



BOARD OF COUNTY COMMISSIONERS

DRAFT AGENDA

8/16/22 9:00 AM

**BOCC MEETING AGENDA
COMMISSION CHAMBERS**

2401 SE MONTEREY ROAD, STUART, FLORIDA 34996

COUNTY COMMISSIONERS

Doug Smith, Chairman

Edward V. Ciampi, Vice Chairman

Stacey Hetherington

Harold E. Jenkins II

Sarah Heard

Don G. Donaldson, P.E., 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 - Moment of Silence
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 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: 22-0813

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 July 27, 2022 and August 3, 2022. 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: 22-0817

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: 22-0820

CNST-4 APPOINTMENTS TO THE NEIGHBORHOOD ADVISORY COMMITTEE

After solicitation of applicants, the Board of County Commissioners is now asked to make the necessary appointments to the Hobe Sound, Jensen Beach, Old Palm City, Port Salerno, and Rio Neighborhood Advisory Committees.

Agenda Item: 22-0992

BUILDING

CNST-5 REQUEST FOR APPROVAL OF FINE REDUCTION STIPULATION AND AGREED RECOMMENDED ORDER REGARDING THE CODE ENFORCEMENT CASE OF US BANK AS CUST FOR ATR FUND FLORIDA, CASE NUMBER ENF2018070149

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 US Bank as Cust for ATR Fund Florida.

Agenda Item: 22-1079

GROWTH MANAGEMENT

CNST-6 REQUEST TO RELEASE UNITIES OF TITLE AND RESCIND A DEVELOPMENT ORDER AND COVENANT RUNNING WITH THE LAND ON PROPERTY OWNED BY AUTO ART GALLERY, LLC

Auto Art Gallery, LLC is requesting the release of two Unities of Title in reference to property located at 11700 SE Shell Avenue in Hobe Sound. In addition, the rescission of a development order and covenant running with the land is requested.

Agenda Item: 22-1021

CNST-7 RESOLUTION TO INITIATE A TEXT AMENDMENT TO THE COMPREHENSIVE GROWTH MANAGEMENT PLAN

Staff requests approval to initiate an amendment to Policy 4.1B.2(2), Comprehensive Growth Management Plan (CGMP), Martin County Code, regarding sub-area development restrictions applicable to ±29.8 acres of property within a larger ±250-acre tract of real property and to initiate an amendment to the Zoning Atlas regarding ±29.8 acres.

Agenda Item: 22-1051

PUBLIC WORKS

CNST-8 ADOPTION OF A RESOLUTION ACCEPTING AND APPROVING A 10' WIDE UTILITY EASEMENT FROM KEVIN GANLEY AND SHERI GANLEY, FOR INSTALLATION AND MAINTENANCE OF UTILITIES, ALONG SW PINE TREE LANE IN PALM CITY

This is a request for the adoption of a Resolution accepting and approving a 10' wide Utility Easement from Kevin Ganley and Sheri Ganley for installation and maintenance of utilities along SW Pine Tree Lane in Palm City.

Agenda Item: 22-1018

CNST-9 ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING A TOWER AND GROUND SPACE LEASE AGREEMENT WITH NEW CINGULAR WIRELESS PCS, LLC. (AT&T) FOR THE PUBLIC SAFETY COMPLEX AT 800 SE MONTEREY ROAD, STUART, FL

Request adoption of a resolution approving and accepting a Tower and Ground Space Lease (Lease) with New Cingular Wireless PCS, LLC. (AT&T) for continued use of space on and around the communications tower located at the Public Safety Complex at 800 SE Monterey Road, Stuart, Florida.

Agenda Item: 22-1068

CNST-10 ADOPT A RESOLUTION AUTHORIZING COUNTY CONTRIBUTION FOR S KANNER HIGHWAY LANDSCAPE PROJECT

The Florida Department of Transportation (FDOT) has asked the County to provide a resolution to document the direction given to staff on October 19, 2021, to provide \$250,000 in County funding to supplement the \$1.289M FDOT budget for the enhanced landscape project on S Kanner Highway from SE Cove Road to SE Cabana Point Circle.

Agenda Item: 22-1092

BOARD AND COMMITTEE APPOINTMENTS

B&C-1 PARKS AND RECREATION ADVISORY BOARD APPOINTMENT

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: 22-0997

PUBLIC HEARINGS

PH-1 LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF COMPREHENSIVE PLAN AMENDMENT (CPA) 21-04 FIND FUTURE LAND USE MAP AMENDMENT

This is a request for an amendment to the Future Land Use Map (FLUM). The request will change the future land use designation on ±51.2 acres from Institutional Conservation to Residential Estate Density and 3.16 acres from Institutional Conservation to Institutional General, leaving ±8.62 acres of Institutional Conservation within a ±62.98-acre parcel. The ±51.2 acres are proposed for transfer from Florida Inland Navigation District (FIND) to Loblolly Community Service Corporation (LCSC).

Agenda Item: 22-0918

PH-2

LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF COMPREHENSIVE PLAN AMENDMENT (CPA) 21-05 LCSC FUTURE LAND USE MAP AMENDMENT

This is a request for an amendment to the Future Land Use Map (FLUM). The request will change the future land use designation on a ±51.79-acre parcel from Residential Estate Density to ±14.70 acres Institutional General and ±37.09 acres Institutional Conservation located on SE Gomez Avenue. The ±51.79 acres are proposed for transfer from Loblolly Community Service Corporation (LCSC) to Florida Inland Navigation District (FIND).

Agenda Item: 22-0919

PUBLIC HEARING QUASI-JUDICIAL

PHQJ-1

REQUEST FOR A ZONING DISTRICT CHANGE BY THREE LAKES GOLF CLUB, LLC (B115-006)

This is a request by Three Lakes Golf Club, LLC for a proposed amendment to the County Zoning Atlas for an agricultural district classification. The proposed amendment is to change the existing zoning district on an approximate 1,218-acre undeveloped parcel of land, from A-2, Agricultural District and A-1, Small Farms District, to AG-20A, General Agricultural District or the most appropriate district. Included in this application is a request for a Certificate of Public Facilities Exemption.

Agenda Item: 22-1058

PHQJ-2

REQUEST BY PALM PIKE CROSSING, LLC FOR MAJOR SITE PLAN APPROVAL FOR PALM PIKE CROSSING LOT 5, PHASE 4 (P175-005)

This is request by Palm Pike Crossing, LLC for major final site plan approval to develop a 120,600 square foot residential storage facility and associated infrastructure on an approximate 4.2-acre undeveloped site located on Lot 5, Phase 4 of the Palm Pike Crossing Platted subdivision located at the corner of SW Martin Highway and SW High Meadow Avenue in Palm City. Included in this application is a request for a Certificate of Public Facilities Reservation.

Agenda Item: 22-1059

DEPARTMENTAL QUASI-JUDICIAL

GROWTH MANAGEMENT

DPQJ-1

REQUEST FOR APPROVAL OF THE 10TH AMENDMENT TO THE BANYAN BAY PUD ZONING AGREEMENT INCLUDING A REVISED MASTER AND PHASING SITE PLANS AND PHASE 3 FINAL SITE PLAN (B082-045)

This a request by Farrell Building Company for the 10th Amendment to the Banyan Bay Planned Unit Development (PUD) Zoning Agreement. The application includes a revised

master plan and the phase 3 final site plan. Banyan Bay received master plan and PUD zoning approval on November 9, 2004. Banyan Bay is a residential development situated on an approximate 251-acre parcel located on the west side of SW Kanner Highway and is accessed at the signalized intersection with SE Pomeroy Street in Stuart. Included in this application is a request for a Certificate of Public Facilities Reservation.

Agenda Item: 22-1056

**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: 22-0824

**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: 22-0828

PUBLIC WORKS

DEPT-3 UPDATE TO THE RESILIENCE PROGRAM'S SEA LEVEL RISE REPORT

County staff will present a summary of the work that will serve as a grant submittal "Vulnerability Assessment Appendix" and an update to the County's vulnerability assessment. A PowerPoint presentation summarizing the updated material will be submitted as a Supplemental Memorandum to this Agenda Item.

Agenda Item: 22-1023

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

ADJOURN

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