



BOARD OF COUNTY COMMISSIONERS

FINAL AGENDA

1/29/19 9:00 AM

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

**1:30 PM - FPL Sweetbay Solar Energy Facility Major Final Site Plan
(F109-002)**

5:05 PM - Public Comment

CALL TO ORDER

1. INVOCATION - Pastor Dave Albers, Redeemer Lutheran Church, Stuart

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.

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 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: 19-0124

Supplemental Memo (5 items)

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 December 22, 2018 and January 11, 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: 19-0126

CNST-3 INVESTMENT REPORT FOR NOVEMBER 2018

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

Agenda Item: 19-0128

CNST-4 BOARD OF COUNTY COMMISSION MINUTES TO BE APPROVED

The Board is asked to approve Minutes from the December 18, 2018 and January 8, 2019 Board of County Commission meetings.

Agenda Item: 19-0243

CNST-5 ADOPT A PROCLAMATION TO BE PRESENTED ON FEBRUARY 12, 2019

The Board is asked to adopt the following proclamation: Declaring Future Farmers of America Week in Martin County, Florida.

Agenda Item: 19-0211

CNST-6 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: 19-0012

CNST-7 NEIGHBORHOOD ADVISORY COMMITTEE APPOINTMENTS

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

Agenda Item: 19-0154

CNST-8 TOURIST DEVELOPMENT COUNCIL MUNICIPAL APPOINTMENT

The Board is asked to appoint Merritt Matheson as the City of Stuart's representative on the Tourist Development Council.

Agenda Item: 19-0263

AIRPORT

CNST-9 MARTIN COUNTY FAIR ASSOCIATION AIRPORT USE AGREEMENT

The Martin County Fair Association, a not-for-profit corporation, conducts the County Fair, which has been an annual event since 1959. Due to the restricted area for parking vehicles, the Martin County Fair Association is requesting additional parking at Martin County Airport/Witham Field during the Fair. The Martin County Fair Association will be providing trolley transportation to the fairgrounds from the parking area.

Agenda Item: 19-0230

BUILDING

CNST-10 REQUEST FOR FINE REDUCTION STIPULATION AND AGREED RECOMMENDED ORDER REGARDING THE CODE ENFORCEMENT CASE OF DARRIN & RENEE F NOTLE

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 Darrin & Renee F. Nolte.

Agenda Item: 19-0202

CNST-11 REQUEST FOR FINE REDUCTION STIPULATION AND AGREED RECOMMENDED ORDER REGARDING THE CODE ENFORCEMENT CASE OF SHAWN RANGER

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 Shawn Ranger.

Agenda Item: 19-0205

CNST-12 REQUEST FOR FINE REDUCTION STIPULATION AND AGREED RECOMMENDED ORDER REGARDING THE CODE ENFORCEMENT CASE OF SHAWN RANGER

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 Shawn Ranger.

Agenda Item: 19-0206

GROWTH MANAGEMENT

CNST-13 REQUEST FOR A PARTIAL RELEASE OF THE SECOND AMENDED UNITY OF TITLE FOR PALM CITY BUSINESS PARK

The property owner has requested a partial release of the Second Amended Unity of Title in reference to Phase III for the Palm City Business Park. The property is located on the west side of SW High Meadows Avenue approximately one half mile south of SW Martin Highway.

Agenda Item: 19-0175

PUBLIC WORKS

CNST-14 REQUEST APPROVAL OF A RESOLUTION TO INITIATE AN AMENDMENT TO THE FUTURE LAND USE MAP FOR SURPLUS PROPERTY LOCATED ON ST. LUCIE BOULEVARD ACROSS FROM SANDSPRIT PARK

This is a request for adoption of a resolution to initiate a future land use map change for the previously approved surplus property located on St. Lucie Boulevard across from Sandsprit Park.

Agenda Item: 19-0197

CNST-15 FARE STRUCTURE UPDATE ON PUBLIC TRANSIT FIXED ROUTE AND COMMUTER BUS SERVICES

On August 1, 2018 MARTY's Commuter Bus service added a stop at the Veterans Administration (VA) Hospital in West Palm Beach to allow for the Veterans Services in Martin County to focus transportation efforts within Martin County borders. In order to continue to offer free transportation service to and from the VA Hospital, staff is requesting a change to the MARTY fare structure to include free boarding for all Veterans with proof of identification.

Agenda Item: 19-0221

BOARD AND COMMITTEE APPOINTMENTS

B&C-1 INDUSTRIAL DEVELOPMENT AUTHORITY APPOINTMENT

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

Agenda Item: 19-0152

PUBLIC HEARINGS

PH-1 CONSIDER ADOPTION OF AN ORDINANCE AMENDING SECTION 135.7, GENERAL ORDINANCES, MARTIN COUNTY CODE REGARDING LOCAL VENDOR PREFERENCE

Staff is recommending changes to Section 135.7, General Ordinances, Martin County Code regarding the Local Preference Policy for Local Businesses in County Projects.

Agenda Item: 19-0188

PH-2 LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF COMPREHENSIVE PLAN AMENDMENT 18-9, RESERVED AREA NO. 1, LEILANI HEIGHTS PHASE 1

This application to amend the Future Land Use Map was initiated by the Board of County Commissioners. The 3.4 acre property is owned by Martin County and located within the Leilani Heights Phase 1 Subdivision. The Board approved transmittal of the amendment changing the future land use designation from Low Density Residential to Institutional-Recreation. Staff recommends approval of the change in the future land use designation from Low Density Residential to Institutional-Recreation.

Agenda Item: 19-0207

PH-3 ADOPTION OF AN ORDINANCE AND A RESOLUTION EXTENDING THE TERM OF EACH COMMUNITY REDEVELOPMENT AREA FOR AN ADDITIONAL TEN YEARS

The Community Redevelopment Plans (CRP) for each of the six (6) Community Redevelopment Areas (CRA areas) were adopted between 15-18 years ago. To build the visions as directed in the CRPs, the Community Redevelopment Agency is requesting the Board of County Commissioners to extend the term of each of the CRA areas for an additional ten (10) years.

Agenda Item: 19-0209

PH-4

**LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF
COMPREHENSIVE PLAN AMENDMENT 18-11, LEIGHTON FARM
AVENUE FLUM**

This application to amend the Future Land Use Map (FLUM) regarding 0.79 acres located between the right-of-way for the current alignment of SW Leighton Farm Avenue and the right-of-way for the new alignment of SW Leighton Farm Avenue was initiated by the Board. The Board approved transmittal to the state land planning agency of the amendment changing the future land use designation from Agricultural Ranchette to General Commercial. Staff recommends approval.

Agenda Item: 19-0213

PH-5

**LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF
COMPREHENSIVE PLAN AMENDMENT 18-12, LEIGHTON FARM
AVENUE, A TEXT AMENDMENT**

CPA 18-12, Leighton Farm Avenue, is a companion text amendment to CPA 18-11, Leighton Farm Avenue, an amendment of the Future Land Use Map. CPA 18-12 proposes the amendment of Chapter 4, the Future Land Use Element, to extend the boundary of Figure 4-2, the Urban Service District, and an amendment of Chapter 11, Potable Water Services Element, to modify Figure 11-1, Areas Currently Served by Regional Utilities. This amendment is necessary to maintain consistency between the Future Land Use Map and these Comprehensive Growth Management Plan figures.

Agenda Item: 19-0216

PH-6

**SECOND PUBLIC HEARING TO CONSIDER ADOPTION OF ORDINANCE
AMENDING ARTICLE 3, ZONING DISTRICTS, LAND DEVELOPMENT
REGULATIONS, MARTIN COUNTY CODE REGARDING
MICROBREWERIES AND CRAFT DISTILLERIES**

The Board of County Commissioners ("Board") is requested to adopt proposed amendments to the Land Development Regulations to permit microbreweries and craft distilleries in zoning districts that allow restaurants.

Agenda Item: 19-0257

PH-7

**LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF
COMPREHENSIVE PLAN AMENDMENT 18-8, FIRE STATION 10**

This application to amend the Future Land Use Map was initiated by the Board of County Commissioners. The 0.34 acre property is owned by Martin County and is located on NE Samaritan Street, east of Savannah Road in Jensen Beach. The Board approved transmittal of the amendment changing the future land use designation from General Institutional to Limited Commercial. Staff recommends approval of the change in the future land use designation from General Institutional to Limited Commercial.

Agenda Item: 19-0228

PUBLIC HEARING QUASI-JUDICIAL

PHQJ-1 PUBLIC HEARING TO CONSIDER AMENDMENT OF THE MARTIN COUNTY ZONING ATLAS TO CHANGE THE ZONING DISTRICT FOR CPA 18-8, FIRE STATION 10

The Board of County Commissioners initiated the amendment of the Future Land Use Map and Zoning Atlas regarding this 0.34 acre County-owned property. Only one zoning district is designed to implement the Limited Commercial Future Land Use designation. That zoning district is LC (Limited Commercial). The Local Planning Agency recommended approval. Staff recommends approval of the amendment of the Zoning Atlas, changing the zoning district of this land from PS (Public Service) to LC (Limited Commercial Zoning District).

Agenda Item: 19-0227

PHQJ-2 FPL SWEETBAY SOLAR ENERGY FACILITY MAJOR FINAL SITE PLAN (F109-002)

Florida Power & Light Company requests approval of a Major Final Site Plan for the development of approximately 271 acres of solar array panels, a 1.8 acre substation, and a 5.5 acre lake/borrow pit on approximately 566 acres located approximately 1 ½ miles north of SW Warfield Boulevard (SR 710) on the east side of SW Allapattah Road (CR 609) in western Martin County.

Agenda Item: 19-0176

PHQJ-3 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: 19-0185

Supplemental Memo (request to continue to Feb 12)

PHQJ-4 PUBLIC HEARING TO CONSIDER AMENDMENT OF THE MARTIN COUNTY ZONING ATLAS REGARDING 3.4 ACRES LOCATED AT NE 24TH STREET AND NE 18TH AVENUE IN JENSEN BEACH

The Board of County Commissioners initiated the amendment of the Future Land Use Map and Zoning Atlas regarding this 3.4 acre County-owned property. Only one zoning district is designed to implement the Institutional-Recreation Future Land Use designation. That zoning district is PR (Public Recreation). The Local Planning Agency recommended approval. Staff recommends approval of the amendment of the Zoning Atlas, changing the zoning district of this land from R-2 (Single Family Residential) to PR (Public Recreation Zoning District).

Agenda Item: 19-0217

DEPARTMENTAL ADMINISTRATION

DEPT-1 OFFICE OF MANAGEMENT AND BUDGET ITEMS WHICH REQUIRE BOARD APPROVAL

This is a placeholder on all Board meeting agendas in an effort 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: 19-0130

Supplemental Memo (4 items)

DEPT-2 LEGISLATIVE INTENT FOR MARTIN COUNTY'S SEPTIC TO SEWER PROGRAM

Martin County (County) has been developing a septic to sewer program for the past few years. Staff has devised a funding plan to accelerate the program into a ten-year completion goal. This will require the Board of County Commissioners (Board) to include in the County's Legislative Priorities a request to match the County's designated annual commitment as a 'programmatic request' rather than pursuing funding that is project specific.

Agenda Item: 19-0268

DEPT-3 ADDITIONAL POSITIONS FOR FIRE RESCUE IN FY19

The Fire Rescue Department (FRD) has evolved substantially over the past fifteen years. Through this evolution it has become apparent that to address current demands, there is a need for two additional positions to enhance administration of operations: Deputy Fire Chief and Fire Rescue Records Management Coordinator. The Fire Chief has been performing these tasks using existing personnel and contracted services. Converting these functions into two distinct positions is in the best interest of the organization and operations.

Agenda Item: 19-0222

UTILITIES AND SOLID WASTE

DEPT-4 REQUEST FOR WATER AND SEWER EXTENSIONS TO SEVEN J'S INDUSTRIAL SUBDIVISION, MARTINGALE COMMONS PUD, THE COUNTY LANDFILL, AND THE SHERIFF'S SHOOTING RANGE PROPERTY

The owners/owners' representatives from the Seven J's Industrial Subdivision and Martingale Commons PUD have requested that Martin County Utilities create a Municipal Service Benefit Unit (MSBU) to provide potable water and sanitary sewer lines to the parcels they own. The MSBU would include the survey, design, permitting, bidding, construction and CEI of the infrastructure improvements necessary to provide service to the parcels.

Agenda Item: 19-0218

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

ADJOURN