



## BOARD OF COUNTY COMMISSIONERS

### FINAL AGENDA

11/7/23 9:00 AM

### BOCC MEETING AGENDA 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**

1. INVOCATION ~ Pastor Jim Harp, Stuart Alliance Church
2. PLEDGE OF ALLEGIANCE
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 PRESENT PROCLAMATIONS PREVIOUSLY APPROVED VIA THE CONSENT AGENDA**

The Board is asked to present proclamations declaring Veterans Day, Nurse Practitioners Week, Alzheimer's Disease Awareness Month, and recognizing Bible Reading Marathon Week in Martin County, Florida.

Agenda Item: 24-0032

**PROC-2 PRESENTATION OF MARTIN COUNTY FIRE RESCUE COMBAT CHALLENGE TEAM AWARDS FROM THE 2023 WORLD FIREFIGHTER CHALLENGE**

The Board is asked to hear the presentation of Martin County Fire Rescue's Combat Challenge Team's awards from the recent 2023 World Firefighter Challenge that took place at Stuart Beach.

Agenda Item: 24-0235

**PROC-3 UNITED WAY PRESENTATION - TOP 10 MOST GENEROUS WORKPLACES**

United Way has recognized the Martin County Board of County Commissioners as being a Top 10 Most Generous Workplace for philanthropic contributions to and through United Way of Martin County during 2022-2023.

Agenda Item: 24-0239

**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: 24-0004

**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 October 10, 2023 and October 23, 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: 24-0010

**CNST-3 BOARD OF COUNTY COMMISSION MINUTES TO BE APPROVED**

The Board is asked to approve minutes from the June 6, 2023 regular meeting.

Agenda Item: 24-0148

**CNST-4 DRUG AND ALCOHOL ABUSE AWARENESS COMMITTEE APPOINTMENT**

After solicitation of applicants, the Board is asked to make the necessary appointment to the Drug and Alcohol Abuse Awareness Committee.

Agenda Item: 24-0075

**CNST-5 CONSTRUCTION INDUSTRY LICENSING BOARD APPOINTMENTS**

After solicitation of applicants, the Board is asked to make the necessary appointments to the Construction Industry Licensing Board.

Agenda Item: 24-0079

**CNST-6 APPROVAL OF REVISED LOCAL HOUSING ASSISTANCE PLAN (LHAP) FY 2023-2026**

Local Housing Assistance Plan (LHAP) governs Martin County's State Housing Initiative Partnership Program (SHIP) programming and expenditures. The revised 2023-2026 LHAP was prepared by staff and reviewed and approved by the Affordable Housing Advisory Committee (AHAC) and Florida Housing Finance Corporation (FHFC), which approved the revisions to the LHAP on September 25, 2023.

Agenda Item: 24-0233

**CNST-7 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. The revised 2020-2023 LHAP was prepared by staff and reviewed by the Affordable Housing Advisory Committee (AHAC) and Florida Housing Finance Corporation (FHFC), which approved the revisions to the LHAP on September 25, 2023.

Agenda Item: 24-0234

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

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

Agenda Item: 24-0250

**BUILDING**

**CNST-9 REQUEST FOR APPROVAL OF FINE REDUCTION STIPULATION AND AGREED RECOMMENDED ORDER REGARDING THE CODE ENFORCEMENT CASE OF SHAHID SHAIKH HALEEM (ESTATE) CASE NUMBER ENF2020090500-01**

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 Shahid Shaikh Haleem (Estate).

Agenda Item: 24-0245

**CNST-10 REQUEST FOR APPROVAL OF FINE REDUCTION STIPULATION AND AGREED RECOMMENDED ORDER REGARDING THE CODE ENFORCEMENT CASE OF MARJORIE GARLAND CASE NUMBERS 08-0025896,09-0031436, 10-0040735**

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 Marjorie Garland.

Agenda Item: 24-0249

**CNST-11 REQUEST FOR APPROVAL OF FINE REDUCTION STIPULATION AND AGREED RECOMMENDED ORDER REGARDING THE CODE ENFORCEMENT CASE OF DENNIS ROSE III CASE NUMBER ENF2019030201-01**

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 Dennis Rose III.

Agenda Item: 24-0263

**COUNTY ATTORNEY**

**CNST-12 APPROVAL OF AN INTERLOCAL AGREEMENT BETWEEN MARTIN COUNTY AND THE VILLAGE OF INDIANTOWN FOR COLLECTION OF IMPACT FEES**

County and Village staff have negotiated an Interlocal Agreement authorizing the Village to collect countywide impact fees. This agreement, similar to the City of Stuart's Interlocal Agreement, reduces the Road Transportation, Active Parkland and Public Building impact fees in an effort not to duplicate similar fees within the Village boundaries.

Agenda Item: 24-0273

**PUBLIC WORKS**

**CNST-13 APPROVAL OF A SOVEREIGNTY SUBMERGED LANDS EASEMENT (SSLE) WITH THE TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND (TIITF) FOR THE TWIN RIVERS HYBRID LIVING SHORELINE PROJECT**

Request approval of a SSLE for a breakwater. The lease provides access for the construction and use of the breakwater on the southeast section of Twin Rivers Park to stabilize the shoreline.

Agenda Item: 24-0186

**BOARD AND COMMITTEE APPOINTMENTS**

**B&C-1 BOARD OF ZONING ADJUSTMENT APPOINTMENT**

After solicitation of applicants, the Board is asked to make the necessary appointment to the Board of Zoning Adjustment.

Agenda Item: 24-0080

**B&C-2 INDUSTRIAL DEVELOPMENT AUTHORITY APPOINTMENT**

After solicitation of applicants, the Board is asked to make the necessary appointment to the Industrial Development Authority.

Agenda Item: 24-0078

**B&C-3 TREASURE COAST HEALTH COUNCIL APPOINTMENT**

After solicitation of applicants, the Board is asked to make the necessary appointment to the Treasure Coast Health Council.

Agenda Item: 24-0077

## **PUBLIC HEARINGS**

### **PH-1 LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF COMPREHENSIVE PLAN AMENDMENT (CPA) 22-11, THREE LAKES GOLF CLUB**

This is a request for an amendment to the Future Land Use Map (FLUM) on 1,216-acres. The request will change the future land use designation from Agricultural to Rural Lifestyle. The property is located on the east and west side of SW Kanner Highway and the north side of SW Bridge Road, east of the Okeechobee Waterway and west of SW Pratt Whitney Road.

Agenda Item: 24-0213

### **PH-2 LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF COMPREHENSIVE PLAN AMENDMENT (CPA) 22-02 95 RIVERSIDE PUD/PULTE I-95**

This request is for a small-scale amendment to the Future Land Use Map (FLUM) on 12.402 acres. The request will change the future land use designation from General Commercial to Commercial Office/Residential (allowing 10 units per acre). The proposed change is located on the northwest side of SW Kanner Highway/SR76, northeast of SW Lost River Road and the I-95 interchange. Access to the site is from SW Lost River Road.

Agenda Item: 24-0240

## **PUBLIC HEARINGS QUASI-JUDICIAL**

### **PHQJ-1 REQUEST FOR APPROVAL OF THE NINTH AMENDMENT TO THE NINETY-FIVE RIVERSIDE PLANNED UNIT DEVELOPMENT (PUD) ZONING AGREEMENT INCLUDING REVISED MASTER/PHASING PLAN AND PHASE IV FINAL SITE PLAN (N027-013)**

This is a request by HJA Design Studio, LLC on behalf of Pulte Home Company, LLC for approval of a Ninth Amendment to the Ninety-Five Riverside PUD Zoning Agreement including a revised master/phasing plan and Phase IV final site plan to allow for the construction of 98 townhomes on an approximately 12.33-acre site. The site is located at 7439 SW Lost River Road, on the northwest corner of SW Kanner Highway/SR 76 and SW Lost River Road, approximately 0.17 miles east of the I-95 interchange, in Stuart. Included in this application is a request for a Certificate of Public Facilities Reservation.

Agenda Item: 24-0241

### **PHQJ-2 REQUEST BY FLORIDA POWER AND LIGHT COMPANY FOR MAJOR FINAL SITE PLAN APPROVAL FOR THE FAWN SOLAR FACILITY PROJECT (F110-004)**

This is a request for approval of a major final site plan for the development of an unmanned 74.5 MW solar energy facility on approximately 600 acres of agricultural land. The proposed development is located along the north side of SW Citrus Boulevard at 16364 SW Citrus Boulevard in Palm City. The proposed project is approximately 4.7 miles east of the intersection of SW Warfield Boulevard. Included with this application is a request for a Certificate of Public Facilities Reservation.

Agenda Item: 24-0126

**DEPARTMENTAL QUASI-JUDICIAL**

**GROWTH MANAGEMENT**

**DPQJ-1 REQUEST APPROVAL OF THE SECOND AMENDMENT TO THE HIGHPOINTE PLANNED UNIT DEVELOPMENT (PUD) ZONING AGREEMENT, INCLUDING REVISED MASTER SITE PLAN, REVISED PHASING PLAN, AMENDED PRESERVE AREA MANAGEMENT PLAN, AND PHASE 2 FINAL SITE PLAN (C148-013)**

This is a request by Coteleur and Hearing, on behalf of Christ Fellowship Church Inc, for approval of the Second Amendment to the Highpointe PUD Zoning Agreement, including Revised Master Site Plan, Revised Phasing Plan and Amended Preserve Area Management Plan, and a Phase 2 Final Site Plan to construct 190 single-family homes, an amenities center, and associated infrastructure. The 145.31-acre subject site is located within the 321-acre PUD, along SW Pratt Whitney Road, in Stuart. Included is a request for a Certificate of Public Facilities Reservation for Phase 2.

Agenda Item: 24-0201

**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: 24-0020

**Supplemental Memorandum (5 items)**

**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: 24-0026

**Supplemental Memorandum (3 items)**

**DEPT-3 MARTIN COUNTY CENTENNIAL CELEBRATION STATUS UPDATE**

Martin County, which was established by an Act of the Florida Legislature in 1925, will be celebrating 100 years in 2025. The Board of County Commissioners is being asked to provide guidance on how staff should proceed with commemorating this historic milestone.

Agenda Item: 24-0110

**DEPT-4 BRIGHTLINE REQUEST FOR PROPOSAL**

Staff is seeking direction from the Board of County Commissioners regarding a potential submittal to Brightline Trains Florida LLC for a Treasure Coast station location in Martin County.

Agenda Item: 24-0281

**Additional Item (24-0281)**

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

**ADJOURN**

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