



BOARD OF COUNTY COMMISSIONERS

AGENDA

ST. LUCIE COUNTY

Regular Meeting

Tuesday, May 19, 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. Booing
 - 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. RECESS FOR SPECIAL DISTRICT MEETINGS

5. APPROVAL OF AGENDA - ADDITIONS, DELETIONS, REVISIONS

6. PRESENTATIONS

There are no items scheduled.

7. PUBLIC COMMENT (excluding Public Hearing Items)

8. PROCLAMATIONS APPROVAL

- A. Resolution No. 26-069 - Proclaiming May 2026 as National Foster Care Awareness Month in St. Lucie County, Florida
- B. Resolution No. 26-074 - Proclaiming the Week of May 17 through May 23, 2026 as National Public Works Week in St. Lucie County, Florida

9. APPROVAL OF MINUTES

- A. Board of County Commissioners minutes for the BOCC Regular Meeting of April 21, 2026.
- B. Board of County Commissioners minutes for the BOCC Regular Meeting of May 5, 2026.

10. CONSENT AGENDA

A. WARRANTS

- 1. Warrant Lists 31 - 32

B. AIRPORT

1. C & S Engineers C25-05-572 Work Authorization #4 Airport Safety Management System (SMS) Initial Deployment - \$133,582.00

Staff recommends Board acceptance of C & S Engineers C25-05-572 WA#4 Airport Safety Management System (SMS) Initial Deployment \$133,582.00 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. Convergent Using Sourcewell Contract 121024-CTL for U.S. Customs Access Control & Video System Upgrades - \$143,509.45

Staff recommends Board acceptance of Convergent using Sourcewell Contract 121024-CTL for the Airport U.S. Customs Access Control & Video System Upgrades \$143,509.45 and authorization for the Chair to sign documents as approved by the County Attorney. This initiative is in accordance with ECON 2.4.3.

C. COUNTY ATTORNEY

1. Resolution No. 26-089 - Proclaiming the Month of May 2026 as Brain Cancer Awareness Month in St. Lucie County, Florida

D. FACILITIES

1. Proposed Interlocal Agreement by and between SLC and SLCSO for K9 Training Facility

Staff recommend the Board approve the Interlocal Agreement and allow the Chair to sign the Interlocal Agreement as reviewed and approved by the County Attorney.

2. State Attorney Building Roof Replacement - \$280,844.00

Staff recommends Board approval to proceed with St. Lucie County State Attorney Building (411 S 2nd St) Roof Replacement as outlined in Garland Proposal #23-FL-260006, Contract #R230401 via Intergovernmental Cooperative Purchasing Agreement (MICPA) and OMNIA Partners, in the amount of \$280,844.00 and authorized the Chair to sign the agreement as approved by the County Attorney. This Agenda Request aligns with St. Lucie County's Strategic Vision QI 3.1.1.

E. LIBRARY SERVICES

1. St. Lucie County Education Foundation, Inc. - In Kind Donation

Staff recommends Board approval and acceptance of the in-kind donation valued at \$1,000.00 (one thousand dollars and no cents) from the St. Lucie County Education Foundation, Inc.

2. Request for Approval of Revisions to the Patron Code of Conduct (Unattended Minors)

Staff recommends Board Approval of policy as amended and approved by the Library Advisory Board on May 14, 2026, as it aligns with Strategic Initiative PT1.4.1.

F. OFFICE OF MANAGEMENT & BUDGET

1. Fiscal Year 26 Budget Resolution Recognizing Unanticipated Revenue

Staff recommends Board approval of this agenda item to recognize the funds to amend the budget by \$934,385.00 in accordance with Strategic Plan Policy PT 1.3.1 and PT 1.3.2.

G. PARKS & RECREATION

1. Supply and Install New Shade Structure at Weldon B. Lewis Park Playground, Florida Recreational Products - \$128,917.48

Staff recommends Board approval to piggyback St Johns County School District Contract #2022-16 Florida Recreational Products for the installation of a custom shade structure at Weldon B. Lewis Park Playground in the amount of \$128,917.48, which is available in Parks Impact Fees Central Reserves - 310013.9910.599300.910000 and authorize the Chair to sign documents as approved by the County Attorney.

H. PLANNING & DEVELOPMENT SERVICES

1. Revocation of Economic Incentive Resolution No.18-132 and Job Growth Investment Grant 21-003 granted to Accel International Holdings, Inc.

Staff recommends the Board approve the draft Resolution and allow the Chair to sign documents as approved by the County Attorney. This agenda item promotes the County's Strategic Plan Priority - PT 1.2 - Commitment to Transparency.

2. ROK Technologies - First Amendment to Contract for GIS Hosting and Managed Services Solution

Staff recommends the Board to authorize the Chair to sign documents as approved by the

County Attorney. This item furthers Strategic Plan Policy PT 1.4.

I. PROPERTY ACQUISITIONS

1. Revision to Unrecorded Assignment of Road Impact Fee Credit Agreement 2026-005 - Whalou Properties LLC to Kings Angle Owner LLC and SL Fort Pierce Residential LLC

Staff recommends the Board approve the revised Assignment of Road Impact Fee Credits and direct staff to record the Assignment in the public records of St. Lucie County, Florida.

J. PUBLIC SAFETY

1. GeoComm GIS Data Remediation and Maintenance Contract

Staff recommends Board approval of the contract and authorization for the Chair to sign all documents as approved by the County Attorney.

K. PUBLIC UTILITIES

1. Amendment #3 to Contract C25-03-376 with Masteller & Moler, Inc. for Professional Services for the Central Area Brine, Water and Force Main Design

Staff recommends Board approval of Amendment #3 to C25-03-376 with Masteller & Moler, Inc. in the amount of \$439,165.00 for the Central Area Brine, Water and Force Main design project and authorize the Chair to sign documents approved by the County Attorney. This is in accordance with Strategic Plan Policy QI 3.3.2.

L. PUBLIC WORKS

1. SE Walton Road Sidewalk (SE Lennard Road to SE Green River Parkway) - Final Acceptance

Staff recommends Board's final acceptance of the SE Walton Road Sidewalk (SE Lennard Road to SE Green River Parkway) Project in accordance with Strategic Plan Policy QI 3.1.1.

2. Approval of Work Authorization to Contract C25-03-605 with Water Resources Management Associates, Inc. (WRMA) for the Design of the Edwards Road Baffle Box Project

Staff recommends Board approval for the proposal from the WRMA, Inc. to complete the design in the amount of \$149,825.00 for The Edwards Road Baffle Box Project and authorize the Chair to sign documents approved by the County Attorney, in accordance with Strategic Plan Policy QI 3.1.1.

3. Award Bid No. 26-011 - Purchase of Sign Post, Sign Hardware, & Sign Blanks

Staff recommends Board approval for the award of Bid No. 26-011, Purchase of Sign Post, Sign Hardware, & Sign Blanks, to the lowest responsive bidder, Universal Signs & Accessories, and authorization for the Chair to sign the contract as approved by the County Attorney in accordance with Strategic Plan Policy QI 3.1.1.

4. St. James Drive Pedestrian Walkway (NE Royce Avenue to NE Lazy River Parkway) Construction Engineering and Inspection (CEI) and Field-Testing Services - **THIS PROJECT IS FUNDED BY THE INFRASTRUCTURE SALES TAX**

Staff recommends Board approval of the Construction, Engineering, and Inspection (CEI) and field-testing services provided by Culpepper & Terpening, Inc. in the amount of \$137,598.00 and authorize the Chair to sign documents approved by the County Attorney in accordance with Strategic Plan Policy QI 3.1.1.

M. SUPERVISOR OF ELECTIONS

1. Resolution No. 26-091 - Creating a New Election Precinct in Lakewood Park

The Supervisor of Elections recommends the Board adopt Resolution No. 26-091 and authorize the Chair to sign the resolution.

N. TRANSIT

1. Request to Approve a Fifth Amendment with Wendel Architecture, P.C. to Provide Additional Services

Staff recommends Board approval of the fifth amendment with Wendel Architecture, P.C. and request for the Chair to sign all documents approved by the County Attorney.

11. REGULAR AGENDA

A. ENVIRONMENTAL RESOURCES

1. 1313 White Oak Lane - Category 1 Wetland Waiver - WTLW-2603-000054 - **THIS ITEM IS QUASI-JUDICIAL**

Staff recommends Board approval of the Category 1 Wetland Waiver with Conditions of Approval.

12. PUBLIC HEARINGS

A. PLANNING & DEVELOPMENT SERVICES

1. 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 - CONTINUED FROM THE APRIL 7, 2026 MEETING**

Staff recommends the Board approve Ordinance 2026-7, adopting the proposed Future Land Use Map Amendment RU (Residential Urban) and COM (Commercial) to MXD (Mixed Use District), including the Sub Area Policies as recommended by staff which include a minor revision since transmittal of the amendment, authorizing Staff to file with the Department of Commerce upon signature by the Chair of the County Attorney approved documents.

2. Fort Pierce Commerce Center-PNRD Rezoning & Preliminary Plan - **THIS ITEM IS QUASI-JUDICIAL - CONTINUED FROM THE APRIL 7, 2026 BOCC MEETING**

Staff recommends Board approve Resolution 2026-56, authorizing the proposed Zoning Atlas Amendment (Rezoning) and associated Preliminary PNRD Site Plan with staff-recommended conditions, authorizing the Chair to sign documents as approved by the County Attorney, subject to the effective date of Ordinance 2026-7.

3. 322 & 340 Kitterman Rd PUD - Rezoning from RM-5 and RM-9 to Planned Unit Development (PUD) and Preliminary Site Plan - **THIS ITEM IS QUASI-JUDICIAL - THE APPLICANT HAS REQUESTED A CONTINUANCE TO THE JUNE 2, 2026 BOCC MEETING**

Staff recommends the Board of County Commissioners evaluate the proposed PUD Rezoning and Preliminary Site Plan and approve with conditions as drafted in Resolution 2026-88, authorizing the Chair to sign documents as approved by the County Attorney.

4. Sunnyland Farms - Proposed Amendment of the Official Zoning Atlas and Preliminary Development Plan - **THIS ITEM IS QUASI-JUDICIAL - CONTINUED FROM THE APRIL 21, 2026 BOCC MEETING - THE APPLICANT HAS REQUESTED A CONTINUANCE TO THE JUNE 2, 2026 BOCC MEETING - ADD ON**

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 (Small-Scale) Amendment from RS

(Residential Suburban) to MXD (Mixed-Use Development) - **CONTINUED FROM THE APRIL 21, 2026 BOCC MEETING - THE APPLICANT HAS REQUESTED A CONTINUANCE TO THE JUNE 2, 2026 BOCC MEETING - ADD ON**

Staff recommends the Board evaluate the proposed Future Land Use Map Amendment (Small-Scale) and 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 - CONTINUED FROM THE APRIL 21, 2026 BOCC MEETING - THE APPLICANT HAS REQUESTED A CONTINUANCE TO THE JUNE 2, 2026 BOCC MEETING - ADD ON**

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. White Marsh Conditional Use Permit Major Adjustment - **THIS ITEM IS QUASI-JUDICIAL - ATTACHMENT AMENDED**

Staff recommends the Board approve the Conditional Use Permit Adjustment as provided for in Draft Resolution No. 2026-86, authorizing the Chair to sign documents as approved by the County Attorney.

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

Staff recommends the Board review the proposed Development Agreement, explore any content with the applicant and staff, and approve the Amended Development Agreement (Staff's Version) at the Second Reading.

9. Ordinance No. 2026-15 - Revocation of Ad Valorem Tax Exemption Ordinance No. 2024-23 for Accel International Holdings, Inc.

Staff recommends the Board approve the proposed ordinance and allow the Chair to sign documents as approved by the County Attorney. This agenda item promotes the County's Strategic Plan Priority - PT 1.2.

10. Ordinance No. 2026-16 - Revocation of Ad Valorem Tax Exemption Ordinance No. 2024-21 for A-1 Industries of Florida Inc.

Staff recommends the Board approve the ordinance and allow the Chair to sign documents

as approved by the County Attorney. This agenda item promotes the County's Strategic Plan Priority - PT 1.2.

11. Ordinance No. 2026-17 - Economic Development Impact Fee Mitigation Program

Staff recommends the Board approve the proposed Ordinance and allow the Chair to sign documents as approved by the County Attorney. This item supports Strategic Priority ECON 2.1.

13. REGULAR AGENDA (continued)

A. PLANNING & DEVELOPMENT SERVICES

1. White Marsh Major Site Plan - Major Adjustment - **THIS ITEM IS QUASI-JUDICIAL - ATTACHMENT AMENDED**

Staff recommends the Board approve the Major Site Plan Adjustment as provided for in Draft Resolution 2026-90, authorizing the Chair to sign documents as approved by the County Attorney.

2. Resolution No. 2026-94 - Revisions to SLC Economic Incentive Program - JGIG, Scoring Matrix, Application

Staff recommends the Board approve the proposed Resolution and allow the Chair to sign documents as approved by the County Attorney. This item supports Strategic Priority ECON 2.1.

3. Resolution No. 2026-95 - Updating Guidelines for SLC Economic Development Ad Valorem Tax Exemption Program

Staff recommends the Board approve the proposed resolution and allow the Chair to sign documents as approved by the County Attorney. This item supports Strategic Priority ECON 2.1.

4. Administrative Approval Update from the PDS Director

No formal vote is necessary as this is only a discussion item.

14. COMMISSIONER COMMENTS

15. UPCOMING MEETINGS

- A. The Board of County Commissioners will hold a Regular meeting on Tuesday, June 2, 2026 at 6pm in the Commission Chambers of the Roger Poitras Administration Annex located at 2300 Virginia Avenue, Fort Pierce, FL.

16. ANNOUNCEMENTS

- A. St. Lucie County will host three Tire Amnesty Events to provide residents a way to recycle unused tires at no cost to them as a way to reduce mosquito breeding, as unused tires stored around yards are notorious for collecting water and becoming prime habitat for disease-carrying mosquito species. This initiative will provide a no-cost option to get those tires recycled. St. Lucie County residents will have the option of recycling up to six non-commercial tires (26 inches or less) at any of the scheduled tire amnesty events. Tires will only be accepted without rims. Each resident will also need to provide a valid photo ID to recycle their tires. Residents can take part in St. Lucie County's tire amnesty program on:
- Saturday, May 23 from 9 a.m. to 2 p.m. at the St. Lucie County Baling & Recycling Facility, located at 6120 Glades Cut-Off Road in Fort Pierce
 - Saturday, May 30 from 9 a.m. to 2 p.m. at the Paula Lewis Branch Library, located at 2950 SW Rosser Blvd. in Port St. Lucie
 - Saturday, June 13 from 9 a.m. to 2 p.m. at St. Lucie County's Mosquito Control and Public Works Compound, located at 3150 Will Fee Road in Fort Pierce
- B. Rec & Roll returns this summer as St. Lucie County Parks & Recreation brings family-friendly activities out into the community. Designed for students who aren't able to attend traditional camps, Rec & Roll brings summer camp fun directly to neighborhood parks at no cost. The program takes place Tuesdays through Fridays in June and July from 10 a.m. to 1 p.m. with staff providing games, sports, and activities such as kickball, basketball, flag football and more. A special Archery Day will take place every Wednesday at Lawnwood Stadium. Archery is limited to the first 15 participants and there is a \$10 fee per student. To register, please visit: <https://stluciecountyfl.perfectmind.com>.

17. MOTION TO ADJOURN