



**BOARD OF COUNTY COMMISSIONERS**

**ACTION SUMMARY**  
**AUGUST 9, 2022 ~ 9:00 AM**

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

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**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*

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**PRESETS**

9:05 AM - Public Comment  
5:05 PM - Public Comment

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

1. INVOCATION – **Pastor Jim Harp**, Stuart Alliance Church
2. PLEDGE OF ALLEGIANCE
3. ADDITIONAL ITEMS – **There were no Additional Items.**
4. APPROVAL OF AGENDA – **The Agenda was approved.**
5. APPROVAL OF CONSENT AGENDA – **The Consent Agenda was approved.**

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 Chairman will present the proclamation declaring Purple Heart Day and Treasure Coast Waterway Cleanup Week in Martin County, Florida.

Agenda Item: 22-0980

**ACTION TAKEN:** **The proclamations were presented.**

**PROC-2 PRESENT A COMMEMORATIVE BOX OF RECOGNITION AND APPRECIATION TO KRISTA STOREY UPON THE OCCASION OF HER RETIREMENT FROM SERVICE WITH THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS**

Krista Storey has been a Senior Assistant County Attorney for 25 years. Ms. Storey is and has been an extraordinary, dedicated and gifted attorney and will be deeply missed. Ms. Storey has provided legal guidance and counsel to the County's Growth Management Department during many challenging and exciting times over the decades. She has also served as the attorney for the Building Department, Code Enforcement, Local Planning Agency, Board of Zoning Adjustment, Community Redevelopment Agency, Contractor's Licensing Board and the Historic Preservation Board.

Agenda Item: 22-1062

**ACTION TAKEN:** The Board and staff recognized Ms. Storey.

**COMMENTS**

1. PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.
2. COMMISSIONERS – The Board authorized Chairman Doug Smith to represent the Board on any aspects of Martin County 100<sup>th</sup> Anniversary events. The Board agreed to move the October 25<sup>th</sup> meeting to October 18. The Board directed staff to finalize an agreement with Pine School with language as discussed regarding the lake.
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: 22-0812 (no 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 June 25, 2022 and July 26, 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: 22-0816

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

The Board is asked to approve minutes from the June 21, July 12, and July 18, 2022, regular meetings.

Agenda Item: 22-1010

**CNST-4 TAX COLLECTOR'S RECAPITULATION OF THE 2021 TAX ROLL FOR MARTIN COUNTY**

Presentation of the Martin County Tax Collector's Recapitulation of the 2021 Tax Roll for Martin County.

Agenda Item: 22-1009

**FIRE RESCUE**

**CNST-5 APPROVAL OF AN INTERLOCAL AGREEMENT BETWEEN THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS AND THE TOWN OF JUPITER ISLAND**

The proposed Interlocal Agreement between Martin County and the Town of Jupiter Island provides for highly skilled first responders for the Town to ensure emergency medical services and fire protection support are available to residents, guests, and visitors of the Town on a 24-hour basis. The Agreement commences on October 1, 2022 for a five (5) year term through September 30, 2027.

Agenda Item: 22-1054

**PUBLIC WORKS**

**CNST-6 ADOPTION OF A RESOLUTION ACCEPTING AND APPROVING A UTILITY EASEMENT, WITHIN THE LEGACY COVE DEVELOPMENT, FROM COVE ISLE COMMUNITY ASSOCIATION, INC. FOR SEWER SERVICES AND UTILITY RELATED EQUIPMENT**

This is a request for the adoption of a Resolution accepting and approving a Utility Easement from Cove Isle Community Association, Inc., a Florida not-for-profit corporation, to provide sewer service for adjacent properties to the west of the Legacy Cove development. The easement area is located west of SE Ault Avenue, between SE Salerno Road and SE Cove Road.

Agenda Item: 22-0983

[RESOLUTION NO. 22-8.1](#)

**CNST-7 APPROVAL OF A SOVEREIGNTY SUBMERGED LANDS EASEMENT (SSLE) RENEWAL AND MODIFICATION WITH THE TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND (TIITF) FOR THE RAILWAY AVENUE PEDESTRIAN BRIDGE OVER SALERNO CREEK WITHIN THE MANATEE CREEK BASIN**

Request approval of a SSLE renewal to continue multimodal access in Port Salerno from SE Railway Avenue to SE Salerno Road. The multimodal access provides an alternative pedestrian and bicycle pathway west of Dixie Highway and allows for mobility without having to cross the railroad.

Agenda Item: 22-1026

**CNST-8 ADOPTION OF A RESOLUTION ACCEPTING AND APPROVING FIVE (5) UTILITY EASEMENTS ALONG SW WILLOW LAKE TRAIL FOR THE CAPE LIVE OAK WATER AND SEWER EXTENSION PROJECT IN STUART**

This is a request for the adoption of a Resolution accepting and approving five (5) Utility Easements from the property owners of the parcels identified along the westerly extension of SW Willow Lake Trail for the Cape Live Oak water and sewer extension project.

Agenda Item: 22-1029

[RESOLUTION NO. 22-8.2](#)

**CNST-9 ADOPTION OF A RESOLUTION ACCEPTING AND APPROVING A 15' WIDE UTILITY EASEMENT FROM JOSEPH A. PISANO AND SANDRA L. PISANO FOR THE CAPE LIVE OAK WATER AND SEWER EXTENSION PROJECT IN STUART**

This is a request for the adoption of a Resolution accepting and approving a 15' wide Utility Easement on the north west portion of Lot 6 from Joseph A. Pisano and Sandra L. Pisano, individually and as Co-Trustees under the Pisano Living Trust dated September 7, 2016 (Pisano) for the Cape Live Oak water and sewer extension project in Stuart.

Agenda Item: 22-1030

**RESOLUTION NO. 22-8.3**

**UTILITIES AND SOLID WASTE**

**CNST-10 SOLID WASTE DISPOSAL RATE ADJUSTMENT RESOLUTION FOR FISCAL YEAR 2023**

The Board of County Commissioners is requested to adopt a resolution for amending the disposal rates at the Martin County Transfer Station for all user's effective fiscal year 2023 (FY23).

Agenda Item: 22-1035

**RESOLUTION NO. 22-8.4**

**PUBLIC HEARING**

**PH-1 PUBLIC HEARING TO CONSIDER ADOPTION OF THE FINAL ASSESSMENT RESOLUTION FOR FISCAL YEAR 2023 SOLID WASTE ASSESSMENT AND CERTIFICATION OF THE SPECIAL ASSESSMENT ROLL TO THE TAX COLLECTOR**

The Board of County Commissioners is required to adopt the Final Assessment Resolution for fiscal year 2023 (FY23) single-family solid waste assessment rates as set forth in Section 151.56, General Ordinances, Martin County Code and certify the special assessment roll to the Tax Collector as required by Section 151.57, General Ordinances, Martin County Code.

Agenda Item: 22-1036

**RESOLUTION NO. 22-8.5**

**ACTION TAKEN:** The Board received public comment, adopted the Final Assessment Resolution for the Solid Waste Municipal Service Benefit Unit, and certified and approved the Special Assessment Roll to the Tax Collector.

**PUBLIC HEARINGS **QUASI-JUDICIAL****

**PHQJ-1 REQUEST FOR A ZONING DISTRICT CHANGE BY TRINIDAD AND 3 BAGELS, LLC (T146-002)**

This is a request by Trinidad and 3 Bagels (T146-002) for a proposed amendment to the county zoning atlas for a residential district designation. The proposed amendment is to change the existing zoning district classification from A-2, Agricultural District to the AR-5A, Agricultural Ranchette District or the most appropriate zoning district. The approximate 25-acre parcel of land is located at 6155 SW Leighton Farm Avenue in Palm City. Included with this application is a Request for a Certificate of Public Facilities Exemption.

Agenda Item: 22-1011

**RESOLUTION NO. 22-8.6**

**ACTION TAKEN:** The Board received and filed the Agenda Item and staff report as an exhibit and approved the request to rezone from A-2, Agricultural District to AR-5A Agricultural Ranchette District.

**PHQJ-2 REQUEST FOR A ZONING DISTRICT CHANGE BY 4585 NE OCEAN BLVD., LLC (F112-003)**

This is a request by 4585 NE Ocean Blvd., LLC (F112-003) for a proposed amendment to the county zoning atlas. The proposed amendment is to change the existing zoning district classification from HR-2A, Multiple-Family Dwelling District to RS-6, Medium Density Residential District or the most appropriate zoning district. The approximate 1.37-acre parcel of land is located at 4585 NE Ocean Boulevard on Hutchinson Island. Included with this application is a Request for a Certificate of Public Facilities Exemption.

Agenda Item: 22-1012

**RESOLUTION NO. 22-8.7**

**ACTION TAKEN:** The Board received and filed the Agenda Item and staff report as an exhibit and approved the request to rezone from HR-2A, Multiple-Family Dwelling District to RS-6, Medium Density Residential District.

**PHQJ-3 REQUEST BY FLORIDA POWER AND LIGHT COMPANY FOR MAJOR SITE PLAN APPROVAL FOR THE WHITE TAIL SOLAR ENERGY CENTER (F110-002)**

This is a request by Florida Power and Light Company (FPL) for major final site plan approval for the development of a solar energy center (solar farm) and the associated infrastructure on an approximate 601-acre site which is the north half of a larger 1261-acre tract previously utilized for agricultural production. The parcel is located on the north side of SW Citrus Boulevard approximately 5 1/2 miles west of SW 96th Street and 3 miles east of the Village of Indiantown.

Agenda Item: 22-1038

**RESOLUTION NO. 22-8.8**

**ACTION TAKEN:** The Board received and filed the Agenda Item and staff report as an exhibit and approved the Major Final Site Plan for the White Tail Solar Energy Center.

**DEPARTMENTAL QUASI-JUDICIAL  
GROWTH MANAGEMENT**

**DPQJ-1 REQUEST APPROVAL FOR THE 79TH AMENDMENT TO THE MARTIN DOWNS PLANNED UNIT DEVELOPMENT ZONING AGREEMENT INCLUDING A REVISED MASTER/FINAL SITE PLAN AND REVISED PHASING PLAN FOR THE MERIDIAN MARINA PROJECT (M035-210)**

This is a request by AC Meridian Marina, LLC for the 79th Amendment to the Martin Downs Planned Unit Development (PUD) Zoning Agreement for the Meridian Marina including a revised Master/Final Site Plan for the approximate 11 acre previously developed marina and boat storage facility located on the St. Lucie River at 1400 SW Chapman Way. Included is a request for a Certificate of Public Facilities Reservation.

Agenda Item: 22-1039

**ACTION TAKEN:** The Board received and filed the Agenda Item and staff report as an exhibit and approved the request for the 79<sup>th</sup> Amendment to the Martin Downs PUD Zoning Agreement including the Revised Master/Final Site Plan for the Meridian Marina Project, the parking rate adjustment, and the commercial design alternative compliance but the dwelling units will be reduced from four to two and will remain two stories, the applicant will return for a PUD Amendment for the restaurant, and staff is authorized to revised the PUD Agreement as discussed with final approval by the County Attorney's Office.

**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: 22-0823 Supplemental Memorandum (9 items)

**ACTION TAKEN:**

1. Permission to Apply for the BJA FY2022 Edward Byrne Memorial Justice Assistance Grant Program – Local Solicitation O-BJA-2022-171368 - The Board authorized the Sheriff's Office to apply for the BJA FY2022 Edward Byrne Memorial Justice Assistance Grant Program – Local Solicitation O-BJA-2022-171368.
2. Permission to Apply for the National Fish and Wildlife Foundation – National Coastal Resilience Fund 2022 for the Hybrid Living Shoreline at Indian Riverside Park – The Board authorized staff to submit the National Fish and Wildlife Foundation – National Coastal Resilience Fund 2022.
3. Permission to Accept the FY2022-23 Indian River Lagoon (IRL) Council and IRL National Estuaries Program (NEP) Water Quality Restoration Grant - The Board authorized the Chairman to execute the IRL/NEP Water Quality Restoration grant agreement as well as any non-monetary grant related documents upon review and concurrence of the County Attorney's Office and adopted the Budget Resolution. RESOLUTION NO. 22-8.9
4. Budget Resolution to Allocate funding for the Substance Abuse Treatment Program – The Board adopted the Budget Resolution. RESOLUTION NO. 22-8.10
5. ADJUSTMENT TO THE FISCAL YEAR 2022 BUDGET  
Budget Resolution to Allocate Additional Revenues for Sailfish Splash Waterpark – The Board adopted the Budget Resolution to allocate the anticipated additional revenues to be collected by Sailfish Splash Waterpark in the amount of \$250,000. RESOLUTION NO. 22-8.11
6. Budget Resolution and CIP Modification Request from Utilities Department - The Board approved a modification of the CIP sheet for the Connect to Protect Grinder Installation project and approved the corresponding Budget Resolution to recognize additional revenues collected. RESOLUTION NO. 22-8.12
7. Budget Resolution for Recycling Revenues - The Board approved a Budget Resolution to recognize additional revenues collected from the sales of recyclable materials. RESOLUTION NO. 22-8.13
8. Budget Resolution for Insurance Proceeds from Utilities Department - The Board approved a Budget Resolution recognizing the proceeds from the insurance claim for an excavator in the amount of \$149,602.50. RESOLUTION NO. 22-8.14
9. Budget Resolution to Redistribute Grant Cost Share Budget – The Board approved the Budget Resolution. RESOLUTION NO. 22-8.15

**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: 22-0827 **Supplemental Memorandum (4 items)**

**ACTION TAKEN:**

**A. CONTRACTS OVER \$1,000,000**

1. **PAINTING SERVICES (RFB2022-3407)** - The Board awarded the contract to the lowest, responsive and responsible bidder, Five12 Painting & Remodeling, LLC and authorized the County Administrator or designee to execute all documents related to this request.
2. **NORTH WATER TREATMENT PLANT FEEDWATER PUMP & VFD REPLACEMENT (RFB2022-3414)** - The Board awarded the contract to the lowest responsive and responsible bidder, Lawrence Lee Construction Services, Inc., in the amount of \$1,207,000.00; approved a CIP modification to increase the North Feed Pump CIP sheet by \$128,986; approved a budget transfer from Sand Filters to North Feed Pump CIP project in the amount \$128,986; and authorized the County Administrator or designee to execute all documents related to this request.
3. **LANDSCAPE MAINTENANCE FOR UTILITIES & SOLID WASTE FACILITIES (RFB2022-3415)** - The Board awarded the contract to the lowest, responsive and responsible bidder, Treasure Coast Lawn & Landscape, Inc. and authorized the County Administrator or designee to execute all documents related to this request.
4. **EAST FORK CREEK STORMWATER TREATMENT AREA (STA) (RFB2022-3419)** - The Board awarded the contract to the lowest responsive and responsible bidder, J.W. Cheatham, LLC, in the amount of \$3,304,312.50; approved the CIP revision to fund the project; and authorized the County Administrator or designee to execute all documents related to this request.

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

**ADJOURNED AT 2:33 PM**

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