC HEARING TO CONSIDER A REQUEST FOR REZONING APPROVAL TO PLANNED UNIT DEVELOPMENT (PUD) THROUGH A PUD ZONING AGREEMENT FOR THE RANCH PROJECT INCLUDING A MASTER AND PHASING PLAN (S239-004)

This is a request by Urban Design Studio and Tyson J. Waters, Esq. on behalf of JWA Ranch, LLC for an approval of a rezoning from A-2, Agricultural District to PUD including and master site plan for the development of approximately 3,903 acres consistent with the Rural Lifestyle Future Land Use. Included is a request for deferral of Public Facilities Reservation.

Agenda Item: 24-0783

Attachments: [2024 0402 S239-004 Staff Report Final.docx](#)
[The Ranch PUD Zoning Agreement.docx](#)
[2024 0326 S239-004 Legal Description.pdf](#)
[2024 0402 S239-004 Master Plan.pdf](#)
[2024 0402 S239-004 Phasing Plan.pdf](#)
[2024 0325 S239-004 Resolution Zoning.docx](#)
[2024 0326 S239-004 Application Materials.pdf](#)
[Disclosure of Interest Affidavit.pdf](#)
[2024 0326 S239-004 Fiscal Analysis.pdf](#)
[2024 0403 S239-004 LAD Tearsheet.pdf](#)
[2024 0326 S239-004 Notice to Surrounding Properties.docx](#)
[2024.04.03 The Ranch PUD Public Notice Affidavit.pdf](#)
[2024 0320 S239-004 Sign Posting Affidavit.pdf](#)
[2024 0325 S239-004 Reso to Deny.doc](#)
[Staff Presentation](#)

PHQJ-2 PUBLIC HEARING TO CONSIDER THE ABANDONMENT OF A PORTION OF PLATTED RIGHT-OF-WAY, LYING WITHIN OLYMPIA PLAT NO. 1

This is a request for the Board to consider the abandonment of a portion of platted right-of-way.

Agenda Item: 24-0820

Attachments: [Location Map.pdf](#)
[Exhibit A.pdf](#)
[Resolution.pdf](#)

DEPARTMENTAL QUASI-JUDICIAL **GROWTH MANAGEMENT**

DPQJ-1 REQUEST PLAT APPROVAL FOR THE PENTALAGO PHASE II PROJECT (P147-014)

This is a request by Velcon Engineering & Surveying, LLC, on behalf of Tight-Line Lakes, LLC, for approval of the Pentlago Phase II Plat. Phase II contains sixteen (16) of the

forty-two (42) lots in the Pentalago single-family subdivision. The subject site is located north of I-95 and generally east of SW Citrus Boulevard in western Palm City. Included is a request for a Certificate of Public Facilities Exemption.

Agenda Item: 24-0687

Attachments: [2024 0411 P147-014 Staff Report Final.pdf](#)
[2024 0226 P147-014 Pentalago Ph. II Plat.pdf](#)
[2024 0227 P147-014 Approved Pentalago Ph. II Revised Minor Final Site Plan.pdf](#)
[2024 0226 P147-014 Survey.pdf](#)
[2024 0226 P147-014 Application.pdf](#)
[2024 0226 P147-014 Disclosure of Interest Affidavit.pdf](#)
[2024 0226 P147-014 Sign Posting Affidavit.pdf](#)
[Staff Presentation](#)

DPQJ-2 REQUEST PLAT APPROVAL FOR THE DISCOVERY PLANNED UNIT DEVELOPMENT (PUD) PROJECT (H123-027)

This is a request by Lucido & Associates on behalf of Discovery Hobe Sound Investors, LLC for approval of the Discovery PUD plat consistent with the approved Discovery PUD Phase 2A Final Site plan for 317 single-family lots. The subject site is located north of and adjacent to SW Bridge Road, approximately one mile east of the I-95 Interchange in Hobe Sound. Included is a request for a Certificate of Public Facilities Exemption.

Agenda Item: 24-0816

Attachments: [2-List of Easements to be terminated.pdf](#)
[2024 0405 H123-027 DRAFT CONTRACT.pdf](#)
[2024 0405 H123-027 DRAFT SURETY BOND.pdf](#)
[2024 0405 H123-027 APPROVED EOPC.pdf](#)
[EXHIBIT A LEGAL DESCRIPTION.docx](#)
[2024 0430 RESO APPROVE PHASE 2A FSP.docx](#)
[2024 0405 H123-027 APPLICATION MATERIALS.pdf](#)
[2024 0405 H123-027 DISCLOSURE OF INTEREST.pdf](#)
[2024 0405 H123-027 SIGN POSTING CERTIFICATION.pdf](#)
[2024 0405 H123-027 RESO DENY PLAT.doc](#)

PUBLIC WORKS

DPQJ-3 RIGHT-OF-WAY WIDTH VARIANCE REQUEST FOR NE MANGO TERRACE

This is a request to adopt a resolution to grant a variance for the right-of-way width for NE Mango Terrace.

Agenda Item: 24-0782

Attachments: [Location Map NE MANGO TERRACE.pdf](#)
[0210 228 ROW abandonment.pdf](#)
[Mango Lane 2-66.pdf](#)
[Mango Lane Amended 2-76.pdf](#)
[Resolution NE Mango Terr Variance.docx](#)

**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: 24-0510

**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: 24-0516

**DEPT-3 REQUEST FOR CONCURRENCE OF THE APPOINTMENT OF THE
ADMINISTRATOR OF THE FLORIDA DEPARTMENT OF HEALTH IN
MARTIN COUNTY**

The Florida Department of Health (DOH) has selected Nicholas Clifton, MHA as Administrator of the Florida Department of Health in Martin County. The DOH is requesting the Martin County Board of County Commissioners' concurrence in the appointment.

Agenda Item: 24-0676

Attachments: [FDOH Request for Concurrence 02.20.2024.pdf](#)

DEPT-4 DISCUSSION ON MARTIN COUNTY WELLNESS CLINIC LOCATION

This is a request to discuss selection of the location for the Martin County Wellness Clinic.

Agenda Item: 24-0818

Attachments: [Presentation](#)

COUNTY ATTORNEY

**DEPT-5 APPROVE THE REQUEST BY THE MARTIN COUNTY SCHOOL BOARD
TO PLACE A REFERENDUM CONCERNING A ONE-HALF MILL AD
VALOREM TAX INCREASE ON THE NOVEMBER 5, 2024 BALLOT**

The County Administrator received correspondence from the Martin County School Board Superintendent of Schools that contained a resolution requesting action by the Martin County Board of County Commissioners (Board) to direct the Supervisor of Elections to place on the November 5, 2024 General Election Ballot a referendum on the question of

renewing the current ad valorem millage by up to one-half mill per year for four years.

Agenda Item: 24-0850

Attachments: [MCSB Reso 24-02.pdf](#)

WORKSHOP

WORK-1 REVIEW THE FISCAL YEAR (FY) 2025 TENTATIVE CAPITAL IMPROVEMENT PLAN (CIP)

The draft Fiscal Year 2025 Capital Improvement Plan will be presented for the Board's review.

Agenda Item: 24-0750

Attachments: [FY25 TENTATIVE BUDGET BOOK 4.2.24 FINAL.pdf](#)

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

ADJOURN

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