



**BOARD OF COUNTY COMMISSIONERS**

**ACTION SUMMARY**  
**MARCH 21, 2023 ~ 9:00 AM**

**COMMISSION CHAMBERS**  
**2401 SE MONTEREY ROAD, STUART, FLORIDA 34996**

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**COUNTY COMMISSIONERS**

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

*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  
5:05 PM - Public Comment

**CALL TO ORDER AT 9:03 AM**

1. INVOCATION ~ **Senior Pastor Steve Bray**, The Grace Place Church
2. PLEDGE OF ALLEGIANCE ~ **Lew Jones**, Vietnam Veteran
3. ADDITIONAL ITEMS – [The Additional Item of DEPT-5 was added to the Agenda.](#)
4. APPROVAL OF AGENDA – [The Agenda was approved.](#)
5. APPROVAL OF CONSENT AGENDA – [The Consent Agenda was approved.](#)

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 PRESENT PROCLAMATIONS PREVIOUSLY APPROVED VIA THE CONSENT AGENDA**

The Chairman will present proclamations declaring Vietnam War Veterans Day, Surveyors and Mappers Week, and Government Finance Professionals Week in Martin County, Florida.

Agenda Item: 23-0474

**ACTION TAKEN:** [The proclamations were presented.](#)

**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: 23-0320 **Supplemental Memorandum (1 item)**

**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 21, 2023 and March 6, 2023. 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: 23-0328

**CNST-3 BOARDS AND COMMITTEES STATUS REPORT**

This quarterly Status Report is provided to keep the Commission apprised of all the current vacancies, expired terms, etc. on their various boards and committees.

Agenda Item: 23-0314

**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: 23-0333

**CNST-5 ANIMAL CARE AND CONTROL OVERSIGHT BOARD APPOINTMENTS**

After solicitation of applicants, the Board is asked to make the necessary appointments to the Animal Care and Control Oversight Board.

Agenda Item: 23-0456

**RESOLUTION NO. 23-3.8**

**CNST-6 ADOPT A PROCLAMATION DECLARING CHILD ABUSE AWARENESS MONTH IN MARTIN COUNTY, FLORIDA**

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

Agenda Item: 23-0566

**CNST-7 ADOPT A PROCLAMATION DECLARING SEXUAL ASSAULT AWARENESS MONTH IN MARTIN COUNTY, FLORIDA**

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

Agenda Item: 23-0568

**CNST-8 ADOPT A PROCLAMATION DECLARING ALCOHOL AWARENESS MONTH IN MARTIN COUNTY, FLORIDA**

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

Agenda Item: 23-0603

**AIRPORT**

**CNST-9 APPROVAL OF SECOND AMENDMENT TO LEASE WITH APP STUART FBO, LLC, TO CORRECT A SCRIVENER'S ERROR IN THE LEGAL DESCRIPTION OF THE LEASED PREMISES**

This is a request for the Board to approve a Second Amendment to the Fifth Amendment and Complete Restatement of Agreement of Lease ("Second Amendment") between Martin County and APP Stuart FBO, LLC ("APP"). The purpose of the proposed Second Amendment is to correct a scrivener's error in the legal description of the leased premises.

Agenda Item: 23-0469

**PUBLIC WORKS**

**CNST-10 REQUEST TO MODIFY THE SPEED LIMIT ZONES ON SW LOCKS ROAD**

After reviewing the existing speed limit zones on SW Locks Road, staff is requesting modification to the speed zones on SW Locks Road between SW 18th Avenue and SW Buckskin Trail. The Board is asked to authorize the request through adoption of a resolution.

Agenda Item: 23-0548

**RESOLUTION NO. 23-3.9**

**CNST-11 ADOPT A RESOLUTION APPROVING AND ACCEPTING THE DEDICATION AND CONVEYANCE OF RIGHT-OF-WAY ALONG SW BRIDGE ROAD FROM THREE LAKES GOLF CLUB, LLC, AS A CONDITION OF APPROVAL OF THE REVISED FINAL SITE PLAN INSTUART**

This is a request for the adoption of a resolution approving and accepting a Special Warranty Deed for dedication of right-of-way of varying widths along the property frontage on the north side of SW Bridge Road from Three Lakes Golf Club, LLC, a Delaware limited liability company (Three Lakes), as a condition of approval of the Three Lakes Golf Club Revised Final Site Plan.

Agenda Item: 23-0574

**RESOLUTION NO. 23-3.10**

## **UTILITIES AND SOLID WASTE**

### **CNST-12 FLORIDA GAS TRANSMISSION COMPANY ENCROACHMENT AGREEMENT**

As part of the Western Corridor Water and Sewer Main Extension Project, Martin County Utilities is proposing to install an eight-inch force main under three natural gas pipelines located in an existing Florida Gas Transmission Company easement. An Encroachment Agreement with the Florida Gas Transmission Company is required to be executed prior to installation of the eight-inch force main. The Encroachment Agreement provides written consent from the Florida Gas Transmission Company to install, construct, maintain, use, operate, repair, replace, and enjoy the force main upon a portion of the Easement Area.

Agenda Item: 23-0577

## **BOARD AND COMMITTEE APPOINTMENTS**

### **B&C-1 PARKS AND RECREATION ADVISORY BOARD APPOINTMENTS**

After solicitation of applicants, the Board of County Commissioners is asked to make the necessary appointments to the Parks and Recreation Advisory Board.

Agenda Item: 23-0457

**RESOLUTION NO. 23-3.11**

**ACTION TAKEN:** The Board appointed Craig Taylor and Jack Mathison to the at-large positions on the Parks and Recreation Advisory Board. Craig Taylor's term will begin immediately; Jack Mathison's term will begin April 9, 2023; and both terms will end April 8, 2025. The Board also confirmed the appointments of Casey Cass (Commission District 2) and Anthony Bruce Burr (Commission District 3) for terms to begin April 9, 2023 and end April 8, 2025.

## **PUBLIC HEARING**

### **PH-1 CONSIDER ADOPTION OF AN ORDINANCE REPEALING DIVISION 2 INDIANTOWN COMMUNITY DEVELOPMENT DISTRICT, ARTICLE 10, SPECIAL DISTRICTS, CHAPTER 71 FINANCE AND TAXATION, GENERAL ORDINANCES, MARTIN COUNTY CODE AND DISSOLVING THE INDIANTOWN COMMUNITY DEVELOPMENT DISTRICT**

On February 2, 2023 the Florida Department of Economic Opportunity (DEO) notified the County that DEO declared the Indiantown Community Development District inactive pursuant to Section 189.062, Fla. Stat. and thus the County was required to dissolve the special district and repeal the enabling County ordinance.

Agenda Item: 23-0606

**ORDINANCE NO. 1194**

**ACTION TAKEN:** The Board adopted the Ordinance.

**DEPARTMENTAL QUASI-JUDICIAL  
GROWTH MANAGEMENT**

**DPQJ-1 REQUEST PLAT APPROVAL FOR THE MAGNOLIA RIDGE OF PALM CITY  
PLANNED UNIT DEVELOPMENT (PUD) (P161-005)**

This is a request by Palm City GA Homes, LLC for approval of a plat for a 28-lot residential townhome subdivision with associated infrastructure on approximately 3.56 acres. The subject site is located on the south side of SW Martin Highway, approximately 1,500 feet east of SW High Meadow Avenue in Palm City. Included in this application is a request for a certificate of public facilities exemption.

Agenda Item: 23-0302 **Supplemental Memorandum**

**ACTION TAKEN:** The Board received and filed the Agenda Item and Staff Report as an exhibit; approved the plat for Magnolia Ridge including the Contract for Construction of Required Improvements and Infrastructure; and approved the First Amendment to the Magnolia Ridge at Palm City PUD Zoning Agreement.

**DPQJ-2 REQUEST PLAT APPROVAL FOR THE WILLOUGHBY TOWNHOMES PUD  
PROJECT (W096-003)**

This is a request by Meritage Homes of Florida, Inc. for approval of a plat, consistent with the master/final site plan of a residential major development consisting of 117 townhome units and associated infrastructure on 18.37 acres, resulting in a gross residential density of 6.4 units per acre. The subject site is located on the NE corner at the intersection of SE Salerno Road and SE Willoughby Boulevard in Stuart. Included in this application is a request for a Certificate of Public Facilities Exemption.

Agenda Item: 23-0573

**RESOLUTION NO. 23-3.12**

**ACTION TAKEN:** The Board received and filed the Agenda Item and Staff Report as an exhibit and approved the Plat for the Willoughby Townhomes PUD project, including the Contract for Completion of Required Improvements and Infrastructure, and the Revised Final Site Plan.

**DPQJ-3 REQUEST APPROVAL OF THE 2ND AMENDMENT TO THE COVE ROYAL  
PLANNED UNIT DEVELOPMENT ZONING AGREEMENT INCLUDING A  
REVISED MASTER AND PHASING PLAN AND REVISED PHASE 1 FINAL SITE  
PLAN (C165-005)**

This is a request by KH Cove Royale, LLC for the 2nd Amendment to the Cove Royale Planned Unit Development (PUD) Zoning Agreement with a Revised Master and Phasing Plan and Revised Phase 1 Final Site Plan. The proposed master plan adds two single family lots to Phase 1 and modifies lot configurations. The stormwater drainage system, internal roads have been modified to accommodate the proposed changes. The project is located on the south side of SE Cove Road approximately 1.5 miles east of SW Kanner Highway. Included is a request for a Certificate of Public Facilities Reservation for Phase 1.

Agenda Item: 23-0586

**RESOLUTION NO. 23-3.13**

**ACTION TAKEN:** The Board received and filed the Agenda Item and Staff Report as an exhibit; approved the 2<sup>nd</sup> Amendment to the Cove Royale PUD Zoning Agreement including the Revised Master and Phasing plans; adopted a Resolution approving the Revised Phase 1 Final Site Plan; and approved the amended Preserve Area Management Plan.

**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: 23-0340 Supplemental Memorandum (3 items)

**ACTION TAKEN:**

1. Permission to Apply for Funding from the Florida Inland Navigation District for Derelict Vessel Removal – The Board authorized staff to apply for funding from FIND for 75% of the costs up to \$31,492.50 to remove the 11 derelict vessels.
2. To Allocate Unanticipated Contributions for Enhanced Pedestrian Lighting – The Board adopted the Budget Resolution and approved the amended CIP for FY23. **RESOLUTION NO. 23-3.14**
3. Request to Adopt Revised CIP Sheet for Salerno Road Traffic Safety Improvements – The Board approved the amended CIP for FY23.

**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: 23-0348 no items

**ACTION TAKEN:** No action necessary.

**DEPT-3 2023 LEGISLATIVE PROGRAM UPDATE**

Each year, the Martin County Board of County Commissioners adopts a state legislative program that sets the appropriations and policy priorities for the county. An update on the success of the legislative program will be provided and an overview of the strategy the county will take during this upcoming session will be discussed.

Agenda Item: 23-0632

**ACTION TAKEN:** The Board heard the presentation. The Board asked staff to send a letter of appreciation to the Governor's Office and the Florida Department of Transportation for supporting the funding for the four-laning/divided roadway in Indiantown.

**PARKS AND RECREATION**

**DEPT-4 PUBLIC PURPOSE LEASE AGREEMENT BETWEEN MARTIN COUNTY AND HALPATIOKEE OUTDOOR CENTER, LLC., TO MANAGE AN OUTDOOR RECREATION CENTER AT HALPATIOKEE PARK**

This is a request for Board consideration of a 10-year Public Purpose Lease Agreement (Lease) between Martin County (County) and Halpatiokee Outdoor Center LLC., a Florida corporation (HOC) to provide and manage outdoor experiences through kayak, canoe, and mountain bike rentals at Halpatiokee Park at the existing vacant 1,500 square foot building, adjacent restroom and kayak/canoe launch. The Lease includes one renewal period of five years, exercisable at the discretion of the Board of County Commissioners. The proposed program meets the County's goal to increase ecotourism opportunities.

Agenda Item: 23-0576

**ACTION TAKEN:** The Board accepted and approved the Public Purpose Lease Agreement with Halpatiokee Outdoor Center, LLC and authorized the Chairman to execute all documents necessary to complete this transaction.

**UTILITIES AND SOLID WASTE**

**DEPT-5 THE TOWN OF SEWALL'S POINT (TOWN) IS REQUESTING A VARIANCE TO THE BOARD OF COUNTY COMMISSIONERS (BOCC) ADOPTED SEPTIC TO SEWER PROGRAM**

Mr. Donaldson received a letter from Robert Daniels, Town Manager, dated March 10, 2023. The request is for a variance to the program to allow for all 706 homes in South Sewall's Point to utilize a grinder sewer system.

Agenda Item: 23-0643 **Additional Item**

**ACTION TAKEN:** No action was taken.

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

**ADJOURNED AT 11:37 AM**

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