



**BOARD OF COUNTY COMMISSIONERS**

**ACTION SUMMARY**  
**2/12/19 9:00AM**

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

---

**COUNTY COMMISSIONERS**

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

*Taryn Kryzda, County Administrator*  
*Krista A. Storey, Acting County Attorney*  
*Carolyn Timmann, Clerk of the Circuit Court and Comptroller*

---

**PRESETS**

**9:05 AM** .... Public Comment  
**9:15 AM** .... Treasure Coast Classical Academy Major Final Site Plan  
**2:30 PM**..... Presentation of the Martin County Food System Feasibility Study Report  
**5:05 PM** .... Public Comment

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

- 1. INVOCATION** - Dr. Darrell Orman, First Baptist Church of Stuart
- 2. PLEDGE OF ALLEGIANCE**
- 3. ADDITIONAL ITEMS** – The Additional Item of CNST-16 and DEPT-5 (Legislative Coordinator Supporting Funding for the Arts requested by Commissioner Smith) were added to the Agenda.
- 4. APPROVAL OF AGENDA** – The Agenda was approved.
- 5. APPROVAL OF CONSENT AGENDA** – The Consent Agenda was approved minus CNST-1.

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 A PROCLAMATION PREVIOUSLY APPROVED VIA THE CONSENT AGENDA**

The Chairman will present the proclamation to the recipient.

Agenda Item: 19-0212

**ACTION TAKEN:** The Board presented a proclamation declaring Future Farmers of America Week.

**COMMENTS**

1. **PUBLIC** - PLEASE LIMIT COMMENTS TO THREE MINUTES.
2. **COMMISSIONERS** – The Board directed staff to ask FDOT to determine if a traffic signal is warranted at the entrance to South River Condominium on Kanner Highway. The Board directed staff to return on February 26 with an Agenda Item regarding regulations for commercial use of public boat ramps.
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 in an effort 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: 19-0181 SUPPLEMENTAL MEMO (2 items)

**ACTION TAKEN:**

- A. **CONSULTANT'S COMPETITIVE NEGOTIATION ACT (CCNA) CONTRACT AMENDMENT THAT CUMULATIVELY INCREASES THE TOTAL CONTRACT AWARD VALUE BY 10% OR MORE**
  1. Boat Mooring Fields – The Board approved Change Order #2 to the Agreement with Applied Technology Management in the amount of \$26,535.
- B. **CONTRACT CHANGE ORDER THAT CUMULATIVELY INCREASES THE TOTAL CONTRACT AWARD VALUE BY 10% OR MORE**
  1. Vista Salerno Neighborhood Restoration – The Board approved Change Order #2 to the Agreement with Ferreira Construction in the amount of \$27,124.40 and approved the revised CIP sheet.

**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 12, 2019 and January 25, 2019. 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: 19-0182

**CNST-3 INVESTMENT REPORT FOR DECEMBER 2018**

The Clerk of Circuit Court and Comptroller is presenting the Investment Report for December 2018.

Agenda Item: 19-0245

**CNST-4 BOARD OF COUNTY COMMISSION MINUTES TO BE APPROVED**

The Board is asked to approve Minutes from the January 29, 2019 Board of County Commission meeting.

Agenda Item: 19-0244

**CNST-5 ADOPT EAGLE SCOUT PROCLAMATIONS**

The Board is asked to adopt the following proclamations: commending Daniel Ballinger and Kendall Lee upon the achievement of Eagle Scout.

Agenda Item: 19-0308

**CNST-6 APPROVAL OF AMENDED LOCAL HOUSING ASSISTANCE PLAN (LHAP) FY 2014-2017 AND FY 2017-2020**

During the recent Compliance Audit by Florida Housing Finance Corporation, Martin County was advised to update the 2014 -2017 and 2017-2020 LHAPs to include the granted Project Delivery cost as part of the maximum award amount in each Housing Strategy instead of listing it separately as part of the overall SHIP Program. The Affordable Housing Advisory Committee (AHAC) met on January 9th, reviewed and approved the recommended changes.

Agenda Item: 19-0264

**CNST-7 REQUEST APPROVAL OF RESOLUTION ACCEPTING PROPERTY DONATIONS FOR BRIDGE ROAD CORRIDOR IMPROVEMENTS “MAIN STREET” PROJECT AND RESOLUTION REDUCING SPEED LIMIT ON SE BRIDGE ROAD AND SE LARS AVENUE**

The Bridge Road Corridor Improvements “Main Street” Project (“Project”) is moving forward. This item seeks approval and acceptance for the last of those necessary documents to complete the Project, as well as requesting a speed limit modification from 30 MPH to 25 MPH on CR-708 (SE Bridge Road) between SR-5 (US-1/SE Federal Highway) and CR-A1A (SE Dixie Highway) and on SE Lares Avenue between CR-708 (SE Bridge Road) and CR-A1A (SE Dixie Highway).

Agenda Item: 19-0276 **RESOLUTION NO. 19-2.1 and RESOLUTION NO. 19-2.8**

**CNST-16 ADOPT A PROCLAMATION TO BE PRESENTED ON FEBRUARY 26, 2019**

The Board is asked to adopt the following proclamation: Wildfire Community Preparedness Day in Martin County, Florida.

Agenda Item: 19-0327 **ADDITIONAL ITEM**

**BUILDING**

**CNST-8 REQUEST FOR FINE REDUCTION STIPULATION AND AGREED RECOMMENDED ORDER REGARDING THE CODE ENFORCEMENT CASE OF DANIEL AND BRANDY KENT**

Pursuant to the provisions of Section 1.98.B, General Ordinance, Martin County Code, the Board of County Commissioners is asked to consider approval of a Fine Reduction and Agreed Recommended Order regarding the Code Enforcement case of Daniel and Brandy Kent.

Agenda Item: 19-0281

**CNST-9 REQUEST FOR FINE REDUCTION STIPULATION AND AGREED RECOMMENDED ORDER REGARDING THE CODE ENFORCEMENT CASE OF DEAKIN INVESTMENTS LLC**

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

Agenda Item: 19-0282

**CNST-10 REQUEST FOR FINE REDUCTION STIPULATION AND AGREED RECOMMENDED ORDER REGARDING THE CODE ENFORCEMENT CASE OF DANIEL M. KNOWLES ESTATE**

Pursuant to the provisions of Section 1.98.B, General Ordinance, Martin County Code, the Board of County Commissioners is asked to consider approval of a Fine Reduction and Agreed Recommended Order regarding the Code Enforcement case of Daniel M. Knowles Estate.

Agenda Item: 19-0283

**PUBLIC WORKS**

**CNST-11 REQUEST ADOPTION OF A RESOLUTION ASSOCIATED WITH THE TRANSFER AND CONVEYANCE OF PROPERTY NEEDED FOR THE WIDENING OF SR-714 (SW MARTIN HIGHWAY) TO THE FLORIDA DEPARTMENT OF TRANSPORTATION**

The Florida Department of Transportation has requested the County convey right-of-way necessary to widen SR-714 and a Perpetual Easement necessary for the maintenance of the backslope of the widened SR-714 as part of its project from SW Citrus Boulevard to SW Martin Downs Boulevard.

Agenda Item: 19-0214

**RESOLUTION NO. 19-2.2**

**CNST-12 APPROVAL OF A MAINTENANCE MAP FOR A PORTION OF SE BEACH ROAD (COUNTY ROAD 707)**

Pursuant to the provisions of Section 95.361, Florida Statutes, staff requests approval of a Maintenance Map for a portion of SE Beach Road (County Road 707) in the Town of Jupiter Island. Approval will establish prima facie evidence of ownership of the land by the County to the extent and width that it has been actually maintained for the prescribed period.

Agenda Item: 19-0226

**CNST-13 REQUEST TO APPROVE THE FIRST AMENDMENT TO THE CONTRACT FOR THE COMPLETION OF THE REQUIRED IMPROVEMENTS AND INFRASTRUCTURE FOR PENNOCK PRESERVE PUD, PHASES 2 & 3**

Standard Pacific of Florida, a Florida General Partnership is requesting approval of the First Amendment to Contract for Construction of Required Improvements and Infrastructure for Pennock Preserve PUD, Phases 2 & 3 in accordance with the approved timetable of development pursuant to Section 4.913.B, Land Development Regulations.

Agenda Item: 19-0274 SUPPLEMENTAL MEMO

**CNST-14 ADOPT A RESOLUTION APPROVING AND ACCEPTING A UTILITY EASEMENT FROM MANATEE MARINE ASSOCIATES (MANATEE MARINE) FOR THE RELOCATION OF A FORCE MAIN LOCATED EAST OF SE DIXIE HIGHWAY AND SOUTH OF SE SALERNO ROAD**

This is a request for the adoption of a Resolution accepting and approving a Utility Easement from Manatee Marine, located east of SE Dixie Highway and south of SE Salerno Road, for the construction of a new sewer force main check valve and sewer stackable box to be installed on the Manatee Marine property during the relocation of the force main. The check valve creates the line of ownership between Martin County and Manatee Marine.

Agenda Item: 19-0275

**RESOLUTION NO. 19-2.3**

**UTILITIES AND SOLID WASTE**

**CNST-15 INTERLOCAL AGREEMENT FOR WASTEWATER SERVICES - SOLID WASTE LEACHATE**

St. Lucie County is seeking an alternative disposal option for leachate that is generated at the St. Lucie County Landfill and Recycling Center.

Agenda Item: 19-0285

**PUBLIC HEARINGS**

**PH-1 LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF COMPREHENSIVE PLAN AMENDMENT 18-14, DIXIE HIGHWAY RIO**

This application to amend the Future Land Use Map was initiated by the Martin County Community Redevelopment Agency. The 0.28-acre property is owned by Martin County Community Redevelopment Agency and is located on NE Dixie Highway, Rio. The Board approved transmittal of the amendment changing the future land use designation from the dual designation of General Institutional and General Commercial to General Commercial. Staff recommends approval of the change in the future land use designation from General Institutional and General Commercial to General Commercial.

Agenda Item: 19-0266

**ORDINANCE NO. 1095**

**ACTION TAKEN:** The Board adopted CPA 18-14, Dixie Highway, Rio, changing the future land use designation from General Commercial and General Institutional to General Commercial on the subject 0.28 acres.

**PH-2 LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF COMPREHENSIVE PLAN AMENDMENT 18-15, JENSEN BEACH IMPOUNDMENT EXTENSION**

This application to amend the Future Land Use Map was initiated by the Martin County Board of County Commissioners. The 10.13-acre property is owned by Martin County and is located on NE Causeway Boulevard, west of NE Jensen Beach Club in Hutchinson Island, Jensen Beach. The Board approved transmittal of the amendment changing the future land use designation from Medium Density Residential to Public Conservation. Staff recommends approval of the change in the future land use designation from Medium Density Residential to Public Conservation.

Agenda Item: 19-0267 SUPPLEMENTAL MEMO

**ORDINANCE NO. 1096**

**ACTION TAKEN:** The Board adopted CPA 18-15, Jensen Beach Impoundment Extension 344 changing the future land use designation from Medium Density Residential to Public Conservation on the subject 10.13 acres.

**PH-3 PUBLIC HEARING TO CONSIDER ADOPTION OF ORDINANCE AMENDING SECTION 79.257 OF ARTICLE 7 OF CHAPTER 79, FIRE PREVENTION AND PROTECTION, GENERAL ORDINANCES, MARTIN COUNTY CODE, REGARDING MUNICIPAL SERVICE TAXING UNIT (MSTU) FOR FIRE/RESCUE SERVICES**

The Board of County Commissioners ("Board") is requested to adopt proposed amendments to the boundaries identified for the Countywide Fire/Rescue MSTU to include the incorporated area of the Town of Ocean Breeze.

Agenda Item: 19-0270

**ORDINANCE NO. 1097**

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

**PUBLIC HEARINGS QUASI-JUDICIAL**

**PHQJ-1 TREASURE COAST CLASSICAL ACADEMY MAJOR FINAL SITE PLAN (D054-005)**

Driftwood Cay of Stuart, LLC, requests approval of a major final site plan for development of a two-story, 65,000 square-foot educational institution with associated infrastructure on approximately 14.22 acres located at 1400 SE Cove Road. Included is a request for a Certificate of Public Facilities Reservation.

Agenda Item: 19-0305 continued from 1/29/19 SUPPLEMENTAL MEMO (applicant request to continue to 3/19)

**ACTION TAKEN:** The Board continued this item to the March 19, 2019 meeting at the applicant's request.

**PHQJ-2 WOLFF, BONNY & CHARLES REQUEST FOR REZONING (W093-001)**

Wolff, Bonny and Charles (W093-001) Rezoning Request for a zoning district change from the current WE-1, Waterfront Estate District to RE-1/2A, Residential Estate District, or the most appropriate zoning district. Included in this application is a request for a Certificate of Public Facilities Exemption.

Agenda Item: 19-0151

**RESOLUTION NO. 19-2.5**

**ACTION TAKEN:** The Board received and filed the Agenda Item Summary and all its attachments including the staff report and approved the rezoning request from WE-1, Waterfront Estate District to RE-1/2 A, Residential Estate District.

**PHQJ-3 HUMANE SOCIETY OF THE TREASURE COAST, INC. REQUEST FOR REZONING (H071-004)**

Humane Society of the Treasure Coast, Inc (H071-004) rezoning request for a zoning district change from the current A-2, Agricultural District to AR-5A, Agricultural Ranchette District, or the most appropriate zoning district. Included in this application is a request for a certificate of Public Facilities Exemption.

Agenda Item: 19-0187

**RESOLUTION NO. 19-2.6**

**ACTION TAKEN:** The Board received and filed the Agenda Item Summary and all its attachments including the staff report and approved the request to rezoning from A-2, Agriculture to AR-5A, Agricultural Ranchette.

**REQUESTS AND PRESENTATIONS**

**R&P-1 PRESENTATION OF THE MARTIN COUNTY FOOD SYSTEM FEASIBILITY STUDY REPORT**

Presentation of food system feasibility study findings and next steps.

Agenda Item: 19-0287

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: 19-0183 SUPPLEMENTAL MEMO (3 items)

ACTION TAKEN:

1. PERMISSION TO APPLY FOR THE CHILDREN'S SERVICES COUNCIL GRANT PROGRAM – AS/OS (AFTER SCHOOL/OUT OF SCHOOL) PROGRAM GRANT – The Board authorized the Parks and Recreation Department to apply for the FY19-20 Children's Services Council grant for the AS/OS Programs.
2. PERMISSION TO APPLY FOR THE FLORIDA RESILIENT COASTLINES PROGRAM; RESILIENCE PLANNING GRANT – The Board authorized staff to submit the Florida Resilient Coastlines Program; Resilience Planning Grant.
3. ADJUSTMENTS TO THE FISCAL YEAR 2019 BUDGET:
  - A. CRA BUDGET RESOLUTION TO REFLECT ACTUAL REVENUES COLLECTED AND CORRESPONDING BUDGET ADJUSTMENTS BASED ON FINAL TAXABLE VALUES OCTOBER 2018 – The Board approved the Budget Resolution to reflect actual CRA revenues collected and corresponding budgets. **RESOLUTION NO. 19-2.7**
  - B. CAPITAL IMPROVEMENT PLAN (CIP) SHEET AMENDMENTS FOR HURRICANE IRMA-RELATED PROJECTS – The Board adopted the CIP Sheets for Tuckahoe Mansion Seawall Repair, Jensen Beach and Stuart Causeway Erosion Repairs and MacArthur Boulevard Improvements Projects and approved the Budget Transfer from Beach Fund Reserves (\$240,000 for MacArthur Boulevard Improvement Projects) and the Other County Capital Projects Fund (\$100,000) for the Tuckahoe Mansion Seawall Repair.
  - C. REQUEST FOR FUNDS – The Board approved a budget transfer in the amount of \$70,000 from General Fund Reserves for the Lake Okeechobee Regulation Schedule (LORS) project.
  - D. REQUEST TO REVISE THE FY19 JENSEN BEACH MOORING FIELD CIP SHEET TO ADVANCE CONSTRUCTION – The Board adopted the revised FY19 Jensen Beach Mooring Field CIP Sheet.

**DEPT-5 LEGISLATIVE COORDINATOR SUPPORTING FUNDING FOR THE ARTS**

ADDITIONAL ITEM (added at the beginning of the meeting)

ACTION TAKEN: The Board approved the resolution. **RESOLUTION NO. 19-2.4**

**COUNTY ATTORNEY**

**DEPT-2 THE BOARD OF COUNTY COMMISSIONERS IS ASKED TO CONSIDER A RESOLUTION APPROVING ISSUANCE BY THE CAPITAL TRUST AGENCY OF EDUCATIONAL FACILITIES REVENUE BONDS FOR THE TREASURE COAST CLASSICAL ACADEMY, INC. PROJECT**

The Board of County Commissioners has been requested by the Capital Trust Agency on behalf of Treasure Coast Classical Academy, Inc. to approve the issuance of bonds by the Capital Trust Agency in an amount not to exceed \$18,000,000, the proceeds of which will be loaned to the Treasure Coast Classical Academy, Inc. for the primary purpose of financing the proposed approximately 65,350 square-foot charter school facility for students in grades K-12, to be located at 1400 SE Cove Road, Stuart, Florida.

Agenda Item: 19-0296 SUPPLEMENTAL MEMO (request to continue to 3/19)

ACTION TAKEN: The Board continued this item to the March 19, 2019 meeting.

**GENERAL SERVICES**

**DEPT-3 REQUEST BOARD APPROVAL OF LOCATIONS OF FIRE RESCUE STATIONS, TRAINING FACILITY, RELOCATION OF PUBLIC WORKS AND GENERAL SERVICES BUILDINGS FROM AIRPORT PROPERTY, AND RELATED REVISIONS TO CAPITAL IMPROVEMENT PROJECT SHEETS INCLUDING CONSOLIDATION OF DEBT FUNDING**

Staff is requesting Board of County Commissioners' (Board) approval for the location and construction of the new Training Facility, replacement Fire Rescue Stations in Hobe Sound and on Hutchinson Island and the relocation of the Public Works and General Services' buildings from the airport property. Updated Capital Improvement Project (CIP) sheets and budgets have been prepared to reflect the current data.

Agenda Item: 19-0302

ACTION TAKEN: The Board approved the locations, budgets, and revised CIP sheets for Fire Rescue and other projects as presented; directed staff to return with options for various sites for the maintenance facilities; approved the CIP sheets for the golf course, Sheriff's Department, and Holt facilities; and authorized staff to initiate a Request for Proposal (RFP) for debt service not to exceed \$45M.

**UTILITIES AND SOLID WASTE**

**DEPT-4 WATER AND WASTEWATER SYSTEM TEN YEAR FINANCIAL FORECAST**

In order to evaluate the sufficiency of existing rate revenues, County has contracted Resources Management Group, Inc. (PRMG) to prepare a financial projection of the wastewater utility system recognizing recent historical trends, anticipated future customer increases in the cost of providing services for the Fiscal Years 2018-2028. Rob Ori of PRMG, will present a summary of the Ten-Year Financial Forecast.

Agenda Item: 19-0286

ACTION TAKEN: The Board received and filed the Financial Forecast.

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

**ADJOURNED AT 1:14 PM**

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).