



BOARD OF COUNTY COMMISSIONERS AGENDA

ST. LUCIE COUNTY

Regular Meeting

**Wednesday, August 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

***Revised Final on 8/18**

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

There are no items scheduled.

9. APPROVAL OF MINUTES

A. Board of County Commissioners minutes for the BOCC Regular Meeting of July 21, 2026.

B. Board of County Commissioners minutes for the BOCC Budget Workshop Day 2 Meeting of July 9, 2026.

10. CONSENT AGENDA

A. WARRANTS

1. Warrant Lists 44 - 45

B. ADMINISTRATION

1. Sunshine Kitchen Fee Resolution Amendment

Staff recommends the Board approve Resolution No. 2026-143 and authorize the Chair to sign the resolution as approved by the County Attorney. This initiative is in accordance with

Strategic Plan Provisions PT 1.3.2, ECON 2.1.1 and ECON 2.3.3.

C. AIRPORT

1. Bid No. 26-024 Award Relocate Runway 10R Safety Area Ditch Culvert to SoCal Shaker Plates & Construction Site Services, LLC \$1,828,492.00

Staff recommends Bid No. 26-024 Award to SoCal Shaker Plates and Construction Site Services, LLC for \$1,828,492.00 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.

2. AECOM C25-05-608 Work Authorization #3 10R Safety Area Ditch Culvert Construction \$198,440.80

Staff recommends AECOM C25-05-608 Work Authorization#3 10R Safety Area Ditch Culvert Construction \$198,440.80 acceptance 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. Ft. Pierce FBO (APP) Management and Lease Agreement with DLN Group, LLC

Staff recommends Board consent of this lease agreement and authorization of the Chair to sign documents as reviewed and approved by the County Attorney.

D. COMMUNITY SERVICES

1. Award of Invitation to Bid (ITB) No. 2026-9 for the St. Lucie County Housing Rehabilitation Program

Staff recommends Board approval to award ITB 2026-9 in the amount of \$147,645.00 to KIB Construction Corp; and authorization by the Chair to sign all necessary documents as approved by the County Attorney.

E. ENVIRONMENTAL RESOURCES

1. Florida Department of Environmental Protection (FDEP) WRP04 Grant Amendment 1

Staff recommends approval of the grant award agreement amendment number 1 and authorization for the Chair to sign documents as approved by the County Attorney.

F. FACILITIES

1. Contract for Clerk of the Courts Building 2nd Floor In-Floor VAV (Variable Air Volume) Replacement - \$499,994.00

Staff recommends Board approval of the "Clerk of the Courts Building 2nd Floor In-Floor VAV (Variable Air Volume) Replacement" by utilizing equipment purchase and installation for Trane per the listed Omnia Contracts totaling \$499,994.00. (\$28,542.00 for Equipment and \$471,452.00 for Installation) and authorize the Chair to sign the documents as prepared and approved by the County Attorney. Following County Strategic Vision 3.1 "Align resources with infrastructure needs to ensure preventative maintenance and future resilience."

G. 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 \$3,230,018.00 in accordance with Strategic Plan Policy PT 1.3.1 and PT 1.3.2.

H. PLANNING & DEVELOPMENT SERVICES

1. Naming Request - Ravenswood Library (Port St. Lucie Library @ Prima Vista)

Staff recommends the Board evaluate the request to name the "new" Port St. Lucie Library and immediate grounds, located at 180 SW Prima Vista Blvd., in accordance with the St. Lucie County Public Facilities Naming Policy, and consider authorizing the naming request.

I. PORT, INLET & BEACHES

1. 2026 Florida Inland Navigation District (FIND) Small Scale Derelict Vessel Removal Grant ICW-SL-25-06

Staff recommends Board approval of the Florida Inland Navigation District (FIND) Project Agreement ICW-SL-25-06 along with a supporting budget resolution (to be performed separately by OMB) for the previously authorized removal of the derelict vessel "Spirit III", 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.

J. PROPERTY ACQUISITIONS

1. Resolution No. 2026-136 - Right-of-Way Donation - 10' of Right-of-Way along Angle Road and

a 35' Corner Clip at the Intersection of Angle Road and Metzger Road - ST320, LLC - Parcel ID 2408-212-0003-000-0

Staff recommends the Board accept the Warranty Deed from ST320, 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.

K. PUBLIC UTILITIES

1. 2026-2027 Sole Source Vendors for Utilities Division

Staff recommends Board approval of the bid waiver and sole source determination for the purchase of parts, equipment, services and supplies for the maintenance and operation of the Utilities Division water and wastewater treatment facilities from the listed proposed sole source vendors, and authorization for the Chair to execute all applicable contracts and documents, as approved by the County Attorney, in accordance with Strategic Plan Policies QI3.1.4 and QI3.3.3.

2. South Hutchinson Island Wastewater Treatment Plant - Bar Screen Replacement - Waiver of Formal Sealed Bids

Staff recommends Board approval to waive the formal bid process per the St. Lucie County Purchasing Manual and purchase of the bar screen replacement and initial support services for the purchase contingent upon approval by the County Attorney, and authorization of the Chair. This is in accordance with Strategic Plan Policies EP4.2.2 and QI3.1.1.

3. Award of BID No. 26-043 Disposal of Scrap Metal at the St. Lucie County Solid Waste Baling & Recycling Facility

Staff recommends Board approval of the award of Bid No.26-043 to Coastal Waste & Recycling, Inc. of Boca Raton, FL, and permission for the Chair to sign the documents as approved by the County Attorney.

L. PUBLIC WORKS

1. Bid Waiver and Sole Source Determination for Public Works - Road & Bridge for FY 2027

Staff recommends Board approval of bid waiver and sole source determination for the purchase of parts, services and supplies for the maintenance and operation of the Road and Bridge Division, from the listed proposed sole source vendors, and authorization for the Chair to execute applicable contracts as approved by the County Attorney. This is in accordance with Strategic Plan Policy QI 5.1.1.

2. Award of Bid No. 26-033, Saeger Avenue Stormwater Improvements.

Staff recommends Board approval of award of Bid No. 26-033 to GRSC, Inc. in the amount of \$149,372.52 and authorize the Chair to sign documents as approved by the County Attorney in accordance with Strategic Plan QI 3.1.1.

3. Street Lighting Districts Annual Resolution

Staff recommends Board approval of the annual assessment resolution for the Street Lighting Special Assessment Districts and authorization for the Chair to sign documents as approved by the County Attorney, in accordance with Strategic Plan Policy RI 5.1.2.

4. Lakewood Park Drainage Municipal Services Benefit Unit (MSBU) - Annual Assessment Resolution

Staff recommends Board approval of the Lakewood Park MSBU Annual Assessment Resolution and authorization for the Chair to sign documents as approved by the County Attorney, in accordance with Strategic Plan Policy RI 5.1.2.

M. TOURISM & VENUES

1. Interlocal Agreements with the City of Fort Pierce and the City of Port St. Lucie for Visit St. Lucie Mobile Visitors Center Outreach Activities

Staff recommends the Board approve the Interlocal Agreements with the City of Fort Pierce and the City of Port St. Lucie for Visit St. Lucie's Mobile Visitors Center outreach activities.

11. PUBLIC HEARINGS

A. PUBLIC WORKS

1. Culvert 2026-03 Municipal Services Benefit Unit (MSBU) - Assessment Resolution

Staff recommends Board approval of Resolution No. 2026-144, the Culvert 2026-03 MSBU Final Assessment Resolution and authorization for the Chair to sign documents as approved by the County Attorney, in accordance with Strategic Plan Policy QI 3.1.3.

2. Property Clean-up Municipal Services Benefit Unit (MSBU) Annual Assessment Resolution

Staff recommends Board approval of the Property Clean-up Special Assessment District

Annual Assessment resolution and authorization for the Chair to sign documents as approved by the County Attorney.

3. Meadowood Streetlighting District

Staff recommends Board approval of the Meadowood SLD Annual Assessment Resolution and authorization for the Chair to sign documents as approved by the County Attorney, in accordance with Strategic Plan Policy RI 5.1.2.

4. River Park I Streetlighting District

Staff recommends Board approval of the River Park I SLD Annual Assessment Resolution and authorization for the Chair to sign documents as approved by the County Attorney in accordance with Strategic Plan Policy RI 5.1.2.

5. River Park 2 Streetlighting District

Staff recommends Board approval of the River Park 2 SLD Annual Assessment Resolution and authorization for the Chair to sign documents as approved by the County Attorney in accordance with Strategic Plan Policy RI 5.1.2.

B. PLANNING & DEVELOPMENT SERVICES

1. Alco Groves Mine Conditional Use Permit - **CONTINUED FROM JULY 7, 2026 and AUGUST 4, 2026 - THE APPLICANT HAS REQUESTED A CONTINUANCE TO SEPTEMBER 1, 2026 - THIS ITEM IS QUASI JUDICIAL - ATTACHMENT ADDED**

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 - **CONTINUED FROM AUGUST 4, 2026 - THE APPLICANT HAS REQUESTED A CONTINUANCE TO SEPTEMBER 1, 2026 - THIS ITEM IS QUASI JUDICIAL**

Staff recommends Board approval of the Class II Mining Permit and authorizes the Chair to sign documents as approved by the County Attorney, subject to the conditions presented by

staff and the applicant providing the appropriate securities as stipulated in Special Condition 3 of the draft mining permit per Strategic Policy QI 3.1.1

12. REGULAR AGENDA

A. PLANNING & DEVELOPMENT SERVICES

1. Alco Groves Mine Major Site Plan - **CONTINUED FROM AUGUST 4, 2026 - THE APPLICANT HAS REQUESTED A CONTINUANCE TO SEPTEMBER 1, 2026 - THIS ITEM IS QUASI JUDICIAL**

Staff recommends that the Board approve the Major Site Plan, subject to the condition that the Conditional Use Permit and the Mining Permit be approved by the Board of County Commissioners, authorizing the Chair to sign documents as approved by the County Attorney.

2. Resolution No. 2026-154 - Amending and Restating Resolution No. 2026-28 - Approving Certain Incentives on Behalf of Project Orchid

Staff recommends the Board adopt Resolution No. 2026-154 and authorize the Chair to sign documents as approved by the County Attorney.

3. Project Orchid Job Growth Investment Grant (JGIG) Agreement

Staff recommends approval of the Project Orchid Job Growth Investment Grant Agreement consistent with the Board's prior direction, the County's updated economic incentive policies, and authorization for the Chair to sign the agreement as approved by the County Attorney.

4. Project Orchid Impact Fee Mitigation Agreement

Staff recommends the Board approve Project Orchid Impact Fee Mitigation Agreement, consistent with the Board's prior direction, Ordinance No. 2026-17, and the County's updated economic incentive policies, and allow the Chair to sign the agreement as approved by the County Attorney.

5. 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, September 1, 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 the Tentative Budget Hearing on Thursday, September 3, 2026 at 6pm in the Commission Chambers of the Roger Poitras Administration Annex located at 2300 Virginia Avenue, Fort Pierce, FL.
- C. The Board of County Commissioners will hold an Informal meeting on Tuesday, September 8, 2026 at 9am in the Commission Chambers of the Roger Poitras Administration Annex located at 2300 Virginia Avenue, Fort Pierce, FL.
- D. The Board of County Commissioners will hold the Final Budget Hearing on Thursday, September 17, 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 and the Smithsonian Marine Ecosystems Exhibit will celebrate their 25-year partnership with free admission into the St. Lucie County Aquarium located at 420 Seaway Drive on South Hutchinson Island on Friday, Aug. 28, 2026 from 10 a.m. to 4 p.m. In addition, the St. Lucie County Aquarium will open early and provide light refreshments to visitors from 9 to 10 a.m. Throughout the day, visitors will be able to join one of the ever-popular fish feeding tours (10:30 a.m. and 2:30 p.m.) or a behind-the-scenes look into how the Aquarium's ecosystems are cared for (11:30 a.m. and 1:30 p.m.). For more information about the St. Lucie County Aquarium or to learn about volunteering opportunities, please call 772-465-3271. Keep up to date with this program and all the happenings at Smithsonian Marine Ecosystems Exhibit by following social media @SmithsonianSMS on the most popular platforms and by visiting our website at www.stlucieco.gov/aquarium.

16. MOTION TO ADJOURN