



BOARD OF COUNTY COMMISSIONERS

FINAL AGENDA

1/12/21 9:00 AM

BOCC MEETING AGENDA

COMMISSION CHAMBERS

2401 SE MONTEREY ROAD, STUART, FLORIDA 34996

COUNTY COMMISSIONERS

Stacey Hetherington, Chair

Doug Smith, Vice Chairman

Harold E. Jenkins II

Sarah Heard

Edward V. Ciampi

Taryn Kryzda, County Administrator

Sarah W. Woods, County Attorney

Carolyn Timmann, Clerk of the Circuit Court and
Comptroller

PRESETS

9:05 AM - Public Comment

5:05 PM - Public Comment

CALL TO ORDER

1. INVOCATION - Pastor James L. Brocious, Stuart Alliance Church
2. PLEDGE OF ALLEGIANCE - Bob Yago, Hall Bryan VFW 10132
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 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: 21-0179

Supplemental Memorandum (2 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 19, 2020 and December 25, 2020. 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: 21-0209

CNST-3 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: 21-0191

BUILDING

CNST-4 REQUEST FOR FINE REDUCTION STIPULATION AND AGREED RECOMMENDED ORDER REGARDING THE CODE ENFORCEMENT CASE OF SHIRLEY WICKER CASE NUMBER 16-0107914

Pursuant to the provisions of Section 1.98B, General Ordinance, 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 Shirley Wicker.

Agenda Item: 21-0284

CNST-5 REQUEST FOR FINE REDUCTION STIPULATION AND AGREED RECOMMENDED ORDER REGARDING THE CODE ENFORCEMENT CASE OF ROBERT J. RATIGAN CASE NUMBER ENF2019030439-01

Pursuant to the provisions of Section 1.98B, General Ordinance, 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 Robert J. Ratigan.

Agenda Item: 21-0285

PUBLIC WORKS

CNST-6 ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING A WARRANTY DEED FOR THE DEDICATION OF RIGHT-OF-WAY ALONG SW MAPP ROAD ADJACENT TO THE OAKS IN PALM CITY FROM RALPH S. PARKS, AS SUCCESSOR TRUSTEE

As a condition of approval of a Minor Final Site Plan for The Oaks, the Applicant is required to dedicate right-of-way necessary to make SW Mapp Road consistently 80 feet

wide. Staff is requesting the adoption of a Resolution approving and accepting a Warranty Deed dedicating to Martin County the property necessary for right-of-way along SW Mapp Road adjacent to the former Loxahatchee Nursery of Stuart, now known as The Oaks.

Agenda Item: 21-0261

CNST-7 ACCEPTANCE OF A UTILITY EASEMENT FROM MARK DEMBOSKI AND JUDY A. DEMBOSKI FOR WATER SERVICES AND MAINTENANCE OF CERTAIN UTILITY RELATED EQUIPMENT FOR THE EVERGREEN/WINDSTONE WATER MAIN EXTENSION PROJECT

This is a request for the adoption of a Resolution accepting and approving a Utility Easement from Mark Demboski and Judy A. Demboski for water services and maintenance of certain utility related equipment for the Evergreen/Windstone water main extension project.

Agenda Item: 21-0276

CNST-8 ADOPTION OF TWO RESOLUTIONS FOR PURCHASE OF A 5.4 ACRE PARCEL OF ENVIRONMENTAL LANDS ON KUBIN AVENUE, ADJACENT TO MAGGIE'S HAMMOCK PARK FROM BROADBILL DEVELOPMENT, LLC

Request for the adoption of two Resolutions, one approving and accepting a Vacant Land Contract and Warranty Deed and the other a Resolution approving fund transfer for the purchase of a 5.4-acre parcel, adjacent to Maggie's Hammock, in Rocky Point from Broadbill Development, LLC for environmental lands with funding from District 4 MSTU.

Agenda Item: 21-0305

UTILITIES AND SOLID WASTE

CNST-9 RECLAIMED WATER AGREEMENT AMENDMENT TEMPLATE

The Board of County Commissioners is requested to approve the Reclaimed Water Agreement Amendment Template and authorize the Director of the Utilities & Solid Waste Department, or his/her designee, to execute Reclaimed Water Agreement Amendments.

Agenda Item: 21-0283

PUBLIC HEARINGS

PH-1 PUBLIC HEARING FOR CONSIDERATION OF ADOPTION OF A RESOLUTION REVISING THE LIST OF COUNTY OWNED PROPERTY THAT IS APPROPRIATE FOR AFFORDABLE HOUSING AS REQUIRED BY SECTION 125.379, FLORIDA STATUTES

This is a request for the adoption of a Resolution, at a public hearing, identifying real property to which Martin County holds fee simple title that may be appropriate for use as affordable housing.

Agenda Item: 21-0252

PH-2 LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF COMPREHENSIVE PLAN AMENDMENT (CPA) 19-5, KL WATERSIDE, LLC, A TEXT AMENDMENT

This is a request for text amendments to Chapter 4, Future Land Use Element and Chapter 11, Potable Water Services Element/10 Year Water Supply Facilities Work Plan.

The application includes amendments to Figure 4-2 Urban Service Districts retracting the Primary Urban Service District and creating a Freestanding Industrial Urban Service District; and changing Figures 11-1, Areas Currently Served by Regional Utilities and 11-2, Potential Service Areas.

Agenda Item: 21-0272

Supplemental Memorandum

PH-3 LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF COMPREHENSIVE PLAN AMENDMENT 19-06, KL WATERSIDE, LLC, A FUTURE LAND USE MAP AMENDMENT

This is an application for a Comprehensive Growth Management Plan Future Land Use Map amendment to change the existing future land use designation from Agricultural, Industrial and Marine Waterfront Commercial to Industrial and Agricultural for approximately 499.4 acres located south of SW 96th Street and west of Kanner Highway (SR 76).

Agenda Item: 21-0273

PUBLIC HEARING QUASI-JUDICIAL

PHQJ-1 PUBLIC HEARING TO CONSIDER AMENDMENT TO THE MARTIN COUNTY ZONING ATLAS FOR THE PROPERTY WHICH IS THE SUBJECT OF COMPREHENSIVE PLAN AMENDMENT 19-6, KL WATERSIDE, LLC, FUTURE LAND USE MAP AMENDMENT

This application is a request for a zoning district change on approximately 499.4 acres located south of SW 96th Street and west of Kanner Highway (SR 76). It is being considered concurrent with a proposed amendment to the Future Land Use Map (FLUM), CPA 19-6, KL Waterside. The request is to rezone portions of the property from WGC, (Waterfront General Commercial) and GI to AG-20A (Agricultural) and from A-2 (Agricultural) to LI, (Limited Industrial).

Agenda Item: 21-0274

PHQJ-2 REQUEST FOR APPROVAL OF SEAWARD BOAT STORAGE FINAL SITE PLAN

Genie Investment Company is requesting approval of a major development final site plan to develop an approximate 25,210 square foot stabilized boat storage area and associated infrastructure. The 0.91-acre undeveloped site is located on the east side of SE Dixie Highway at the intersection of SE Seaward Street and SE Dixie Highway in Port Salerno. Included in this application is a request for a Certificate of Public Facilities Reservation.

Agenda Item: 21-0282

REQUESTS AND PRESENTATIONS

R&P-1 PAL MAR INFORMATIONAL PRESENTATION

The purpose of this informational presentation is to provide a basic overview of the Pal Mar area. The presentation will discuss the environmental value, history and unique challenges that are facing Pal Mar. Over the next year County staff will be bringing forward a series of Board items focused on different aspects of the preservation and management of Pal Mar.

Agenda Item: 21-0286

Supplemental Memorandum

**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: 21-0188

Supplemental Memorandum (3 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: 21-0184

Supplemental Memorandum (2 items)

DEPT-3 2021 LEGISLATIVE PROGRAM, UPDATE, AND STRATEGY

Each year, the Martin County Board of County Commissioners adopts a state legislative program that sets the appropriations and policy priorities for the county. This is an overview of the proposed priorities compiled through coordination with staff, commissioners, and community stakeholders. 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: 21-0291

Supplemental Memorandum

UTILITIES AND SOLID WASTE

DEPT-4 SEPTIC TO SEWER PROGRAM UPDATE

Staff is prepared to update the Board on the status of the Septic to Sewer Program.

Agenda Item: 21-0287

Supplemental Memorandum

**DEPT-5 SECOND AMENDMENT TO SOLID WASTE FRANCHISE AGREEMENTS
TO PROVIDE A SECOND SIX-MONTH EXTENSION**

Waste Management, Inc. Florida (WMIF) is the current contractor for the Solid Waste Franchise Agreements that provide for collection of solid waste and recyclables. The term of the Franchise Agreements was set to expire September 30, 2020. The County and WMIF amended the agreements to provide for a six-month extension, extending the expiration date to March 31, 2021. A second six-month extension will extend the expiration date to September 30, 2021 and provide adequate time for WMIF to purchase new collection vehicles and begin service under the new contract beginning October 1, 2021.

Agenda Item: 21-0289

Supplemental Memorandum

DEPT-6 FRANCHISE AGREEMENT WITH WASTE MANAGEMENT, INC. OF FLORIDA (WMIF) FOR THE COLLECTION OF SOLID WASTE AND RECYCLABLE MATERIAL

On November 18, 2019, the County issued a Request for Proposals (RFP) from qualified vendors that wish to collect solid waste and recyclable materials for the County pursuant to an exclusive franchise agreement. The deadline for delivering proposals was February 19, 2020. Proposals were received from FCC Environmental Services (FCC), Waste Management, Inc, of Florida (WMIF) and Waste Pro. Presentations were subsequently made to the selection committee by all three proposers via Zoom on August 26, 2020. The selection committee's rankings were presented for Board consideration on September 15, 2020. In accordance with the options set forth in the RFP, the Board rejected all proposals and directed staff to negotiate a Franchise Agreement with WMIF.

Agenda Item: 21-0290

Supplemental Memorandum

PUBLIC WORKS

DEPT-7 SIXTH AMENDMENT TO THE COMMERCIAL LEASE WITH TRIUMPH AEROSTRUCTURES, LLC, REMOVING 1.57 ACRES KNOWN AS PARCEL C AT MARTIN COUNTY AIRPORT/WITHAM FIELD

This is a request for approval of a Sixth Amendment to the lease with Triumph Aerostructures, LLC, a Delaware limited liability company, for a partial turnback of approximately 1.57 acres of property known as Parcel C at Martin County Airport/Witham Field.

Agenda Item: 21-0270

Additional Item (21-0270)

DEPT-8 APPROVAL OF A SHORT-TERM LEASE AGREEMENT WITH PRECISION JET CENTER, LLC, FOR PARCEL C AT THE MARTIN COUNTY AIRPORT/WITHAM FIELD

This is a request for approval of a Short-Term Lease Agreement of Parcel C at the Martin County Airport/Witham Field between Martin County and Precision Jet Center, LLC, a Florida corporation.

Agenda Item: 21-0271

Additional Item (21-0271)

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

ADJOURN

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