



BOARD OF COUNTY COMMISSIONERS AGENDA

ST. LUCIE COUNTY

Regular Meeting

**Tuesday, August 4, 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 7/29**

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. APPROVAL OF AGENDA - ADDITIONS, DELETIONS, REVISIONS****5. PRESENTATIONS**

There are no items scheduled.

6. PUBLIC COMMENT (excluding Public Hearing Items)**7. PROCLAMATIONS APPROVAL**

- A. Resolution No. 2026-142 — Recognizes the New Worlds Reading Program and commends The VanDuzer Foundation in St. Lucie County, Florida.

8. APPROVAL OF MINUTES

- A. Board of County Commissioners minutes for the BOCC Budget Workshop Day 1 Meeting of July 8, 2026.

9. CONSENT AGENDA**A. WARRANTS**

- 1. Warrant Lists 42 - 43

B. AIRPORT

- 1. Federal Aviation Administration (FAA) Grant 3-12-0023-044-2026 & 3-12-0023-045-2026 Acceptance Improve Runway 10R Safety Area Phase 1 & 2 (512 feet Culvert) Construction - Total \$1,934,897.89

Staff recommends Board acceptance of the Federal Aviation Administration (FAA) Grant 3-12-0023-044-2026 and 3-12-0023-045-2026, Improve Runway 10R Safety Area Phase 1 & 2

(512 feet of Culvert) Construction and authorization for the Chair to electronically sign documents as approved by the County Attorney. This initiative is in accordance with Strategic Plan Policy ECON 2.4.3.

2. Florida Department of Transportation (FDOT) Public Transportation Grant Agreement (PTGA) FM 453381-1 Airport Layout Plan (ALP) and Master Plan Update for \$500,000.00

Staff recommends Board acceptance of FDOT's Public Transportation Grant Agreement (PTGA) FM 453381-1 Airport Layout Plan (ALP) and Master Plan Update, approve Resolution No. 2026-134 and authorization for the Chair to sign documents as approved by the County Attorney. This initiative is in accordance with Strategic Plan Policy ECON 2.4.3.

3. Florida Department of Transportation (FDOT) Public Transportation Grant Agreement (PTGA) FM 458538-1 Maintenance and Operations Building Design \$350,000.00

Staff recommends Board acceptance of FDOT's Public Transportation Grant Agreement (PTGA) FM 458538-1 Maintenance and Operations Building Design, approve Resolution No. 2026-135 and authorization for the Chair to sign documents as approved by the County Attorney. This initiative is in accordance with Strategic Plan Policy ECON 2.4.3.

C. COUNTY ATTORNEY

1. Second Amendment - Nineteenth Judicial Circuit Contractual Services Agreement for Drug Testing Services in Problem-Solving Courts - Contract Renewal

Staff recommends the Board approve the Second Amendment to the contractual services agreement and authorize the Chair to sign the agreement as prepared by the County Attorney's Office. This Contract Extension shall begin on June 30, 2026, and will expire on 6/30/2027.

D. ENVIRONMENTAL RESOURCES

1. Petravice Preserve Submerged Land Lease

Staff recommends the Board approve the submerged land lease, and allow the Chair to sign documents as approved by the County Attorney.

E. FACILITIES

1. Light Fleet Policy Update 2026

Staff recommends Board approval of Light Fleet Policy Update 2026 and authorizes the Chair to sign the documents as prepared and approved by the County Attorney. This item meets Strategic Objective QI 3.1.1.

2. Tax Collector Interlocal Agreement #C25-09-882 - First Amendment

Staff recommends the Board approve the First Amendment to the Interlocal Agreement (#C25-09-882) between the County and the Tax Collector for project management and cost sharing for the Tax Collectors' future space in the Liberty Building located at 8881 S. US Highway 1 in Port St. Lucie, FL and authorize the Chair to sign the Interlocal Agreement as reviewed and approved by the County Attorney, per County Strategic Objective QI 3.1.1.

F. OFFICE OF MANAGEMENT & BUDGET

1. Request for Qualification (RFQ) No. 26-028 – Supplemental Construction Contractor Pre-Qualification for Community Services/Housing Division.

Staff recommends Board approval to award RFQ No. 26-028 to A2B Development, LLC, Ritacco and Chan Architecture, LLC, Patriot Response Group, LLC & Honest Home Repairs HHR, LLC, add the four shortlisted contractors to the established list of pre-qualified construction contractors, and authorization for the Chair to sign documents as prepared by the County Attorney.

G. PLANNING & DEVELOPMENT SERVICES

1. Silver Oaks PUD (Kolter) Road Impact Fee Credit Agreement (RIFCA) for Payment-in-Lieu of Construction for Silver Oaks Drive

Staff recommends the Board approve the Road Impact Fee Credit Agreement and authorize the Chair to sign documents as approved by the County Attorney's Office.

H. PROPERTY ACQUISITIONS

1. Ravenswood Library - Utility Easement in favor of Florida Power & Light Company - Parcel ID 3420-800-0041-000-4

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.

I. PUBLIC UTILITIES

1. Bid Waiver and Sole Source Determination FY 26-27 for Solid Waste Division

Staff recommends Board approval of bid waiver and sole source determination for the purchase of parts, service and supplies for the care and maintenance of the Water Treatment Plants of parts and service for various heavy and other specialized equipment from: Accent Wire Tie, Andela Products, Case Power & Equipment of Florida, Conveyor Consulting & Rubber Corporation, Crigler Enterprises Inc., eFACTOR3 LLC, Hudson Pump & Equipment, ISCO Industries, Kaiser Compressor, Machinex Technologies, Inc., Metta Technologies, Inc, MP North America, LLC, MP North America Service, LLC, Nextran Truck Centers, PAW Materials, Rexel USA Inc., Rubberedge, Specialty Fire of Boynton Beach, FL, VanDyk Baler Corp and Powerscreen of Florida and authorization for the Chair to execute contracts as approved by the County Attorney.

J. PUBLIC WORKS

1. Morningside Phase 3A Subdivision Improvement Agreement (SIA) - Final Acceptance

Staff recommends Board's final acceptance of the improvements to Morningside Phase 3A and the release of funds in the amount of \$113,138.75 in accordance with Strategic Policy QI 3.1.1.

K. TOURISM & VENUES

1. Peter W. Busch Family Foundation Wild Game Dinner at the St. Lucie County Fairgrounds Fee Waiver Request - \$1,650.00

Staff recommends Board authorization to waive the \$1,650.00 rental fee for Adams Arena for the 2026 Peter W. Busch Family Foundation Wild Game Dinner to be held at St. Lucie County Fairgrounds on October 2, 2026, as outlined in this agenda memorandum and authorization for the Chair to sign the documents as approved by the County Attorney in accordance with Strategic Plan Policy EP 4.4.3.

10. PUBLIC HEARINGS

A. COUNTY ATTORNEY

1. Ordinance No. 2026-019 - Amending Chapter 6, "Animals" of St. Lucie County Code of Ordinances By Repealing and Reinstating Chapter 6 of the St. Lucie Code Entitled "Animals" -
CONTINUED FROM JULY 21, 2026 - PLACEHOLDER

B. PLANNING & DEVELOPMENT SERVICES

1. Indrio Town Center - Seeking Rezoning from AG-1 (Agricultural -1) to PRW (Planned Retail/Workplace) and Approval of a Preliminary Site Plan - **THE APPLICANT HAS REQUESTED TO CONTINUE THIS ITEM INDEFINITELY - THIS ITEM IS QUASI-JUDICIAL**

Staff recommends the Board act upon the proposed PRW Rezoning and Preliminary Site Plan which includes a request for a one-time 1,500 ft. extension of the Urban Services Boundary in accordance with Comprehensive Plan Policy 1.1.6.1, including consideration of the project's scale (max. building sq. ft. and height) and grant approval, subject to the conditions of the resolution.

2. Alco Groves Mine Conditional Use Permit - **CONTINUED FROM JULY 7, 2026 - THIS ITEM IS QUASI-JUDICIAL**

Staff finds this petition has the potential to comply with the standards of review as set forth in Section 11.07.03. of the St. Lucie County Land Development Code and avoid conflict with the goals, objectives, and policies of the St. Lucie County Comprehensive Plan with appropriate design, operation, and monitoring guidelines, recommending the Board approved the Conditional Use Permit subject to conditions with the draft Resolution 2026-141, authorizing the Chair to sign documents as approved by the County Attorney's Office.

C. PUBLIC WORKS

1. Alco Groves Mine - Class II Mining Permit - **THIS ITEM IS QUASI-JUDICIAL - PLACEHOLDER**

11. REGULAR AGENDA

A. ADMINISTRATION

1. Rescheduling a Referendum Election on November 2028 for a Proposed 0.5 Percent Local Government Infrastructure Surtax - **CONTINUED FROM JULY 21, 2026**

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

B. PLANNING & DEVELOPMENT SERVICES

1. Alco Groves Mine Major Site Plan - **THIS ITEM IS QUASI-JUDICIAL - PLACEHOLDER**

12. COMMISSIONER COMMENTS

13. UPCOMING MEETINGS

- A. The Board of County Commissioners will hold an Informal meeting on Tuesday, August 11, 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, August 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. Residents are reminded about Visit St. Lucie's "Locals Only" initiative featuring exclusive deals and offers exclusive only to residents of the Treasure Coast region. From hotel discounts to attraction promos and great deals at area restaurants, these locals-only deals are designed to boost visitation during off-peak times and invite residents to experience more of what their community has to offer. This collaborative program includes a dedicated landing page with special offers available only to residents of St. Lucie, Indian River, and Martin counties. This program is available at the Florida Treasure Coast website: <https://floridastreasurecoast.com/locals-only-deals>.
- B. As we enter the peak of hurricane season, residents and businesses are reminded to stay storm ready. Please make sure you are trimming your trees and shrubs now before a storm threatens our area. For more information pre-register for St. Lucie County's medical special needs and pet-friendly shelters, please visit www.readystlucie.org.

15. MOTION TO ADJOURN