

THE MINUTES OF THE MEETING
MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS
HELD IN THE MARTIN COUNTY
ADMINISTRATIVE CENTER
2401 SE MONTEREY ROAD
STUART, FLORIDA 34996

June 12, 2018

1. CALL TO ORDER

NOT APPROVED

THOSE PRESENT:

Edward V. Ciampi, Chairman
Harold Jenkins, Vice Chair
Ed Fielding, Commissioner
Sarah Heard, Commissioner
Doug Smith, Commissioner

ALSO PRESENT:

Taryn Kryzda, County Administrator
Sarah Woods, County Attorney
M.K. Vettel, Deputy Clerk

A. INVOCATION - Moment of Silence

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

Motion: Accept the agenda as presented [agenda plus additional item 6D, consent agenda minus pull 4B1, and withdraw item 4C1]. Moved by Ed Fielding, Commissioner, seconded by Doug Smith, Commissioner. Motion carried unanimously.

AYES: ALL

2. PROCLAMATIONS, SPECIAL PRESENTATIONS, AND LEGISLATIVE AFFAIRS

A. PRESENT A PROCLAMATION PREVIOUSLY APPROVED VIA THE CONSENT AGENDA AGENDA ITEM: 809a8448

Special Projects Coordinator Laura Beaupre introduced the proclamation.

Garden Club President Sandy Decker accepted the proclamation for Garden Week.

3. COMMENTS

A. PUBLIC (AM)

Jackie Trancynger voiced concerns about the proposed marina in the Rio Town Center plan (8C3).

B. COMMISSIONERS

AM

Commissioner Smith spoke about the upcoming School District referendum and the Golf Course Advisory Board.

Motion: That we direct staff to work on a resolution, that can be both for ourselves and a joint resolution, that would draft a number 1/number 2 Legislative Priority to restore the 2 mill school millage issue [to restore the 1.5 mill back to 2 mill for local control on spending] and to also work with the School Board on the language that is appropriate for the FEFP (that is the acronym for the requirements of how state collects dollars from counties, redistributes it throughout the rest of the county), and that we, as soon as possible, bring that back to the Board for adoption and that we can also have it sent to the School Board and the City for a joint resolution. Moved by Doug Smith, Commissioner, seconded by Ed Fielding, Commissioner. Motion carried unanimously.

AYES: ALL

Motion: That we sunset the Golf Course Advisory Board until, if in the future, we need to reinstate it for some purpose. They haven't been getting a quorum, so staff has been preparing for meetings, but not been able to hold them, and I just don't know that there's much left to hash out at this point. Moved by Doug Smith, Commissioner, seconded by Ed Fielding, Commissioner. Motion carried.

AYES: Edward V. Ciampi, Chairman, Ed Fielding, Commissioner, Doug Smith, Commissioner.

NOES: Harold Jenkins, Vice Chair, Sarah Heard, Commissioner.

Commissioner Jenkins announced the birth of his 6th grandchild, Colin Eugene Jenkins.

Commissioner Heard spoke about revisions to the Integrated Delivery Schedule (a 15-year plan which dictates the planning and funding of restoration projects). She voiced concerns that the C-23 and C-24 projects may be 'slipping' down the timeline.

Motion: That we send letters to all of our State and our Federal partners asking them to advocate strongly for a 15-year IDS that includes the projects in IRL South that have already been to be designed and funded as soon as possible. Moved by Sarah Heard, Commissioner, seconded by Ed Fielding, Commissioner. Motion carried unanimously.

AYES: ALL

Chairman Ciampi suggested that School Board Chair Christia Li Roberts be invited to present her booklet on the upcoming School District ballot initiatives.

Motion: I would move that we insert it [School District Operating Account and Capital Account booklet] into the next two utility bills and if there's a cost, that we take it from Reserves, whatever the cost is to print it and to insert it into the utility bill. That we authorize the Administrator to produce

the appropriate mail piece; the amount of pages, the size, for the mailing of the School Board's information sheet on both the ad valorem component and the sales tax component for the July and August utilities bill. Moved by Doug Smith, Commissioner, seconded by Harold Jenkins, Vice Chair. Motion carried unanimously.

AYES: ALL

PM

Commissioner Smith spoke about presentations at the TCRPC's Bio-Solids Symposium. He announced that the Council would be putting together a technical group as a checks-and-balances to vet the new technology and decide what to do next.

Commissioner Fielding spoke about the current process of spreading bio-solids over agriculture areas and spoke about the new processes that may be useful for generating electricity and generating other types of products.

Commissioner Jenkins, who also attended the symposium, said that it was amazing and echoed the comments on his fellow commissioners.

Commissioner Heard modified her comments from the morning and asked the letters of thanks be sent to Senators Rubio, Nelson, and Mast and also make sure that the IDS reflects a commitment to the projects (IRL, C-23, C-24) for the next 15 years. She also asked for a letter to be sent to the Army Corps of Engineers to thank them for their funding.

C. COUNTY ADMINISTRATOR/COUNTY ATTORNEY

Ecosystem Manager John Maehl introduced himself to the Board and provided a Waterways Status Update to the Board.

The Board directed staff to send a letter asking the Army Corps of Engineers to do pulse releases.

4. CONSENT

A. Clerk of the Circuit Court

1. May 22, 2018 Board of County Commission Meeting Minutes.

This item was approved by the first motion of the meeting.

B. Department of Administration

1. CONTRACTS THAT MEET THE THRESHOLD FOR BOARD APPROVAL
AGENDA ITEM: 80972c3e

Items 2 and 4 were approved by the first motion of the meeting.

Capital Projects Manager George Dzama answered Board questions regarding the Hobe Heights Neighborhood restoration. General Services Facilities Operations Administrator John Kozey and Purchasing Manager Nicole Carey answered Board questions regarding building custodial services.

Motion: Move to approve [items 1 and 3]. Moved by Ed Fielding, Commissioner, seconded by Sarah Heard, Commissioner. Motion carried unanimously.

AYES: ALL

[1] RECOMMENDATION (Hobe Heights Neighborhood Restoration): Award contract to lowest responsive and responsible bidder, Hinterland Group, in the amount of \$1,010,427.

[2] RECOMMENDATION (Willoughby Commons Renovation): Award contract to the lowest responsive and responsible bidder, One Call Florida, in the amount of \$933,195.80.

[3] RECOMMENDATION (Building Custodial Services): Award contract to the lowest responsive and responsible bidder, Stockton Maintenance Group.

[4] RECOMMENDATION (Artificial Reef & Marine Construction): Award contract to the lowest responsive and responsible bidder, McCulley Marine Services.

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 May 9, 2018 and May 25, 2018. 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: 8097358a

This item was approved by the first motion of the meeting.

RECOMMENDATION: Approve the Warrant List for the period of May 9, 2018 through May 25, 2018 and authorize the Chairman to sign.

3. ADOPT A PROCLAMATION TO BE PRESENTED ON JUNE 19, 2018 The Board is asked to adopt the following proclamation: Declaring Parks and Recreation Month in Martin County, Florida. AGENDA ITEM: 809a8d06

This item was approved by the first motion of the meeting.

RECOMMENDATION: Adopt the proclamation, which will be presented at the June 19, 2018 BOCC Meeting.

4. APPROVE THE TREASURE COAST HOME CONSORTIUM AMENDED INTERLOCAL AGREEMENT May 23, 2006, the Board authorized Martin County's participation with St. Lucie and Indian River Counties to create the Treasure Coast HOME Consortium with St. Lucie County performing the administrative function. This partnership gave each jurisdiction the ability to receive HOME Investment Partnership Program funding from the U.S. Department of Housing and Urban Development (HUD). AGENDA ITEM: 809a9006 **RESOLUTION NO. 18-6.1**

This item was approved by the first motion of the meeting.

RECOMMENDATION: Approve the amended agreement.

C. Building

1. REQUEST FOR FINE REDUCTION STIPULATION AND AGREED RECOMMENDED ORDER REGARDING THE CODE ENFORCEMENT CASE OF OMAR MERCEDES-RODRIGUEZ AND CRYSTAL STUART 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 Stipulation and Agreed Recommended Order regarding the Code Enforcement case of Omar Mercedes-Rodriguez and Crystal Stuart. AGENDA ITEM: 809a98ec

This item was approved by the first motion of the meeting.

RECOMMENDATION: Accept the magistrate's recommendation that the lien on the property be reduced to \$2,000 and accepted as full payment.

2. REQUEST FOR FINE REDUCTION STIPULATION AND AGREED RECOMMENDED ORDER REGARDING THE CODE ENFORCEMENT CASE OF DEVIN M. TEAL 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 Stipulation and Agreed Recommended Order regarding the Code Enforcement case of Devin M. Teal. AGENDA ITEM: 809a991d

This item was approved by the first motion of the meeting.

RECOMMENDATION: Accept the magistrate's recommendation that the lien on the property be reduced to \$1,100 and accepted as full payment.

5. BOARD AND COMMITTEE APPOINTMENTS - None at this time.

6. PUBLIC HEARINGS

- A. FIRST PUBLIC HEARING TO CONSIDER AN ORDINANCE AMENDING ARTICLE 3, LDR TO INCLUDE STANDARDS FOR SPORTING CLAY COURSES
This is a request to amend the Land Development Regulations of Article 3, Division 1, Section 3.3 Definitions, Article 3, Division 3, Standards for specific uses, adding a Section 3.99.2.A - 3.99.2.F. addressing Sporting Clay Courses and amending Article 3 Table 3.11 - Permitted Uses. AGENDA ITEM: 809a42cf

Growth Management Director Nicki van Vonno and Principal Planner Peter Walden presented the item to the Board. Assistant County Attorney Krista Storey assisted with Board questions.

Attorney Bob Raynes, Crossroads Environmental President Toby Overdorf and Joe Fasulo (South Florida Shooting Club General Manager) provided the applicant's presentation to the Board.

Motion: Staff's recommendation. Moved by Doug Smith, Commissioner, seconded by Harold Jenkins, Vice Chair. Motion carried.

AYES: Edward V. Ciampi, Chairman, Harold Jenkins, Vice Chair, Doug Smith, Commissioner.

NOES: Ed Fielding, Commissioner, Sarah Heard, Commissioner.

Motion: Allow staff the flexibility to hear this item, if it's timed appropriately, before 5:00 p.m. on July 10th. Moved by Doug Smith, Commissioner, seconded by Harold Jenkins, Vice Chair. Motion carried.

AYES: Edward V. Ciampi, Chairman, Harold Jenkins, Vice Chair, Sarah Heard, Commissioner, Doug Smith, Commissioner.

NOES: Ed Fielding, Commissioner.

RECOMMENDATION: Consider the ordinance amending Article 3, Division 1, Section 3.3., Division 2, Section 3.11 and Division 3, Section 3.99, Martin County LDR regarding sporting clay courses, and hold the second public hearing on July 10, 2018 prior to 5:00 PM.

B. FIRST PUBLIC HEARING TO CONSIDER AMENDING ARTICLE 3, LAND DEVELOPMENT REGULATIONS REGARDING MEDICAL MARIJUANA DISPENSING FACILITIES Today's item is a public hearing to consider adoption of an ordinance to permit medical marijuana dispensing facilities in unincorporated Martin County. AGENDA ITEM: 8099ae28

Growth Management Director Nicki van Vonno provided the staff's presentation to the Board. Senior Assistant County Attorney Krista Storey assisted with Board questions.

Chairman Ciampi solicited public comment; none was heard.

Motion: For the County to choose to prohibit any dispensing facilities within unincorporated Martin County. Moved by Ed Fielding, Commissioner. The motion did not receive a second and was lost.

Motion: Staff's recommendation that we approve the ordinance which regulates the dispensation of medical marijuana in unincorporated Martin County. Moved by Sarah Heard, Commissioner, seconded by Harold Jenkins, Vice Chair. Motion carried.

AYES: Edward V. Ciampi, Chairman, Harold Jenkins, Vice Chair, Sarah Heard, Commissioner, Doug Smith, Commissioner.

NOES: Ed Fielding, Commissioner.

RECOMMENDATION: Consider the draft ordinance amending Article 3, Martin County LDR; and hold the second public hearing on July 10, 2018 prior to 5:00 PM.

C. PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE REGARDING ELECTRONIC NICOTINE DELIVERY DEVICES The Board is requested to consider adoption of an ordinance regulating electronic nicotine delivery devices. AGENDA ITEM: 808e08d3 ORDINANCE NO. 1068

Assistant County Attorney Elizabeth Lenihan presented the item to the Board.

The following member of the public addressed the Board in support of this item: Kim Nash (QuitDoc Foundation).

Motion: Accept staff recommendation with an additional fifty feet; that the additional fifty feet as would be further described by our attorney (added

to Section 87.146). Moved by Ed Fielding, Commissioner, seconded by Harold Jenkins, Vice Chair. Motion carried unanimously.

AYES: ALL

RECOMMENDATION: Adopt the ordinance as presented.

- D. PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE AMENDING CHAPTERS 17, 51, 67, 79, AND 87, GENERAL ORDINANCES, MARTIN COUNTY CODE RELATED TO FIRE RESCUE AND ADOPTION OF A POLICY FOR THE REDUCTION OR ELIMINATION OF REIMBURSEMENT CHARGES
The Fire Rescue Department is requesting the Board adopt an ordinance amending sections of the Code for consistency and to update provisions related to Fire Rescue and a policy for the reduction or elimination of reimbursement charges as provided for in the Code changes. AGENDA ITEM: 80935d3c ORDINANCE NO. 1069

Chief Dan Wouters, Fire Rescue Administrator Matt Resch, and Assistant County Attorney Elizabeth Lenihan presented the item to the Board.

Motion: Staff's recommendation. Moved by Sarah Heard, Commissioner, seconded by Harold Jenkins, Vice Chair. Motion carried unanimously.

AYES: ALL

RECOMMENDATION: Adopt the proposed ordinance and Administrative Reduction and Elimination of Reimbursement Charges for Fire Rescue Services Policy as presented in this agenda item.

7. REQUESTS AND PRESENTATIONS - None at this time.

8. DEPARTMENTAL

A. Department of Administration

1. OFFICE OF MANAGEMENT AND BUDGET ITEMS WHICH REQUIRE BOARD APPROVAL AGENDA ITEM: 8097358e RESOLUTION NOS. 18-6.5 through 18-6.15

Budget Manager Jennifer Manning presented the items to the Board.

Motion: Uniform approval of all of the items [all of 8A1]. Moved by Ed Fielding, Commissioner, seconded by Sarah Heard, Commissioner. Motion carried unanimously.

AYES: ALL

[1] RECOMMENDATION (Small Scale Derelict Vessel Removal): Authorize the Building Department to apply for funding from FIND - Small Scale Derelict Vessel Grant Program to assist in offsetting annual derelict vessel removal costs.

[2] RECOMMENDATION (Bus Service and ADA Complementary Service): Authorize the Chairman, County Administrator, or designee to execute and file the SJPA, as well as any non-monetary grant related documents, upon review and concurrences of the County Attorney's Office. Adopt the board resolution. Adopt the budget resolution.

[3] RECOMMENDATION (MacArthur Boulevard Elevation Project): Authorize the Chairman and/or designee to execute the FDEM agreement as well as any non-monetary grant related documents upon review and concurrence of the County Attorney's Office. Approve the budget transfer from Gas Tax Reserves. Adopt the budget resolution.

[4] RECOMMENDATION (Emergency Management EMPA grant): Authorize the Chairman to execute the EMPA agreement, as well as any non-monetary grant related documents, upon review and concurrence of the County Attorney's Office. Adopt the budget resolution.

[5] RECOMMENDATION (CSC AS/OS Program): Authorize the Chairman and/or designee to execute the FY18-19 Children's Services Council grant agreement for the A.S./O.S. Programs, as well as any non-monetary grant related documents, upon review and concurrence of the County Attorney's Office. Adopt the budget resolution.

[6] RECOMMENDATION (CSC PLACE Program): Authorize the Chairman and/or designee to execute the FY18-19 Children's Services Council grant agreement for the P.L.A.C.E. Program, as well as any non-monetary grant related documents, upon review and concurrence of the County Attorney's Office. Adopt the budget resolution.

[7] RECOMMENDATION (CSC REACH Program): Authorize the Chairman and/or designee to execute the FY18-19 Children's Services Council grant agreement for the R.E.A.C.H. Program, as well as any non-monetary grant related documents, upon review and concurrence of the County Attorney's Office. Adopt the budget resolution.

[8] RECOMMENDATION (SHIP Funding budget resolution): Approve the budget resolution.

[9] RECOMMENDATION (FHWA funding for MPO): Adopt the budget resolution for State FY19 FHWA PL funding allocation for the MPO.

[10] RECOMMENDATION (USW Reserves budget transfer): Approve a budget transfer from reserves and a modification of the Dixie Re-pump CIP Sheet.

[11] RECOMMENDATION (Drug Court budget transfer - JAG shortfall): Authorize a transfer in the amount of \$64,629 from General Fund Substance Abuse Reserves to fund the Drug Court that would have been funded through the JAG program.

[12] RECOMMENDATION (MARTY Public Transit Service - Indiantown): Authorize the Chairman or County Administrator or designee to execute and file the SJPA, as well as any non-monetary grant related documents, upon review and concurrence of the County's Attorney's Office. Adopt the resolution. Adopt the budget resolution.

[13] RECOMMENDATION (Transportation Disadvantaged funding): Approve the amendment to extend the local match agreement. Approve the budget transfer from General Fund Reserves for Contingencies in the amount of \$12,348.

2. MARINE TRANSPORTATION ROUTE AND MARINE MANUFACTURING OVERLAY ZONE The Board is being asked to modify a previous

designation of the Marine Transportation Route. The Board is also being asked to designate an overlay zone that would prevent further incursion of utilities between the manufacturing and repair facilities and the transportation route. AGENDA ITEM: 8099a2de RESOLUTION NO. 18-6.16

Assistant County Administrator George Stokus presented the item to the Board.

The following member of the public addressed the Board in support of this project: Business Development Board Executive Director Tim Dougher.

Motion: Approval of staff recommendation. Moved by Ed Fielding, Commissioner, seconded by Harold Jenkins, Vice Chair. Motion carried unanimously.

AYES: ALL

RECOMMENDATION: (a) Adopt the resolution to designate the routes as the Marine Manufacturing Area and Marine Transportation Routes; (b) Direct staff to develop, for future consideration by the Port Salerno NAC, the CRA, the LPA, and the BOCC, code restrictions to protect the Marine Manufacturing Area and Marine Transportation Routes against future vertical and horizontal encroachments that would impede the movement of boats from abutting properties; (c) Direct staff to survey and prepare a list and cost of projects needed to minimize existing vertical and horizontal conflicts within the Marine Manufacturing Area and Marine Transportation Routes; (d) Direct staff to create a list of prioritized projects and potential funding sources for consideration at a later date.

3. APPOINTMENT OF BOARD MEMBER TO FINANCIAL AUDIT COMMITTEE Section 218.391, Fla. Stat. mandates procedures for choosing a financial auditor. An Audit Committee comprised of the Sheriff, Tax Collector, Property Appraiser, Supervisor of Elections, Clerk of the Circuit Court and one member of the Board of County Commissioners is required. AGENDA ITEM: 809a9785

Purchasing Manager Nicole Carey presented the item to the Board.

Motion: Move Commissioner Fielding. If Commissioner Fielding is not available for attendance, that we designate Ms. Kryzda or her appointed designee. Moved by Sarah Heard, Commissioner, seconded by Doug Smith, Commissioner. Motion carried unanimously.

AYES: ALL

RECOMMENDATION: Appoint a member of the Board to serve on the Audit Selection Committee.

B. County Attorney

1. ADOPTION OF RESOLUTION RELEASING LIENS ON REAL PROPERTY WITHIN MARTIN COUNTY FOR MANDATORY GARBAGE COLLECTION BETWEEN 1988 TO 1992 The Tax Collector's Office maintains on its books balances for unpaid mandatory garbage non-ad valorem assessments levied by Martin County for years 1988 through 1992. AGENDA ITEM: 8099965c RESOLUTION NO. 18-6.17

Assistant County Attorney Elizabeth Lenihan presented the item to the Board.

Motion: Move approval. Moved by Sarah Heard, Commissioner, seconded by Harold Jenkins, Vice Chair. Motion carried unanimously.

AYES: ALL

RECOMMENDATION: Adopt the resolution as presented and direct staff to notify the Tax Collector of the action.

C. Growth Management

1. WEST JENSEN PUD/DRI PHASE 1B PARCELS 10.2, 17.1, 17.2, 17.3 - REQUEST FOR PLAT APPROVAL Requesting plat approval for West Jensen PUD/DRI Phase 1B, Parcels 10.2, 17.1, 17.2, 17.3, Jensen Village (f/k/a Charleston Place). The approved residential project consists of 130 single family units and associated infrastructure. The subject site is approximately 61.52 acres in size and located on the east side of NW Federal Hwy (US 1) adjacent to the County line. Included in this application is a request for a Certificate of Public Facilities Exemption. AGENDA ITEM: 8099766c QUASI JUDICIAL

Ex parte communication disclosure forms were filed by all five commissioners. There were no interveners. There were no notices required. The participants were sworn in by the deputy clerk.

COUNTY: Development Review Administrator Paul Schilling provided the staff's presentation to the Board. Senior Assistant County Attorney Krista Storey assisted with Board. questions.

The following County Exhibits were entered into the record: (1) agenda item/staff report, (2) Paul Schilling resume.

APPLICANT: Lucido & Associates Senior Vice President Morris Crady provided the applicant's presentation to the Board.

Chairman Caimpi solicited public comment; none was heard.

Motion: Move to approve staff recommendation. Moved by Harold Jenkins, Vice Chair, seconded by Ed Fielding, Commissioner. Motion carried unanimously.

AYES: ALL

RECOMMENDATION: Receive and file the agenda item summary and all of its attachments, including the staff report, for the record as Exhibit 1. Approve the West Jensen PUD/DRI Phase 1B, Parcels 10.2, 17.1, 17.2, 17.3 plat and the Contract for Construction of Required Improvements and Infrastructure.

2. THE GROVE GOLF CLUB (C161-003) - REQUEST FOR PLAT APPROVAL This is an application to plat and record a golf club development consistent with the Grove Golf Club major final site plan. Hobe Sound Equestrian, LLC is requesting plat approval of an approximate 451 acre parcel consisting of golf course, club house, access and agricultural tracts. The project is adjacent to and north of the existing Hobe Sound Polo Club recorded plat in Hobe Sound. AGENDA ITEM: 8099f939 QUASI JUDICIAL

Ex parte communication disclosure forms were filed by all five commissioners. There were no notices required. There were no interveners. The participants were sworn in by the deputy clerk.

COUNTY: Principal Planner Peter Waldenr provided the staff's presentation to the Board. Senior Assistant County Attorney Krista Storey assisted with Board questions.

The following County Exhibits were entered into the record: (1) agenda item/staff report, (2) Peter Walden resume.

APPLICANT: Lucido & Associates Senior Vice President Morris Crady provided the applicant's presentation to the Board.

Chairman Ciampi solicited public comment; none was heard.

Motion: Approve staff's recommendation. Moved by Harold Jenkins, Vice Chair, seconded by Doug Smith, Commissioner. Motion carried unanimously.

AYES: ALL

RECOMMENDATION: Receive and file the agenda item summary and all of its attachments, including the staff report, for the record as Exhibit 1. Approve the revised final site plan for The Grove Golf Club. Approve the revised final site plan and plat for The Grove Golf Club and the Contract for Construction of Required Improvements and Infrastructure.

3. RIO TOWN CENTER - REQUEST APPROVAL OF REVISED MAJOR MASTER SITE PLAN AND PHASING PLAN, PHASE 1 FINAL SITE PLAN (S241-007) Request approval for a major development Phase 1 final site plan and revised master site plan and revised phasing plan for a mixed use project located within the Rio Town Center CRA. The project site consists of approximately 9.8 acres located south of SR 707 between NE Martin Avenue and Glass Drive. Included in this application is a request for a Certificate of Adequate Public Facilities Reservation for Phase 1 and a Deferral of Adequate Public Facilities Reservation for the revised master site plan. AGENDA ITEM: 8098a2eb QUASI JUDICIAL RESOLUTION NOS. 18-6.2, 18-6.3, and 18-6.4

Ex parte communication disclosure forms were filed by all five commissioners. There were no interveners. There were no notices required. The participants were sworn in by the deputy clerk.

COUNTY: Principal Planner Catherine Riiska provided the staff's presentation to the Board. Senior Assistant County Attorney Krista Storey, Community Development Manager Susan Kores, and Development Review Administrator Michelle Cullum assisted with Board questions.

The following County Exhibits were entered into the record: (1) agenda item/staff report, (2) Catherine Riiska resume.

APPLICANT: Attorney Bob Raynes, Architect Raul Ocampo, and Engineer Oats Reis provided the applicant's presentation to the Board.

The following Applicant Exhibits were entered into the record: (1) agenda item/staff report [same as County Exhibit 1], (2) Raul Ocampo resume, (3)

Engineer Octavio 'Oats' Reis resume, (4) Catherine Riiska resume [same as County Exhibit 2].

The following members of the public addressed the Board in support of this item: Rio NAC Member Estanislao Field [on behalf of Rick Zurich and for himself] and Rio Civic Club Secretary Julie Preast.

Motion: Staff's recommendations. Moved by Harold Jenkins, Vice Chair, seconded by Sarah Heard, Commissioner. Motion carried.

AYES: Edward V. Ciampi, Chairman, Harold Jenkins, Vice Chair, Sarah Heard, Commissioner, Doug Smith, Commissioner.

NOES: Ed Fielding, Commissioner.

RECOMMENDATION: Receive and file the agenda item summary and all of its attachments, including the staff report, for the record as Exhibit 1. Approve the revised master site plan and phasing plan. Approve the phase 1 final site plan. Approve the Release of Utility Easements and adopt the resolution accepting and approving the 5 foot right-of-way easement on NE Bernard Street to Martin County from SFI Marina Stuart TRS, LLC, and authorize the Chairman to execute any and all documents necessary to complete the transaction.

9. **WORKSHOP - None at this time.**

10. **COMMISSIONERS - None at this time.**

11. **PUBLIC (PM)**

12. **ADJOURN, BOARD OF COUNTY COMMISSIONERS, June 12, 2018**

The meeting adjourned at 5:21 pm

Carolyn Timmann, Clerk
/mkv

Minutes approved on

07-10-2018

Edward V. Ciampi, Chairman