



BOARD OF COUNTY COMMISSIONERS

DRAFT AGENDA

12/5/23 9:00 AM

BOCC MEETING AGENDA

COMMISSION CHAMBERS

2401 SE MONTEREY ROAD, STUART, FLORIDA 34996

COUNTY COMMISSIONERS

Edward V. Ciampi, Chairman

Harold E. Jenkins II, Vice Chairman

Doug Smith

Stacey Hetherington

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

1:30 PM - Presentation and Request for Adoption of the Draft Impact Fee Study

5:05 PM - Public Comment

CALL TO ORDER

1. INVOCATION ~ Pastor Miles Hunter, Treasure Coast Community Church

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.

PROCLAMATIONS AND SPECIAL PRESENTATIONS

PROC-1 REORGANIZATION OF THE BOARD OF COUNTY COMMISSIONERS

In keeping with the organization policy, the Board of County Commissioners is asked to follow the steps outlined to affect its reorganization.

Agenda Item: 24-0001

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: 24-0006

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 7, 2023 and November 19, 2023. 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: 24-0012

CNST-3 ADOPT A PROCLAMATION COMMENDING MIA STAHL UPON THE ACHIEVEMENT OF EAGLE SCOUT

The Board extends greetings and congratulations to scouts achieving the rank of Eagle Scout.

Agenda Item: 24-0368

GROWTH MANAGEMENT

CNST-4 REQUEST TO RELEASE A UNITY OF TITLE FOR LOTS 3 AND 4 OF THE PALM CITY AMENDED PLAT

Collins Brown Barkett, Chartered, on behalf of Showcase Designer Homes, LLC, and George C. Dempsey, Jr., as Trustee of the Virginia G. Atterbury Irrevocable Trust dated September 30, 1996, has requested the release of Unity of Title affecting the subject property described as Lots 3 and 4 of the Palm City Amended Plat, as recorded in Plat Book 6, Page 41 of the Public Records of Palm Beach (now Martin) County, Florida.

Agenda Item: 24-0316

BOARD AND COMMITTEE APPOINTMENTS

B&C-1 COMMUNITY REDEVELOPMENT AGENCY BOARD MEMBER APPOINTMENTS AND CHAIR AND VICE CHAIR DESIGNATIONS

This is a request for the Board of County Commissioners to appoint a Community Redevelopment Agency (CRA) representative for the Hobe Sound and Port Salerno positions and to designate a Chair and Vice Chair of the CRA.

PUBLIC HEARINGS

PH-1 PUBLIC HEARING TO ADOPT NOTICE OF INTENT RESOLUTION REQUIRED BY SECTION 197.3632, FLORIDA STATUTES FOR SPECIAL ASSESSMENTS

Public hearing to adopt a non-binding resolution declaring the Board's intent to use the uniform method of collection for certain proposed non-ad valorem assessments that may be imposed within certain municipal service benefit units to be established for road paving and ancillary drainage, dredging services, storm water services and facilities, and water and/or wastewater.

Agenda Item: 24-0265

PH-2 LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF COMPREHENSIVE PLAN AMENDMENT (CPA) 22-06, CALUSA CREEK RANCH TEXT AMENDMENT

This is a request for an amendment to Chapter 4, Future Land Use Element amending the text of Rural Lifestyle future land use designation.

Agenda Item: 24-0317

PH-3 LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF COMPREHENSIVE PLAN AMENDMENT (CPA) 23-12, THE RANCH PUD FUTURE LAND USE MAP AMENDMENT

This is a request for an amendment to the Future Land Use Map (FLUM) on 3,902.64-acres. The request will change the future land use designation from Agricultural (up to one unit per 20 acres) to Rural Lifestyle (up to one unit per 20 acres). The property is addressed at 4505 SW Kanner Highway and is located on both sides of SW Kanner Hwy., and the south side of SW Bridge Road at the intersection SW Kanner Highway and SW Bridge Road.

Agenda Item: 24-0318

PH-4 LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF COMPREHENSIVE PLAN AMENDMENT (CPA) 23-14 SOUTH FLORIDA GATEWAY PLANNED UNIT DEVELOPMENT (PUD) FUTURE LAND USE MAP - PARCEL 2

This a request for a small-scale amendment to the Future Land Use Map (FLUM) on a 32.26-acre parcel. The request proposes to change the future land use designation from Industrial to Agricultural (up to 1 unit per 20 acres). The parcel is located south of SW 96th Street and east of the Okeechobee Waterway and west of SW Kanner Highway.

Agenda Item: 24-0310

PH-5 LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF COMPREHENSIVE PLAN AMENDMENT (CPA) 23-13 SOUTH FLORIDA GATEWAY PLANNED UNIT DEVELOPMENT (PUD)- PARCEL 2 TEXT

This is a request for a site-specific text amendment to Chapter 4, Future Land Use Element and Chapter 11, Potable Water Services Element/10 Year Water Supply Facilities Work Plan. The parcel is located south of SW 96th Street and east of the Okeechobee Waterway and west of SW Kanner Highway.

Agenda Item: 24-0309

PUBLIC HEARING QUASI-JUDICIAL

PHQJ-1 PUBLIC HEARING TO CONSIDER ADOPTION OF AN AMENDMENT TO THE MARTIN COUNTY ZONING ATLAS TO CHANGE THE ZONING DISTRICT CLASSIFICATION FOR CPA 23-14 SOUTH FLORIDA GATEWAY PLANNED UNIT DEVELOPMENT (PUD) - PARCEL 2

This application is a request for a zoning district change on a 32.26-acre parcel from LI, Limited Industrial District to AG-20A, General Agricultural District, located on the west side SW Kanner Highway and south of SW 96th Street. This request is made concurrent with a proposed site specific FLUM amendment, CPA 23-14, South Florida Gateway PUD FLUM - Parcel 2. Included in the application was a request for a Certificate of Public Facilities Exemption.

Agenda Item: 24-0311

PUBLIC HEARINGS

PH-6 LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF COMPREHENSIVE PLAN AMENDMENT (CPA) 22-12, SOUTH FLORIDA GATEWAY PLANNED UNIT DEVELOPMENT FUTURE LAND USE MAP - PARCEL 1

This is a request for a small-scale amendment to the Future Land Use Map (FLUM) on a 32.26-acre parcel. The request proposes to change the future land use designation from Agricultural (up to 1 unit per 20 acres) to Industrial. The parcel is located south of SW 96th Street and east of the Okeechobee Waterway and west of SW Kanner Highway.

Agenda Item: 24-0299

PH-7 LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF COMPREHENSIVE PLAN AMENDMENT (CPA) 23-01, SOUTH FLORIDA GATEWAY PLANNED UNIT DEVELOPMENT (PUD) TEXT - PARCEL 1

This is a request for a site-specific text amendment to Chapter 4, Future Land Use Element and Chapter 11, Potable Water Services Element/10 Year Water Supply Facilities Work Plan. The parcel is located south of SW 96th Street and east of the Okeechobee Waterway and west of SW Kanner Highway.

Agenda Item: 24-0300

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: 24-0022

**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: 24-0028

DEPT-3 BRIGHTLINE REQUEST FOR PROPOSAL

Staff is seeking further direction from the Board of County Commissioners (BCC) regarding a station submission to Brightline Trains Florida LLC.

Agenda Item: 24-0353

GROWTH MANAGEMENT

**DEPT-4 PRESENTATION AND REQUEST FOR ADOPTION OF THE DRAFT
IMPACT FEE STUDY**

This is the second presentation of the draft Impact Fee Study and an outline of the process for amending Article 6 of the Land Development Regulations.

Agenda Item: 24-0346

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

ADJOURN

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