



BOARD OF COUNTY COMMISSIONERS AGENDA

ST. LUCIE COUNTY

Regular Meeting

**Tuesday, July 21, 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

***Final on 7/15**

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 and third Tuesdays of each month at 6 p.m., unless otherwise advertised. Meetings are held in the County Commission Chambers of the Roger Poitras Administration Annex located at 2300 Virigina 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. 26-120 - Proclaiming July 15, 2026 as Glioblastoma Awareness Day in St. Lucie County, Florida

9. APPROVAL OF MINUTES

- A. Board of County Commissioners minutes for the BOCC Joint Meeting with the City of Fort Pierce on June 18, 2026.
- B. Board of County Commissioners minutes for the BOCC Regular Meeting of July 7, 2026.

10. CONSENT AGENDA**A. WARRANTS**

- 1. Warrant Lists 40 - 41

B. COMMUNITY SERVICES

- 1. Approval of Tax Equity and Fiscal Responsibility Act (TEFRA) Resolution for Orchard Grove Apartments Multifamily Housing Revenue Bonds

Staff recommends Board approval of the Tax Equity and Fiscal Responsibility Act Resolution authorizing the Housing Finance Authority of St. Lucie County to issue Multifamily Housing Revenue Bonds, Series 2026, in an aggregate principal amount not to exceed \$28,000,000.00 for the Orchard Grove Apartments project, and authorize the Chair to sign all necessary documents as approved by the County Attorney.

2. Approval of Tax Equity and Fiscal Responsibility Act (TEFRA) Resolution for Buell Brown Center Multifamily Housing Revenue Bonds

Staff recommends Board approval of the Tax Equity and Fiscal Responsibility Act Resolution authorizing the Housing Finance Authority of St. Lucie County to issue Multifamily Housing Revenue Bonds, Series 2026, in an aggregate principal amount not to exceed \$8,700,000.00 for the Buell Brown Center project, and authorize the Chair to sign all necessary documents as approved by the County Attorney.

C. LIBRARY SERVICES

1. St. Lucie County Public Library App Privacy Policy

Staff recommends Board approval of the St. Lucie County Public Library App privacy policy.

D. 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 \$6,868,757.00 in accordance with Strategic Plan Policy PT 1.3.1 and PT 1.3.2.

E. PARKS & RECREATION

1. Renewal of Agreements with Local Youth Sports Provider City of Fort Pierce

Staff recommends Board approval of the Youth Provider Agreement with the City of Fort Pierce and authorize the Chair to sign the agreement as prepared and approved by the County Attorney.

F. PORT, INLET & BEACHES

1. 2026 Florida Inland Navigation District (FIND) Small Scale Derelict Vessel Removal Grant Acceptance (ICW-SL-25-05)

Staff recommends Board approval of the Florida Inland Navigation District (FIND) Project Agreement ICW-SL-25-05 along with a supporting Budget Resolution (to be performed separately by OMB) for the previously authorized removal of the derelict vessels "Capri Bad" and "Getaway" and authorization for the Chair to sign documents as approved by the County Attorney. This item is in accordance with the Strategic Initiatives PT 1.3.1 and EP 4.1.1.

G. PROPERTY ACQUISITIONS

1. Resolution No. 2026-124 - Right-of-Way Donation - 35' Corner Clip at the north-west intersection of Loop Road and Jenkins Road from Highland Partners LLC - Parcel ID 2312-502-0001-000-2

Staff recommends the Board accept the warranty deed from Highland Partners LLC, authorize the Chair to sign the resolution and direct staff to proceed with the closing and record the documents in the public records of St. Lucie County, Florida.

2. Resolution No. 2026-116 - Rename Wallace Street to Permann Drive

Staff recommends the Board approve renaming Wallace Street to Permann Drive, authorize the Chair to sign the resolution, direct staff to notify the appropriate Utilities, the U.S. Postal Service, the Property Appraiser, the Supervisor of Elections, and the St. Lucie County Sheriff and record the resolution in the public records of St. Lucie County, Florida, subject to payment by the petitioner for the sign replacement costs.

H. PUBLIC UTILITIES

1. Award Bid No. 26-022 Emerson Avenue Force Main Extension

Staff recommends Board approval to award Bid No. 26-022 to WCDCL, LLC dba Treasure Coast Infrastructure of Stuart, Florida, in the amount of \$389,323.00 contingent upon approval of their bid package by the County Attorney, and authorization of the Chair to sign the documents as approved by the County Attorney. This is in accordance with Strategic Plan Policy QI 3.3.2.

2. Resolution - Amend Water, Wastewater and Reuse Utility Rates, Fees, and Charges for the St. Lucie County Water and Sewer District ("District")

Staff recommends the Board adopt Resolution No. 26-111 and authorize the Chair to sign the resolution as reviewed and approved by the County Attorney.

3. Sole Source and Bid Waiver Addition for Ferguson Enterprises, LLC

Staff recommends Board approval of bid waiver and sole source determination for Ferguson Enterprises LLC for the purchase of Neptune Water Metering products. This is in accordance with Strategic Plan Policy QI3.1.1.

I. PUBLIC WORKS

1. Orange Avenue Culvert Repair Between Mileposts 2.2 to 4.0 - Final Acceptance — **THIS PROJECT IS FUNDED BY THE INFRASTRUCTURE SALES TAX**

Staff recommends Board acceptance of the Orange Avenue Culvert Repair Between Mileposts 2.2 to 4.0 project in accordance with Strategic Policy Plan QI 3.1.1

2. Alco Groves Mine Class II Mining Permit - Permission to Advertise

Staff recommends the Board authorize permission to schedule a public hearing for the proposed Alco Groves Class II Mining Permit during a regularly scheduled Board of County Commissioners meeting in 2026.

3. Selvitz Road Widening Project (Glades Cut Off Road to Edwards Road) — Amendment No. 6 to C21-08-511 the Engineering Design contract for Additional Services

Staff recommends Board approval of Amendment 6 to the contract C21-08-511 for \$33,602.00 and authorization for the Chair to sign documents as approved by the County Attorney in accordance with Strategic Policy Plan QI 3.1.1.

J. TRANSIT

1. Authorization Resolution - Florida Commission for the Transportation Disadvantaged (FCTD) State Fiscal Year (SFY26/27) Trip and Equipment Grant

Staff recommends Board acceptance of the state fiscal year 26/27 Trip and Equipment Grant and authorization for the chair to sign documents as approved by the County Attorney.

11. PUBLIC HEARINGS

A. COUNTY ATTORNEY

1. Public Hearing - Ordinance No. 2026-019 - Amending Chapter 6, "Animals" of the St. Lucie County Code of Ordinances By Repealing and Restating Chapter 6 of the St. Lucie Code Entitled "Animals"

Staff recommends the Board adopt the proposed ordinance.

B. PLANNING & DEVELOPMENT SERVICES

1. Sunnyland Farms - Proposed Amendment of the Official Zoning Atlas and Preliminary Development Plan - **THIS ITEM IS QUASI-JUDICIAL - CONTINUED FROM THE APRIL 21, 2026, MAY 19, 2026 AND JUNE 2, 2026 BOCC MEETINGS – THE APPLICANT IS REQUESTING A CONTINUANCE TO SEPTEMBER 15, 2026.**

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.

2. 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, MAY 19, 2026 AND JUNE 2, 2026 BOCC MEETINGS – THE APPLICANT IS REQUESTING A CONTINUANCE TO SEPTEMBER 15, 2026.**

Staff recommends the Board evaluate the proposed Future Land Use Map Amendment (Small-Scale), as modified by the applicant after action by the Planning & Zoning Commission, and adopt the Future Land Use Map Amendment and Specific Use Activity Area Policies.

3. Sunnyland 44 - Proposed Amendment of the Official Zoning Atlas and Preliminary Development Plan - **THIS ITEM IS QUASI-JUDICIAL - CONTINUED FROM THE APRIL 21, 2026, MAY 19, 2026 AND JUNE 2, 2026 BOCC MEETINGS – THE APPLICANT IS REQUESTING A CONTINUANCE TO SEPTEMBER 15, 2026.**

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, authorizing the Chair to sign documents as approved by the County Attorney.

4. 18496 Kelly Road - Road Paving Waiver - **THIS ITEM IS QUASI-JUDICIAL**

Staff recommends the Board approve a waiver for the paving requirements and provision of a fair share contribution conditioned upon a requirement that the current and future owners and their heirs/assigns agree to participate and shall be a "yes" vote in any lawfully established Municipal Service Taxing Unit (MSTU), Municipal Service Benefit Unit (MSBU) or other special assessment district created for the purpose of providing paving and/or drainage improvements to Kelly Road and Pineapple Lane that serve the subject property.

5. C4 Acres - Road Paving Waiver - **THIS ITEM IS QUASI-JUDICIAL**

Staff recommends the Board approve a waiver for the paving requirements and provision of a fair share contribution conditioned upon a requirement that the current and future owners and their heirs/assigns agree to participate and shall be a “yes” vote in any lawfully established Municipal Service Taxing Unit (MSTU), Municipal Service Benefit Unit (MSBU) or other special assessment district created for the purpose of providing paving and/or drainage improvements to Williams Road that serve the subject property.

12. REGULAR AGENDA

A. ADMINISTRATION

1. Rescheduling a Referendum Election on November 2028 for a Proposed 0.5 Percent Local Government Infrastructure Surtax

Staff recommends the Board grant permission to reschedule the referendum for the 2028 general election.

B. COUNTY ATTORNEY

1. Appointment of Interim County Administrator

Staff recommends the Board appoint Mayté Santamaria as Interim County Administrator, effective August 15, 2026, to serve until the Board takes further action, and approve a ten percent (10%) salary adjustment during the interim appointment.

C. OFFICE OF MANAGEMENT & BUDGET

1. Setting of FY 2027 Proposed Millage Rates and Dates for Budget Public Hearings

Staff recommends the Board give permission to:

- Advise the Property Appraiser’s Office of the millage rates as outlined on the “Worksheet Analysis of Roll-Back Millage Rate, FY 2026 - 2027” for fiscal year 2026-2027 under the column headed “2026-2027 Millage.”
- Set two public hearings: September 3, 2026 (tentative budget hearing) and September 17, 2026 (final budget hearing), at 6:00 PM in the Roger Poitras Administration Annex Commission Chamber.

D. PLANNING & DEVELOPMENT SERVICES

1. P1 Motor Club PMUD - Phase 1 Major Site Plan - **THIS ITEM IS QUASI-JUDICIAL**

Staff recommends the Board evaluate the proposed development, consider the Standards of Review and Conditions of Approval eligible for a Major Site Plan, and approve the Major Site Plan with the conditions of approval outlined in Resolution 2026-126, along with any other conditions the Board may deem appropriate, authorizing the Chair to sign documents as approved by the County Attorney.

2. Administrative Approval Update from the PDS Director

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

13. COMMISSIONER COMMENTS**14. UPCOMING MEETINGS**

- A. The Board of County Commissioners will hold a Regular meeting on Tuesday, August 4, 2026 at 6pm 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 an Informal meeting on Tuesday, August 11, 20126 at 9am in the Commission Chambers of the Roger Poitras Administration Annex located at 2300 Virginia Avenue, Fort Pierce, FL.
- C. The St. Lucie County Board of County Commissioners will be attending a special event hosted by the UF IFAS extension St. Lucie County 4-H Association and 4-H Clubs on Thursday, August 11, 2026 at 5:00pm at the Fenn Center located at 2000 Virginia Avenue, Fort Pierce, FL 34982.
- D. The Board of County Commissioners will hold a Regular meeting on Tuesday, August 18, 2026 at 6pm in the Commission Chambers of the Roger Poitras Administration Annex located at 2300 Virginia Avenue, Fort Pierce, FL.

15. ANNOUNCEMENTS

- A. St. Lucie County Parks & Recreation staff is inviting residents and visitors to learn how to safely escape one of the ocean's most dangerous hazards through a free rip current safety demonstration at the Ravenswood pool this summer. This free event will take place:
 - Sunday, Aug. 16 from 1 to 4 p.m. at the Ravenswood Pool. Registration required (Limited to

50 participants). Please visit: www.stlucieco.gov/aquatics to register.

- B. St. Lucie County Parks & Recreation staff is now offering line dancing classes for adults on Mondays from 6:30 to 8 p.m. at the Fenn Center, located at 2000 Virginia Ave. The cost is \$10 per session. Led by instructor Corinne Lexer, this fun and energetic program welcomes participants ages 18 and older of all experience levels. Participants can register in advance by calling 772-462-1521 Monday through Friday between 9 a.m. and 4 p.m. or registration online at www.stlucieco.gov. Walk-ins are also welcome as long as space allows.

16. MOTION TO ADJOURN