



BOARD OF COUNTY COMMISSIONERS

AGENDA

ST. LUCIE COUNTY

Regular Meeting

Tuesday, April 7, 2026

6:00 PM

St. Lucie County Commission Chambers
2300 Virginia Avenue
3rd Floor of Roger Poitras Building
Fort Pierce, FL 34982

BOARD MEMBERS

District No. 4, Chair

JAMIE FOWLER

District No. 2, Vice-Chair

LARRY LEET

District No. 1

JAMES CLASBY

District No. 3

ERIN LOWRY

District No. 5

CATHY TOWNSEND

Mission Statement

Committed To Service, Focused On Our Future, Grounded By Tradition

GENERAL RULES AND PROCEDURES – The agenda will typically determine the order of business conducted at today’s Board meeting. However, the final order of agenda and items heard is to be determined by the Chair.

INVOCATION-PLEDGE – To bring order and decorum, the BOCC begins its meetings with an invocation followed by the Pledge of Allegiance. Participation is voluntary.

PUBLIC COMMENT – Time is allotted at the beginning of each regular meeting for general public comment.

CONSENT AGENDA – These items are considered routine in nature, are reviewed by BOCC members in advance, and typically do not require BOCC comment and may be voted on with one motion. There is no separate discussion or individual vote on these items unless requested by a BOCC Member.

PUBLIC HEARINGS – Public hearings will commence at or as soon as possible after the advertised time. In no event will public hearings commence prior to the advertised time. These items are heard at Regular or Special BOCC meetings and are normally scheduled for the first and third Tuesday of the month, or as soon thereafter as possible.

As a general rule, when issues are scheduled before the Commission under department request or public hearing, the order of presentation is: (1) Staff presentation (2) Applicant presentation (3) BOCC questions for Staff and/or Applicant (4) Public comment, (5) further discussion and action by the BOCC.

REGULAR AGENDA – Items appearing on the Regular Agenda require BOCC direction, a policy decision, or are otherwise of significance necessitating separate attention and action. Agenda items may consist of proposals for new County policies, adjustment of budgets, requests to approve contracts with vendors for services, and items as requested for presentation and approved through County Administration and the BOCC.

COMMISSIONER UPDATES – These items are presented by an individual BOCC Members as necessary. BOCC Members will use this time to highlight items of interest that impact their districts or special items of interest they feel warrants the attention of the St. Lucie County community.

MEETINGS – All BOCC meetings are open to the public and are held on the first Tuesdays of each month at 6 p.m. and on the third Tuesdays at 9 a.m., unless otherwise advertised. Meetings are held in the County Commission Chambers of the Roger Poitras Administration Annex located at 2300 Virginia Avenue, Fort Pierce, FL 34982. The BOCC schedules and notices additional workshops throughout the year as necessary to accomplish their goals and commitments. Anyone with a disability requiring accommodation to attend this meeting should contact the Human Resources Department at 772-462-1456, HumanResources@stlucieco.gov or TDD 772-462-1428 at least 48 hours prior to the meeting.

RULES OF DECORUM FOR PUBLIC PARTICIPATIONPURPOSE:

Pursuant to Sections 125.01(1)(a) and 286.0114, F.S., this policy sets forth the rules of decorum for public participation at the St. Lucie County Board of County Commissioners Meetings (Rules of Decorum). These Rules of Decorum are adopted to ensure a positive and productive environment that is conducive to good order and discipline which in turn will enhance the democratic process, individual rights of expression, engaging conversations and mutual respect for shared ideas.

As used in these Rules of Decorum, decorum means propriety and good taste in conduct or behavior.

The St. Lucie Board of County Commissioners (BOCC) has numerous public meetings that include, but are limited to, Regular, Informal (Workshops), and Special meetings. Having set rules, policies, and guidelines are paramount in maintaining a civil, respectful, and a courteous environment during government proceedings, which ensure support of and respect for an open, fair, transparent decision-making process.

A. General Guidelines for Appearance Before the BOCC

1. Individuals may participate in the public meeting process.
2. Individuals wishing to speak must adhere to these Rules of Decorum.
3. Individuals will be recognized by the BOCC Chair.
4. Individuals will approach the podium and provide their name, address, and/or associated organization (if applicable).
5. Individuals will be provided with three (3) minutes and a representative of an organization has five (5) minutes to speak during Public Comment and during Public Hearings.
6. Individuals will direct all comments directly to the BOCC. All remarks will be directed to the BOCC as a body and not to any one person or commissioner.
7. Individuals will address all BOCC Members by their proper title.
8. Individuals will limit comments to a proposition before the BOCC, or a subject matter related to county government related items. Individuals should make comments concise and to the point and present any data or evidence they wish the BOCC to consider.
9. Comments in support or opposition to candidates for public office are not pertinent to the BOCC's duties. This includes any speaker identifying himself or herself as a candidate for public office.
10. No person may speak more than once on the same subject unless granted permission by the Chair.
11. Individuals will observe the timer device located directly under the microphone at the podium. Lights indicate the following:

Green: Indicates commencement of addressing the BOCC.

Yellow: Indicates the individual has one (1) minute left and should begin to close their comments.

Red: Indicates time has expired and the individual needs to end their remarks.

12. Once time has expired individuals must cordially leave the podium and return to their seat.
13. The Chair has the discretion to either extend or reduce the time limits for public comment based on the number of speakers. To ensure the orderly conduct of meetings, if a large number of individuals wish to speak for public comment on a topic, the BOCC may require that one representative of a group or faction on a specific proposition be permitted to address the BOCC, rather than all members of such groups or factions, and/or the Chair may designate a specified period of time for public comment.
14. Individuals who are not able to attend a scheduled meeting may submit a public comment via the St. Lucie County Web Page at https://stluciecounty.formstack.com/forms/public_comment_form.

B. Speakers Decorum

1. Speakers will:
 - a. Conduct themselves in a respectful manner.
 - b. Be clear and concise.
 - c. Be civil in nature (polite, courteous and respectful).
 - d. Address the BOCC directly.
 - d. Speak into the microphone.

2. Speakers will NOT:
 - a. Make comments of a personal nature regarding others.
 - b. Shout, yell, or /scream.
 - c. Use obscene or disruptive language.
 - d. Make complaints, remarks, personal attacks or inflammatory comments against any public official or staff member.
 - e. Members of the audience will not be allowed to enter the public meeting discussion from their seats. Individuals wishing to speak must follow the proper etiquette, approach the podium, and be recognized by the Chair.
 - f. Individuals in attendance may not interfere with or interrupt the orderly procedure of the BOCC, any BOCC Member, or the person speaking whom the Chair has properly recognized.

C. Audience Decorum

1. Turn off or silence all devices.
2. Refrain from inappropriate and/or disruptive behavior.
3. Refrain from private conversations.
4. Restrict disruptive commotion when transiting meeting spaces.
5. To ensure the safety of the public, campaign placards, banners or signs will NOT be permitted in the Chambers.
6. Refrain from disorderly or boisterous conduct to include but not be limited to:
 - a. Applause
 - b. Whistling
 - c. Stamping of feet
 - d. Booming
 - e. Threatening dialogue
 - f. Slanderous utterance
 - g. Actions that impede the orderly conduct of a meeting

D. Enforcement of the Rules of Decorum

1. The BOCC Chair is responsible for maintaining and enforcing the Rules of Decorum.
2. Individuals who do not adhere to the Rules of Decorum will receive an initial warning from the Chair to cease and desist in order to restore order.
3. If an individual continues to breach the Rules of Decorum, the Chair may order the individual to relinquish the podium and/or leave the public meeting.
4. If any person refuses to leave following an order to leave, the Chair may order the Law Enforcement on duty to remove them from the public meeting.

Any person who disrupts or interrupts a BOCC meeting by violation of these Rules of Decorum, including the use of profane language or the threat of physical violence, or who makes personal, impertinent remarks or who exhibits loud or boisterous behavior while the BOCC is in session, may be removed from the meeting by the Sheriff's office. Removal may be requested at the direction of the Chair or by consensus of the BOCC, or by the Sheriff's office, if there is perceived to be an immediate threat to any person.

1. CALL TO ORDER

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF AGENDA - ADDITIONS, DELETIONS, REVISIONS

5. PRESENTATIONS

- A. Drop Savers Poster Contest Winners

6. PUBLIC COMMENT (excluding Public Hearing Items)

7. PROCLAMATIONS APPROVAL

- A. Resolution No. 26-051 - Proclaiming the Month of April 2026 as "Sexual Assault Awareness Month" in St. Lucie County, Florida
- B. Resolution No. 26-052 - Proclaiming the Week of April 12 through April 18, 2026 as "National Public Safety Telecommunicators Week" in St. Lucie County, Florida

8. APPROVAL OF MINUTES

- A. Board of County Commissioners minutes for the BOCC Informal Meeting of March 10, 2026.

9. CONSENT AGENDA

A. WARRANTS

- 1. Warrant Lists 24 - 26

B. ADMINISTRATION

- 1. Appointment to the Treasure Coast Health Council - At-Large Member Vacancy

Staff recommends the Board vote and appoint Nikole Helvey to fill the consumer vacancy on

the Treasure Coast Health Council.

2. Commissioner Clasby's Appointment to the Affordable Housing Advisory Committee

Staff recommends the Board ratify Commissioner Clasby's appointment of Brittany Clyatt to the Affordable Housing Advisory Committee.

3. 7th Amendment to Interlocal Agreement with St. Lucie County Sheriff

Staff recommends the Board approve the 7th Amendment to the Interlocal Agreement with the St. Lucie County Sheriff and sign the document as prepared by the County Attorney.

C. AIRPORT

1. AECOM C20-03-341 Work Authorization No. 03 - 5th Amendment - Reconfigure Taxiways C8 and B Additional Resident Project Representative (RPR) and Project Closeout Services in the Amount of \$60,040.00

Staff recommends Board approval of AECOM Work Authorization 3 - 5th Amendment for \$60,040.00 Additional Resident Project Representative (RPR) and Project Close Out Services to Reconfigure Taxiways C8 and B and Related Work and authorization for the Chair to sign documents as approved by the County Attorney. This initiative is in accordance with Strategic Plan Policy AO 2.4.3.

D. COUNTY ATTORNEY

1. Resolution No. 26-055 - Proclaiming the Month of April as "Water Conservation Month" in St. Lucie County, Florida
2. Memorandum of Understanding (MOU) with the Office of the Public Defender for Substance Abuse Counselor - **ADD ON**

Staff recommends the Board approve the MOU.

E. COMMUNITY SERVICES

1. Approval of CHDO Umbrella Agreement and Project-Specific HOME Agreement with St. Lucie Habitat for Humanity CHDO, Inc. for the Development of a HOME-Assisted Homeownership Units

Staff recommends Board approval of the Community Housing Development Organization

(CHDO) Umbrella Agreement and the HOME Project-Specific Agreement between the HOME Consortium and St. Lucie Habitat for Humanity CHDO, Inc., and authorization for the Chair to sign the agreements as approved by the County Attorney.

F. FACILITIES

1. Liebert Units Installation - 8881 S. US Hwy 1 - \$152,320.00

Staff recommends Board approval to award Trane the installation of two Liebert units, per attached proposal from Trane US Inc., via USC Contract Racine #3341 for the 8881 S. US1 building in the total amount of \$152,320.00 and authorize the Chair to sign the contract as approved by the County Attorney in accordance with Strategic Plan Policy QI.3.1.1.

2. Award BID No. 26-004 - Construction of the Medical Examiner Facility - \$21,652,286.00

Staff recommends Board approval to award BID No. 26-004 to Charles Perry Partners, INC. in the amount of \$21,652,286.00 and authorize the Chair to sign the contract as approved by the County Attorney, per County Strategic Objective QI 3.1.1.

3. Third Amendment to Work Authorization No. 03 for Contract Number C24-04-430 - Edlund, Dritenbas, Brinkley Architects & Associates, P.A. for Architectural Services Remodel/Additions to 8881 S. U.S. HWY 1 - \$28,950.00

Staff recommends the Board approve the work authorization to revise the scope of services and increase the compensation. Architectural Services Remodel/Additions to 8881 S. U.S. HWY 1 submitted by Edlund, Dritenbas, Brinkley Architects & Associates, P.A. and authorize the Chair to sign the Third Amendment to Work Authorization No. 03 for Contract number C24-04-430, as prepared and approved by the County Attorney in accordance with Strategic Plan Policy QI.3.1.1.

4. Award of BID No. 26-015 - Lakewood Park Library Roof Replacement - \$254,533.40

Staff recommends Board approval to award BID No. 26-015 to CMM Roofing, Inc. in the total amount of \$254,533.40 and authorize the Chair to sign the contract as approved by the County Attorney. This Agenda Request aligns with St. Lucie County's Strategic Vision QI 3.1.1.

5. Department of Health (DOH) 23rd Street Variable Air Volume (VAV) Replacement Project - \$349,700.00

Staff recommends Board approval to proceed with the completion of the Department of Health (DOH) 23rd Street Variable Air Volume (VAV) Replacement Project through Trane Technologies, as outlined in Proposal # H6-257597-48515-1 for the purchase of the

equipment (\$47,022.00) and Proposal # 8543018 for the installation (\$302,678.00), in the total amount of \$349,700.00, as per Omnia Contract ID: OMNIA Racine #3341 pricing, and authorize the Chair to sign the agreement as approved by the County Attorney, pursuant to Strategic Vision QI 3.1.1.

G. PARKS & RECREATION

1. Waiver for the Early Learning Coalition of St. Lucie County's Family Fun Fair to Waive Facility Use Fees in the Amount of \$750.00

Staff recommends Board approval to waive the facility use fee of \$750.00 as outlined in this agenda memorandum and authorization for the Chair to sign documents as approved by the County Attorney.

H. PLANNING & DEVELOPMENT SERVICES

1. Resolution No. 2026-48 - Delegating Authority to the County Administrator or their Designee to Execute Releases and Satisfaction of Liens Imposed by the Code Enforcement and Contractors Examining Board

Staff recommends the Board vote to approve the Draft Resolution and allow the Chair to sign documents as approved by the County Attorney. This item aligns with Strategic Plan priority PT 1.4.1.

I. PORT, INLET & BEACHES

1. Amendment to the Lease Agreement with Florida Department of Transportation (Parcels 1880 and 1881)

Staff recommends the Board approve the amendment to the lease agreement and authorize the Chair to sign documents as approved by the County Attorney. The proposed Public Purpose Lease amendment is in alignment with Strategic Plan Objective: Quality Infrastructure 3.1.

J. PROPERTY ACQUISITIONS

1. Purchase and Sale Agreement between School Board of St. Lucie County and St. Lucie County:
Parcel One - Edwards Road Property - Parcel ID 2428-121-0002-000-6 - 42.03 Acres
Parcel Two - Edwards Road Property - Parcel ID 2428-113-0002-000-1 - 2.41 Acres
Parcel Three - Lawnwood Elementary - Parcel ID 2416-504-0753-000-3 - 7.23 Acres
Parcel Four - St. Lucie Elementary and Dale Cassens - Portion of Parcel ID 2416-143-0000-000-

3 - Approximately 25 Acres - **ITEM PULLED PRIOR TO MEETING AND MOVED TO APRIL 21, 2026 BOCC MEETING**

K. PUBLIC WORKS

1. Voluntary Contribution Agreement - Vulcan Materials Florida Rock (South Plant) Mine

Staff recommends Board approval of the Voluntary Contribution Agreement for the Vulcan Materials associated with their Florida Rock (South Plant) Mine and authorizes the Chair to sign documents approved by the County Attorney in accordance with Strategic Plan Policy QI 3.1.

2. St. Lucie International Airport Business Park - Conditional Acceptance

Staff recommends Board approval of the conditional acceptance of the improvements to North St. Lucie Blvd and the reduction of bond number SUR2004835 in the amount of \$348,597.70, in accordance with Strategic Policy QI 3.1.1.

3. Orange Avenue Culvert Repair Between Mileposts 2.2 to 4.0 - Amendment to Work Authorization - **THIS PROJECT IS FUNDED BY THE INFRASTRUCTURE SALES TAX**

Staff recommends Board approval of Amendment No. 10 to Work Authorization #3 C14-11-680 in the amount of \$22,055.00 for the Orange Avenue Culvert Repair Between Mileposts 2.2 to 4.0 project, to Stephen Cooper, PE & Associates to complete the design, engineering, permitting, and post-design services, and authorize the Chair to sign documents approved by the County Attorney in accordance with Strategic Policy QI 3.1.1.

4. First Amendment to the Interlocal Agreement (C20-10-646) with the City of Port St. Lucie - Prima Vista Boulevard Improvements at the Intersection with Floresta Drive - **THIS PROJECT IS FUNDED BY THE INFRASTRUCTURE SALES TAX**

Staff recommends Board approval of Amendment #1 to Interlocal Agreement C20-10-646 and authorize the Chair to sign documents as approved by the County Attorney in accordance with Strategic Policy QI 3.1.1.

10. PUBLIC HEARINGS

A. COUNTY ATTORNEY

1. Resolution No. 26-017 - Local Option Gas Tax - Notice of Intent to Levy - **STAFF HAS REQUESTED A CONTINUANCE TO THE APRIL 21, 2026 BOCC MEETING**

Staff recommends the Board approve Resolution No. 26-017 and authorize the Chair to sign the resolution.

2. Ordinance No. 26-006 - Reauthorizing the Levy for the Local Option Fuel Tax - **STAFF HAS REQUESTED A CONTINUANCE TO THE APRIL 21, 2026 BOCC MEETING**

Staff recommends the Board approve Ordinance No. 26-006 and authorize the Chair to sign the ordinance.

B. PLANNING & DEVELOPMENT SERVICES

1. Land Development Code Text Amendment to Section 7.04.00 - Area, Yard, Height, and Open Space - Increasing Lot Coverage in the Residential Single-Family-2 (RS-2) District - **SECOND READING/ADOPTION HEARING**

Staff recommends the Board approve Ordinance 2026-8 as approved by the County Attorney.

2. Fort Pierce Commerce Center - Proposed Comprehensive Plan Future Land Use Map Amendment from COM (Commercial) and RU (Residential Urban) to MXD (Mixed Use District) - **SECOND READING/ADOPTION HEARING - THE APPLICANT HAS REQUESTED A CONTINUANCE TO THE MAY 19, 2026 BOCC MEETING**

Staff recommends the Board approve Ordinance 2026-7, adopting the proposed Future Land Use Map Amendment fRU (Residential Urban) and COM (Commercial) to MXD (Mixed Use District), including the Sub Area Policies as recommended by staff.

3. Fort Pierce Commerce Center-PNRD Rezoning & Preliminary Plan - **THIS ITEM IS QUASI-JUDICIAL - THE APPLICANT HAS REQUESTED A CONTINUANCE TO THE MAY 19, 2026 BOCC MEETING**

Staff recommends Board approval with staff-recommended conditions.

4. Sunnyland Farms Petition to Rezone with Preliminary Development Plan - **THIS ITEM IS QUASI-JUDICIAL - ADD ON - THE APPLICANT HAS REQUESTED A CONTINUANCE TO THE APRIL 21, 2026 BOCC MEETING**

Staff recommends the Board evaluate the proposed rezoning and preliminary PUD site plan, and adopt a motion approving the rezoning and Preliminary Development Plan incorporating staff's recommended conditions of approval.

5. Sunnyland 44 - Proposed Future Land Use Map Amendment from RS (Residential Suburban)

to MXD (Mixed-Use Development) - **ADD ON - THE APPLICANT HAS REQUESTED A CONTINUANCE TO THE APRIL 21, 2026 BOCC MEETING**

Staff recommends the Board adopt a motion to adopt the Future Land Use Map Amendment and Specific Use Activity Area Policies.

6. Sunnyland 44 - Proposed Amendment of the Official Zoning Atlas and Preliminary Development Plan - **THIS ITEM IS QUASI-JUDICIAL - ADD ON - THE APPLICANT HAS REQUESTED A CONTINUANCE TO THE APRIL 21, 2026 BOCC MEETING**

Staff recommends the Board adopt a motion to approve the rezoning and preliminary development plan subject to those modifications the Board determines are in the best interests of St. Lucie County.

7. Indrio Groves - Rezoning to PUD and TVC Hamlet Preliminary Development Plan - **THIS ITEM IS QUASI-JUDICIAL - CONTINUED FROM THE MARCH 17, 2026 BOCC MEETING - THE APPLICANT HAS REQUESTED A CONTINUANCE TO THE APRIL 21, 2026 BOCC MEETING**

Staff recommends the Board consider the proposed Preliminary Development Plan, staff recommended Conditions of Approval, and the additional commitments made by the Developer and set forth in the documents titled "Developer proposed Conditions March 27, 2026" and "Developer proposed Conditions - PUD Exhibit 03-27-26" adopt a motion reflecting the Board's determination.

8. Indrio Groves PUD Development Agreement - **THIS ITEM IS QUASI-JUDICIAL - SECOND READING - ATTACHMENT AMENDED - THE APPLICANT HAS REQUESTED A CONTINUANCE TO THE APRIL 21, 2026 BOCC MEETING**

Staff recommends the Board review the proposed Development Agreement, and changes made since the first reading on March 17, 2026, consider any additional revisions it determines are necessary, and adopt a motion that reflects the Board's determination.

11. REGULAR AGENDA

A. COUNTY ATTORNEY

1. St. Lucie County v. Florida Pace Funding Agency - Case No. 23-CA-002277 - Permission to Dismiss Case

Staff recommends the Board ratify the dismissal of St. Lucie County v. Florida Pace Funding Agency, Case No. 23-CA002277, as recommended by outside counsel.

B. PLANNING & DEVELOPMENT SERVICES

1. 4540 N. Kings Highway Major Site Plan -**THIS ITEM IS QUASI-JUDICIAL**

Staff recommends the Board adopt a motion approving the Major Site Plan for 4540 N. Kings Highway Planned Unit Development (PUD) subject to the conditions identified in the draft Resolution.

12. COMMISSIONER COMMENTS

13. UPCOMING MEETINGS

- A. The Board of County Commissioners will hold an Informal meeting on Tuesday, April 14, 2026 at 9am in the Commission Chambers of the Roger Poitras Administration Annex located at 2300 Virginia Avenue, Fort Pierce, FL.
- B. The Board of County Commissioners will hold a Regular meeting on Tuesday, April 21, 2026 at 6pm in the Commission Chambers of the Roger Poitras Administration Annex located at 2300 Virginia Avenue, Fort Pierce, FL.

14. ANNOUNCEMENTS

- A. The St. Lucie County Chamber of Commerce is teaming up with St. Lucie County's Planning & Development Services staff to host a free Before you Sign the Lease Workshop on Monday, April 13 from 11:30 a.m. to 1 p.m. This free workshop is essential for business owners looking to create a new business or buy, build, lease to expand their current organization. To register visit - <https://stluciechamber.org/event/before-you-sign-the-lease/>.
- B. Don't miss the largest Earth Day celebration on the Treasure Coast as St. Lucie County's Environmental Resources Department hosts its Annual Earth Day Festival on Saturday, April 18 from 10 a.m. to 4 p.m. at the Oxbow Eco-Center, located at 5400 NE St. James Drive in Port St. Lucie. This free, family-friendly event features food, music, environmental education displays and activities and more. For a detailed schedule of events, visit www.oxboweco.com.

15. MOTION TO ADJOURN