



BOARD OF COUNTY COMMISSIONERS

AGENDA

ST. LUCIE COUNTY

Regular Meeting

Tuesday, May 5, 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. Boys & Girls Clubs of St. Lucie County Updates & State Youth of the Year Winner Presentation

6. PUBLIC COMMENT (excluding Public Hearing Items)

7. PROCLAMATIONS APPROVAL

- A. Resolution No. 26-068 - Proclaiming the Week of May 6 through May 12, 2026 as National Nurses Week in St. Lucie County, Florida

8. APPROVAL OF MINUTES

- A. Board of County Commissioners minutes for the BOCC Informal Meeting of April 14, 2026.

9. CONSENT AGENDA

A. WARRANTS

- 1. Warrant Lists 29 - 30

B. AIRPORT

- 1. Garland Roofing Material & Services Proposal for Airport Main Terminal Roof - \$244,235.00

Staff recommends Board acceptance of Garland Roofing Material & Services Proposal for the Airport Main Terminal Roof \$244,235.00 and authorization for the Chair to sign documents as approved by the County Attorney. This initiative is in accordance with ECON 2.4.3.

2. Fort Pierce FBO LLC aka APP Jet Center Ground Sublease JM Aviation and Storage, LLC - **ADD ON**

Staff recommends Board acceptance of the sublease and the Chair to sign documents as reviewed and approved by the County Attorney.

C. COUNTY ATTORNEY

1. Resolution No. 26-067 - Proclaiming May 2026 as Mental Health Awareness Month in St. Lucie County, Florida

D. COMMUNITY SERVICES

1. A Resolution of the Board of County Commissioners of St. Lucie County, Florida, Sunsetting the Veterans Advisory Council Created by Resolution No. 88-66

Staff recommends the Board approve Resolution No. 2026-73, formally sunsetting the Veterans Advisory Council and repealing Resolution No. 88-66; and authorize the Chair to sign documents as approved by the County Attorney.

E. FACILITIES

1. Fairgrounds Restoration/Recoating of Roofing for Buildings A, B & C - \$209,326.00

Staff recommends Board approval to proceed with restoration/recreation of Buildings A, B and C as outlined in Garland Proposal #25-FL-260360 via US Communities MICPA # PW1925, in the amount of \$209,326.00 to provide a safe and dry environment for patrons at the fairgrounds, as well as preservation and continued use of the existing three buildings and authorize the Chair to sign the contract as approved by the County Attorney in accordance with Strategic Plan Policy QI.3.1.1.

F. HUMAN RESOURCES

1. 2026 Summer of Success - Grant Agreement

Staff recommends Board approval of the grant agreement for the Summer of Success program, and authorization for the Chair to sign documents as approved by the County Attorney in accordance with Strategic Plan Policy AO 2.2.1.

G. OFFICE OF MANAGEMENT & BUDGET

1. Request for Proposal (RFP) No. 26-014 - Disaster Debris Monitoring Management and Consultant Services - **ADD ON**

Staff recommends Board approval of the short-listed firms for RFP No. 26-014 and permission to:

- Conduct contract negotiations with the highest-ranked proposer, Thompson Consulting Services, as the primary consultant and Debris Tech, as the secondary consultant.
- If negotiations are successful, award contracts to both proposers and authorize the Chair to sign the documents as prepared by the County Attorney in accordance with Strategic Plan Policy HS 4.4.
- If negotiations are unsuccessful with either firm, negotiations will be terminated with that firm and staff will start negotiations with the next ranked firm(s).

2. Request for Qualifications (RFQ) No. 26-016 - Professional Engineering Services – Bridge and Structure Evaluation and Design Services - Continuing Contracts

Staff recommends Board approval of the short-listed firms for RFQ No. 26-016 and permission to:

- Conduct contract negotiations with successful short-listed firms;
- If negotiations are successful, award contracts to the successful short-listed firms and authorize the Chair to sign the documents as prepared by the County Attorney.

3. Request for Qualifications (RFQ) No. 26-017 - Professional Construction Engineering & Inspection Services - Continuing Contracts

Staff recommends Board approval of the short-listed firms for RFQ No. 26-017 and permission to:

- Conduct contract negotiations with successful short-listed firms;
- If negotiations are successful, award contracts to the successful short-listed firms and authorization for the Chair to sign the documents as prepared by the County Attorney.

H. PARKS & RECREATION

1. SLC Children's Services Council - More Than A Game Graduation - Fee Waiver \$562.50

Staff recommends Board approval to waive the facility use fee of \$562.50 as outlined in this agenda memorandum and authorization for the Chair to sign documents as approved by the

County Attorney in accordance with Strategic Plan Policy TC 5.2.1.

I. PLANNING & DEVELOPMENT SERVICES

1. Revocation of Economic Incentive Resolution No. 23-006 and Job Growth Investment Grant 23-001 granted to Meyer Utility Structures, LLC, AKA Arcosa

Staff recommends the Board approve the draft Resolution and allow the Chair to sign documents as approved by the County Attorney.

2. Revocation of Economic Incentive Resolution No. 23-007 and Job Growth Investment Grant 23-002 for PB Holdco, LLC. (d/b/a/ Pursuit Boats) for their Tooling Building Expansion

Staff recommends the Board approve the draft Resolution and allow the Chair to sign documents as approved by the County Attorney.

J. PROPERTY ACQUISITIONS

1. Bryn Mawr Utility Site - Utility Easement in favor of Florida Power & Light Company Parcel ID 1410-501-0017-010-5

Staff recommends the Board authorize the Chair to sign the Florida Power & Light Easement and direct staff to record the Easement in the public records of St. Lucie County, Florida.

2. Taylor Dairy Road Water Treatment Facility - Florida Power & Light - Easement - Parcel ID 1313-430-0000-000-5

Staff recommends the Board authorize the Chair to sign the Florida Power & Light easement and direct staff to record the easement in the public records of St. Lucie County, Florida.

3. Florida Department of Transportation Jurisdictional Transfer - Parcel 104 County Deed - Item/Segment Number FDIP: 438379-2-52-01 - Parcel ID 1336-232-0001-000-5

Staff recommends the Board authorize the Chair to sign the County Deed and Resolution and direct staff to send the executed County Deed and Resolution to FDOT for recordation in the public records of St. Lucie County, Florida.

4. Florida Department of Transportation Jurisdictional Transfer - Parcel 702 Temporary Easement - Item/Segment Number FDIP: 438379-2-52-01 - Parcel ID 1336-232-0001-000-5

Staff recommends the Board authorize the Chair to sign the Temporary Easement and

Resolution and direct staff to send the executed Temporary Easement and Resolution to FDOT for recordation in the public records of St. Lucie County, Florida.

5. Florida Department of Transportation Jurisdictional Transfer - Parcel 801 Permanent Easement - Item/Segment Number FDIP: 438379-2-52-01 - Parcel ID 1336-232-0001-000-5

Staff recommends the Board authorize the Chair to sign the Permanent Easement and Resolution and direct staff to send the executed Permanent Easement and Resolution to FDOT for recordation in the public records of St. Lucie County, Florida.

K. PUBLIC WORKS

1. Florida East Coast Railway Agreement for Signal Improvement and Maintenance at Commerce Center Drive (Go Team Crossing) - **ITEM PULLED PRIOR TO MEETING**
2. Ratification of Administrative Approval of the Lighting Maintenance Commitment to Maintain Forty-six New Streetlights on SR 713/Kings Highway (Project # 438379-4-52-01) and Fifty-seven New Streetlights on SR 713/Kings Highway (Project # 438379-5-52-01) under the Terms of St. Lucie County's State Highway Lighting, Maintenance and Compensation Agreement with the Florida Department of Transportation

Staff recommends Board approval of the Lighting Maintenance Commitments to maintain forty-six new streetlights on SR 713/Kings Highway (Project # 438379-4-52-01) and fifty-seven new streetlights on SR 713/Kings Highway (Project # 438379-5-52-01) under the terms of St. Lucie County's State Highway Lighting, Maintenance and Compensation Agreement with the Florida Department of Transportation, and authorizes the Chair to sign documents as approved by the County Attorney in accordance with Strategic Policy QI 3-1.1.

3. Creekside Parcel B Subdivision Improvements Acceptance - Release of Security

Staff recommends Board approval of the final site improvements and release of Bond number 30079432 in the amount of \$225,712.50 in accordance with Strategic Plan Policy QI 3.1.1.

4. Seagrove Plat 2 Phase 3 Subdivision Improvements Conditional Acceptance - Partial Release of Security

Staff recommends Board approval of the partial site improvements and authorize the partial release of Bond No. 24284040 in the amount of \$3,898,348.61 in accordance with Strategic Plan Policy QI 3.1.1.

5. Seagrove Plat 3 Phase 4 Subdivision Improvements Conditional Acceptance - Partial Release of Security

Staff recommends Board approval of the partial site improvements and partial release of Bond No.24284042 in the amount of \$1,561,490.70 in accordance with Strategic Plan Policy QI 3.1.1.

10. PUBLIC HEARINGS

A. PLANNING & DEVELOPMENT SERVICES

1. Project Orchid - Future Land Use Map Amendment (Small-Scale) for +/-20.85 acres within the Lucie Rock MXD - **ADD ON**

Staff recommends the Board evaluate and approve the proposed Future Land Use Map Amendment (FLUMA) via Ordinance 2026-14, authorizing the Chair to sign documents as approved by the County Attorney.

2. Project Orchid - Rezoning +/-20.25 Acres from IL, Industrial Light to IH, Industrial Heavy - **THIS ITEM IS QUASI-JUDICIAL - ADD ON**

Staff recommends the Board evaluate the proposed amendments and approve the rezoning of +/- 20.25 acres from the IL (Industrial, Light) Zoning District to the IH (Industrial, Heavy) Zoning District.

3. Project Orchid Metal Foundry - Conditional Use Permit in the IH, Industrial Heavy Zoning District on N. Rock Road - **THIS ITEM IS QUASI-JUDICIAL - ADD ON**

Staff recommends the Board approves the Project Orchid Conditional Use with conditions as contained in Resolution 2026-83, authorizing the Chair to sign documents as approved by the County Attorney.

4. Project Orchid - First Amendment to the St. Lucie Commerce Center (AKA Lucie Rock) Development Agreement - **THIS ITEM IS QUASI-JUDICIAL - FIRST READING - ADD ON**

Staff recommends the Board review the proposed Development Agreement, explore any content with the applicant and staff, and schedule the Second Reading at their May 19, 2026.

5. Proposed Evaluation and Appraisal Review Comprehensive Plan Amendments (EAR-based Amendments) - **ADOPTION HEARING - ADD ON**

Staff recommends the Board vote to adopt the proposed EAR-based amendments.

6. Pitstop Mini Market, Inc. Conditional Use Permit for Packaged Alcohol Sales within the Commercial Neighborhood Zoning District - **THIS ITEM IS QUASI-JUDICIAL**

Staff recommends the Board approve the Conditional Use Permit and allow the Chair to sign the Resolution as approved by the County Attorney.

7. Linda Vista Trails (and 21st Street) Road Paving Waiver - **THIS ITEM IS QUASI-JUDICIAL**

Staff recommends the Board approve the paving waiver, and waiver of the prorated proportionate share contribution for this site is \$234,903.00. Consistent with previous St Lucie County Board of County Commissioners actions, staff recommends a condition that the current and future owners and their heirs/assigns agree to participate and shall be a “yes” vote in any lawfully established MSTU, MSBU or other special assessment district created for the purpose of providing paving and/or drainage improvements to Linda Vista Ave. and South 21st St.

B. COUNTY ATTORNEY

1. Ordinance No. 26-011 - Correcting a Scrivener's Error in Ordinance 26-004

Staff recommends the Board approve Ordinance No. 26-011 and authorize the Chair to sign the ordinance.

11. REGULAR AGENDA

A. PLANNING & DEVELOPMENT SERVICES

1. Project Orchid - Major Site Plan on N. Rock Road - **THIS ITEM IS QUASI-JUDICIAL - ADD ON**

Staff recommends the Board approve the Project Orchid Major Site Plan, subject to essential Amendments to the St. Lucie Commerce Center Development Agreement and the effective date of the associated Future Land Use Map and Zoning Atlas Amendments, with conditions as contained in Resolution 2026-84, authorizing the Chair to sign documents as approved by the County Attorney.

12. COMMISSIONER COMMENTS

13. UPCOMING MEETINGS

- A. The Board of County Commissioners will hold an Informal meeting on Tuesday, May 12, 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, May 19, 2026 at 6pm in the Commission Chambers of the Roger Poitras Administration Annex located at 2300 Virginia Avenue, Fort Pierce, FL.

14. ANNOUNCEMENTS

- A. Summer is right around the corner, and the Oxbow Eco-Center has week-long day camps for students from elementary school through high school, taking place June 8 through July 31. Some camps already have a waitlist, so don't delay. For details, visit www.oxboweco.com.

15. MOTION TO ADJOURN