



BOARD OF COUNTY COMMISSIONERS

DRAFT

12/15/2020 9:00 AM

MINUTES

**JOHN F. & RITA M. ARMSTRONG WING OF THE BLAKE LIBRARY
2351 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

CALL TO ORDER

Present: 5 - Commissioner Harold E. Jenkins II
Chair Stacey Hetherington
Vice Chairman Doug Smith
Commissioner Sarah Heard
Commissioner Edward V. Ciampi

1. INVOCATION - Reverend Anil K. Singh, Trinity United Methodist Church of Jensen Beach

2. PLEDGE OF ALLEGIANCE

The children of the Gertrude Walden Child Care Center performed Christmas carols for the Board.

3. ADDITIONAL ITEMS

4. APPROVAL OF AGENDA

MOTION: A motion was made by Commissioner Smith, seconded by Commissioner Ciampi, for approval of the agenda [agenda with addition item

DEPT-3 and consent agenda (no pulls)]. The motion carried by the following vote:

Aye: 4 - Commissioner Jenkins II, Chair Hetherington, Vice Chairman Smith, and Commissioner Heard

Nay: 1 - Commissioner Ciampi

COMMENTS

1. PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

Anna McGovern proposed implementing a tax on sugar-sweetened beverages.

Amy Pritchett and Erica Larica urged the Board to reduce the speed limit to 25 mph on all roads in Rocky Point (item CNST-9).

The following representatives of local non-profit organizations thanked the Board for the CARES funding assistance: Nancy Turrell (Arts Council), Rob Steele (Historical Society), Tammy Calabria (Children's Museum of the Treasure Coast), Abigail Flood (Florida Oceanographic Society), Dennis O'Donovan (ACT Studio Theatre), Dennis McGeady (Barn Theatre), Kia Fontaine (Lyric Theatre), and Marsha Powers and Bill West (Early Learning Coalition).

Cheryl Schwochert spoke against wearing masks and spoke about the condition of the ditches in Golden Gate.

Frank McChrystal spoke about elections and the need for people to be "truth seekers."

Economic Council CEO Ted Astolfi spoke in support of the Newfield development agreement, master site plan/PAMPs, and community development district (items PHQJ-1, DPQJ-1, and PH-1).

Johnny Colson spoke about the bad road repair on East Ocean Boulevard.

2. COMMISSIONERS

AM

Commissioner Jenkins wished everyone a Merry Christmas.

Commissioner Smith spoke about the success of the Taste of Jensen event. He agreed with the public speaker about the East Ocean Boulevard repairs and informed everyone that he and staff would continue to contact FDOT about the project. He wished everyone a Merry Christmas and a safe holiday season.

Commissioner Ciampi reminded everyone that the non-profit organizations were still in need of help and suggested making donations as Christmas gifts. He wished everyone healthy and safe holidays.

Commissioner Heard announced that she would be using district funds to purchase a parcel of land (a tropical maritime hardwood hammock) adjacent to Maggy's Hammock Park.

Commissioner Hetherington invited everyone to visit the Christmas tree display at Memorial Park and wished everyone a Merry Christmas and a happy holiday season.

PM

Commissioner Jenkins announced that he would be using district funds for the Hobe Sound Nature Center.

Commissioner Ciampi spoke about the challenges of the past year and wished everyone a healthy, safe, and happy holiday season.

Commissioners Heard and Hetherington wished everyone happy holidays and a healthy new year.

Commissioner Smith spoke about the arts and culture community and asked staff to speak with them about their future plans.

3. COUNTY ADMINISTRATOR

None at this time.

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: 21-0015

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

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 November 21, 2020 and November 27, 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: 21-0035

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

CNST-3 ABILITY TO EXTEND THE VOLUNTARY EARLY SEPARATION INCENTIVE PROGRAM

On July 28, 2020 the Board of County Commissioners (Board) approved staff's recommendation to initiate a Voluntary Early Separation Incentive Program. Staff is requesting the Board approve extending the program at the discretion of the County Administrator (Administrator) during Fiscal Year 21 (FY21).

Agenda Item: 21-0162

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

CNST-4 BOARDS AND COMMITTEES STATUS REPORT

This quarterly Status Report is provided to keep the Commission apprised of all the current vacancies, expired terms, etc. on their various boards and committees.

Agenda Item: 21-0082

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

BUILDING

CNST-5 REQUEST FOR FINE REDUCTION STIPULATION AND AGREED RECOMMENDED ORDER REGARDING THE CODE ENFORCEMENT CASE OF MARA J. STEWART CASE NUMBER 17-0115682

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 Mara J. Stewart.

Agenda Item: 21-0195

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

CNST-6 REQUEST FOR FINE REDUCTION STIPULATION AND AGREED RECOMMENDED ORDER REGARDING THE CODE ENFORCEMENT CASE OF FILOMENA SCALCIONE CASE NUMBER 12-0055251

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 Filomena Scalcione.

Agenda Item: 21-0196

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

COUNTY ATTORNEY

CNST-7 CONSIDERATION OF IMPACT FEE CREDIT AGREEMENT BETWEEN MARTIN COUNTY AND PULTE HOME COMPANY, LLC

Pursuant to Section 5.32.D.4.c(1), Land Development Regulations, Martin County Code (LDR, MCC), Pulte Home Company, LLC (Pulte) requested the refund of impact fees paid for the benefit of the Owens Grove Planned Unit Development and the Gibb Planned Unit Development. In lieu of entering into a cost reimbursement agreement to which Pulte is entitled pursuant to Section 5.32.D.4.c(5)(c)ii, LDR, MCC, an impact fee credit agreement is proposed.

Agenda Item: 21-0198

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

PUBLIC WORKS

CNST-8 ADOPT A RESOLUTION TO INSTALL STOP SIGNS ON SE ST. LUCIE BOULEVARD AT NORTHERNMOST MARTIN COUNTY SAILFISH SANDS GOLF COURSE ENTRANCE

Capital improvements and operational enhancements to the Martin County Sailfish Sands golf course compel access modifications on SE St. Lucie Boulevard. Following on-site changes to the golf course parking lot, construction will commence on SE St. Lucie Boulevard. The Board is asked to authorize new STOP signs on SE St. Lucie Boulevard at the northernmost Martin County Sailfish Sands golf course entrance after the off-site improvements are completed.

Agenda Item: 20-0043

RESOLUTION NO. 20-12.8

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

CNST-9 ADOPT A RESOLUTION TO REDUCE THE POSTED SPEED LIMIT ON SE HORSESHOE POINT ROAD FROM 35 MPH TO 30 MPH AND ADOPT A RESOLUTION TO INSTALL STOP SIGNS ON SE HORSESHOE POINT ROAD AT SE ROBERTSON ROAD

Some residents of Rocky Point have requested the reduction of the posted speed limit on SE Horseshoe Point Road from 35 MPH to 25 MPH and the installation of ALL-WAY STOP signs at SE Horseshoe Point Road and SE Anchor Avenue, SE Robertson Road, SE Manatee Cove Road, SE Tall Pine Terrace, and SE Kubin Avenue. Staff is recommending a reduction of the posted speed limit to 30 MPH and the installation of STOP signs on SE Horseshoe Point Road at its intersection with SE Robertson Road, resulting in an ALL-WAY STOP condition. The Board is asked to authorize the request.

Agenda Item: 21-0142

RESOLUTION NO. 20-12.9 and 20-12.10

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

CNST-10 ADOPT A RESOLUTION APPROVING AND ACCEPTING A PUBLIC PURPOSE LEASE AGREEMENT (LEASE) WITH JENSEN BEACH CHAMBER OF COMMERCE, INC. (CHAMBER) AND ACCEPTANCE OF A WARRANTY DEED TO MARTIN COUNTY OF ADJACENT PROPERTY IN JENSEN BEACH

This is a request for Board consideration of a 20-year Public Purpose Lease Agreement with Jensen Beach Chamber of Commerce, Inc., a Florida not for profit corporation with two renewal periods of ten years each along with the acceptance of a Warranty Deed for the transfer of adjacent property to the County.

Agenda Item: 21-0176

RESOLUTION NO. 20-12.11

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

PUBLIC HEARING QUASI-JUDICIAL

PHQJ-1 NEWFIELD (FKA PINELAND PRAIRIE), SECOND PUBLIC HEARING REGARDING REQUEST FOR APPROVAL OF A DEVELOPMENT AGREEMENT (P172-004)

This is a request for approval of the Development Agreement between Martin County and Master Developer for Newfield pursuant to Article 7, Land Development Regulations (LDR) for the Newfield Project located on approximately 3,411 acres west of the Florida Turnpike and north of SW Martin Highway, adjacent to and south of the C-23 canal in Palm City.

Agenda Item: 21-0164

Growth Management Director Paul Schilling provided a brief introduction to the three Newfield items.

Ex parte communication disclosures were made by all five commissioners. There were no interveners. The proof of notification was filed at the first public hearing (December 8th). The participants were sworn in by the deputy clerk.

COUNTY: Principal Planner Peter Walden and Senior Assistant County Attorney Krista Storey presented the staff's presentation to the Board.

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

Chair Hetherington solicited public comment; none was heard.

MOTION: A motion was made by Commissioner Ciampi, seconded by Commissioner Smith, for staff's recommendation and give staff the ability to make non-substantive adjustments to make sure the agreement is appropriate and consistent throughout. The motion carried by the following vote:

Aye: 4 - Commissioner Jenkins II, Chair Hetherington, Vice Chairman Smith, and Commissioner Ciampi

Nay: 1 - Commissioner Heard

DEPARTMENTAL QUASI-JUDICIAL

GROWTH MANAGEMENT

DPQJ-1 NEWFIELD: REQUEST FOR MASTER SITE PLAN APPROVAL FOR THE CROSSROADS NEIGHBORHOOD (P172-005) AND APPROVAL OF PRESERVE AREA MANAGEMENT PLANS I AND II

This is a request for master site plan approval for the Crossroads Neighborhood, Phase 1 of the Newfield development. The Crossroads Neighborhood comprises approximately 139.5 acres and is located east of and adjacent to SW Citrus Boulevard about 1.5 miles west of SW Boat Ramp Road in Palm City. Also included is the request

for approval of Preserve Area Management Plan (PAMP) I and PAMP II which include the wetland and upland preserve areas outside of the Primary Urban Service District (PUSD).

Agenda Item: 21-0165

RESOLUTION NO. 20-12.12

Ex parte communication disclosures were made 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 Peter Walden, Growth Management Director Paul Schilling, County Engineer Lisa Wichser, and Environmental Planner Shawn McCarthy provided the staff's presentation to the Board.

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

APPLICANT: Urban Design Director/Project Manager Marcela Cambor provided the applicant's presentation to the Board.

Chair Hetherington solicited public comment; none was heard.

MOTION: A motion was made by Commissioner Ciampi, seconded by Commissioner Smith, for staff's presentation as presented. The motion carried by the following vote:

Aye: 4 - Commissioner Jenkins II, Chair Hetherington, Vice Chairman Smith, and Commissioner Ciampi

Nay: 1 - Commissioner Heard

PUBLIC HEARING

PH-1 NEWFIELD: REQUEST FOR APPROVAL OF THE PETITION TO ESTABLISH THE NEWFIELD COMMUNITY DEVELOPMENT DISTRICT

Shadow Lake Groves, Inc. filed a petition to establish the Newfield Community Development District (CDD) pursuant to Chapter 190, Florida Statutes. The Newfield CDD would encompass the 2,212 acres of the 3,411-acre Newfield (f/n/a Pineland Prairie) project located within the Primary Urban Service District. The project is located west of and adjacent to the Florida Turnpike and south of and adjacent to the C-23 Canal and north of State Road 714 (Martin Highway) in Palm City.

Agenda Item: 21-0166

ORDINANCE NO. 1150

Principal Planner Peter Walden and Senior Assistant County Attorney Krista Storey provided the staff's presentation to the Board.

Urban Design Director/Project Manager Marcela Cambor provided the applicant's presentation to the Board.

MOTION: A motion was made by Commissioner Ciampi, seconded by Commissioner Jenkins, for staff's recommendation for approval. The motion carried by the following vote:

Aye: 4 - Commissioner Jenkins II, Chair Hetherington, Vice Chairman Smith, and Commissioner Ciampi

Nay: 1 - Commissioner Heard

REQUESTS AND PRESENTATIONS

R&P-1 ALZHEIMER'S COMMUNITY CARE PRESENTATION

The Board of County Commissioners, during their November 10, 2020 meeting, requested a presentation by the Alzheimer's Community Care organization.

Agenda Item: 21-0159

Alzheimer's Community Care President/CEO Mary Barnes provided the presentation to the Board.

R&P-2 THE ARTS COUNCIL OF MARTIN COUNTY WOULD LIKE TO GIVE A BRIEF PRESENTATION ON THE CORNING MUSEUM OF GLASS WHICH WAS FEATURED DURING ARTSFEST 2020

Ms. Nancy K. Turrell, Chief Executive Officer of the Arts Foundation for Martin County, would like to present to the Board of County Commissioners (Board) a brief update on Artsfest 2020 and the Corning Museum of Glass exhibit.

Agenda Item: 21-0163

Arts Council Executive Director Nancy Turrell and Arts Foundation Chair Neil Capozzi provided the presentation to the Board.

R&P-3 OFFICE OF TOURISM AND MARKETING UPDATE

The Office of Tourism and Marketing will present a review of 2020 and an update on current projects.

Agenda Item: 21-0200

Tourism Director Nerissa Okiye and Public Relations & Community Liaison Ian Centrone provided the presentation to the Board.

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: 21-0019

RESOLUTION NOS. 20-12.13, 20-12.14, and 20-12.15

Director of the Office of Management & Budget Jennifer Manning presented the

following items to the Board: (1) Robert Wood Jordan Foundation grant for Fire Rescue, (2) E-911 state grant for 911 call processing, (3) Dixie Highway Sidewalk Extension Project LAP agreement, and (4) FFWCC artificial reef construction grant.

MOTION: A motion was made by Commissioner Smith, seconded by Commissioner Jenkins, for adoption of the item. The motion carried by the following vote:

Aye: 5 - Commissioner Jenkins II, Chair Hetherington, Vice Chairman Smith, Commissioner Heard, and Commissioner Ciampi

**DEPT-2 CONTRACTS THAT MEET THE THRESHOLD FOR BOARD APPROVAL
\$1 MILLION OR GREATER**

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Agenda Item: 21-0024

None at this time.

COUNTY ATTORNEY

**DEPT-3 AUTHORIZATION TO JOIN PFAS CLASS ACTION LAWSUIT AND
TRANSFER OF FUNDS**

The Board is asked whether to join a national class action lawsuit against the manufacturers of per and polyfluoroalkyl substances ("PFAS"), also known as the "forever chemicals" and to transfer funds for continuing technical consulting.

Agenda Item: 21-0214

Senior Assistant County Attorney Ruth Holmes presented the item to the Board.

MOTION: A motion was made by Commissioner Smith, seconded by Commissioner Jenkins, for staff's recommendation. The motion carried by the following vote:

Aye: 5 - Commissioner Jenkins II, Chair Hetherington, Vice Chairman Smith, Commissioner Heard, and Commissioner Ciampi

WORKSHOP

**WORK-1 DAVID FARMER, PE, AICP, FROM METRO FORECASTING MODELS,
LLC WILL PRESENT THE MARTIN COUNTY INTERACTIVE GROWTH
MODEL**

This is a workshop presentation by David Farmer, PE, AICP, from Metro Forecasting Models, LLC. The County has contracted with Mr. Farmer to create the Martin County Interactive Growth Model (MIGM), a planning tool which models land use policy to forecast and allocate future population based on housing development potential/residential capacity, as well as forecast the need for certain government facilities, such as schools and fire stations.

Agenda Item: 21-0167

Comprehensive Planning Administrator Clyde Dulin introduced the item. Metro Forecasting Models CEO David Farmer provided the presentation to the Board.

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

None at this time.

ADJOURN

The Board of County Commissioners meeting of December 15, 2020 adjourned at 3:20 p.m.

Carolyn Timmann, Clerk of the
Circuit Court and Comptroller
/mkv

Stacey Hetherington, Chair
Board of County Commissioners

Minutes:

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