



BOARD OF COUNTY COMMISSIONERS

AGENDA

ST. LUCIE COUNTY

Regular Meeting

Tuesday, August 5, 2025

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 7/30

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. APPROVAL OF AGENDA - ADDITIONS, DELETIONS, REVISIONS

5. PRESENTATIONS

There are no items scheduled.

6. PUBLIC COMMENT (excluding Public Hearing Items)

7. PROCLAMATIONS APPROVAL

There are no items scheduled.

8. APPROVAL OF MINUTES

There are no items scheduled.

9. CONSENT AGENDA

A. WARRANTS

1. Warrant Lists 42 - 43

B. ADMINISTRATION

1. Opioid Abatement Funding Advisory - Amendment of Resolution 2024-081 - **PLACEHOLDER**

C. COUNTY ATTORNEY

1. Resolution No. 25-158 - Providing Consent to the Florida Development Finance Corporation to the Issuance of Revenue Bonds on Behalf of Brightline Holdings, LLC

Staff recommends the Board approve the resolution and authorize the Chair to sign the resolution.

2. Proposed Ordinance Amending the County's PACE Program - Permission to Advertise

Staff recommends the Board grant permission to advertise the proposed ordinance. Staff also recommends the Board direct staff to provide a copy of the proposed ordinance to the 4 proposers before the ordinance is scheduled for public hearing.

3. Partial Road Impact Fee Credit Agreement between Oak Ridge Ranches, LLC and St. Lucie County For Improvements to Crosstown Parkway - **PLACEHOLDER**

4. Resolution No. 2025-159 - Accepting a Conservation Easement and Preserve Area Management and Monitoring Plan (PAMMP) from Oak Ridge Ranches LLC

Staff recommends the Board accept the Conservation Easement and Preserve Area Management and Monitoring Plan (PAMMP) from Oak Ridge Ranches LLC, authorize the Chair to sign the resolution and direct staff to record the documents in the public records of St. Lucie County, Florida.

5. Resolution No. 2025-151 - Rename Spanish Cedar Place to Spanish Cedar Lane on the Plat of Seagrove Phase 3 PUD, as recorded in Plat Book 133, Pages 31-35

Staff recommends the Board approve the renaming of Spanish Cedar Place to Spanish Cedar Lane, 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.

6. Contract for Sale and Purchase - Lloyd H. Adams - 1 Parcel along Turnpike Feeder Road - Parcel ID 1406-333-0014-000-3

Staff recommends the Board approve the Contract for Sale and Purchase from Lloyd H. Adams, authorize the Chair to sign the contract, direct staff to proceed with the closing and record the warranty deed in the public records of St. Lucie County, Florida.

7. Contract for Sale and Purchase - Joan A. Stevens - 1 Parcel along Turnpike Feeder Road - Parcel ID 1406-334-0014-000-6

Staff recommends the Board approve the Contract for Sale and Purchase from Joan A. Stevens, authorize the Chair to sign the contract, direct staff to proceed with the closing and record the warranty deed in the public records of St. Lucie County, Florida.

8. Contract for Sale and Purchase - Larry Eugene Sampson - 1 Parcel along Turnpike Feeder Road - Parcel ID 1406-324-0005-000-9

Staff recommends the Board approve the Contract for Sale and Purchase from Larry Eugene Sampson, authorize the Chair to sign the contract, direct staff to proceed with the closing and record the warranty deed in the public records of St. Lucie County, Florida.

9. Contract for Sale and Purchase - Eliana Leal - 2 Parcels along Turnpike Feeder Road - Parcel IDs 1406-322-0006-000-0 and 1406-322-0007-000-7

Staff recommends the Board approve the Contract for Sale and Purchase from Eliana Leal, authorize the Chair to sign the contract, direct staff to proceed with the closing and record the warranty deed in the public records of St. Lucie County, Florida.

D. COMMUNITY SERVICES

1. Award of RFP No. 24-086 and Funding Authorization for Development of Non-Congregate Shelter by GraceWay Village, Inc.

Staff recommends Board approval to award RFP No. 24-086 to GraceWay Village, Inc. and authorize funding in an amount not to exceed \$2,962,792.30 for the development of a non-congregate shelter. Staff further recommends the Board authorize the Chair to execute the contract as prepared and approved by the County Attorney. This project aligns with Strategic Plan TC 3.4.3.

E. ENVIRONMENTAL RESOURCES

1. Piggyback FWC17/18/82 Vegetation Management Continuing Contract with A+ Environmental Restoration, LLC

Staff recommends the Board approve to piggyback off FWC17/18-82 with A+ Environmental Restoration, LLC and authorize the Chair to sign documents as approved by the County Attorney. This project is in accordance with Strategic Plan TC 6.4.2.

F. FACILITIES

1. St. Lucie County Administration Building 5-year HVAC Service Agreement - \$226,064.00

Staff recommends Board approval to enter into a five (5) year contract with Trane U.S. Inc. for the maintenance of the Chilled Water Chillers at the St. Lucie County Administration Chiller Plant, and authorization for the Chair to sign documents as approved by the County Attorney.

2. Liebert Air Handlers and New HVAC Controls, 8881 S. US1 Building - \$319,350.00 - **PLACEHOLDER**

G. HUMAN RESOURCES

1. RxBenefits - Addendum to Administrative Services Agreement

Staff recommends the Board approve the addendum to the Administrative Services Agreement as approved by the County Attorney's office and authorize the Chair to sign the addendum.

H. LIBRARY SERVICES

1. State Aid to Libraries - Permission to Apply for Fiscal Year 2026

Staff recommends the Board grant permission to apply for the 2026 State Aid to Libraries Grant, and for the Chair to sign the required grant forms as approved by the County Attorney once the grant portal opens and forms become available.

2. Lyngsoe Systems Contract C24-11-923

Staff recommends the Board approve the amendment to the contract with Lyngsoe (contract # C24-11-923), increasing the total contract amount to \$79,850.03 and authorizing the Chair to sign the amendment and any associated documents as approved by the County Attorney.

I. PLANNING & DEVELOPMENT SERVICES

1. Permission to Advertise - Land Development Code Text Amendment to Chapter XIII Building Regulations and Public Works Construction Manual, Creating Milestone Inspection Guidelines

Staff recommends the Board approve permission to advertise the draft ordinance and allow staff to schedule the first of three public hearings, beginning with the Planning and Zoning Commission on Thursday, August 21, 2025.

J. PUBLIC UTILITIES

1. Replacement of Classifier and Concentrator for South Hutchinson Island Wastewater Treatment Plant (WWTP)

Staff recommends approval of the new equipment purchase and initial support services and the Line to Line to transfer the funds for the purchase. This is in accordance with Strategic Plan Policy RI 5.1.1.

K. PUBLIC WORKS

1. Award of Work Authorization WA#01 with Ardurra Group in the amount of \$149,819.00 for the Palm Gardens Drainage Improvements Feasibility Study

Staff recommends Board approval of work authorization no. 01 with Ardurra Group C25-03-558 to complete a feasibility study in the amount of \$149,819.00 for the Palm Gardens Drainage Improvements Feasibility Study and authorize the Chair to sign documents approved by the County Attorney. This is in accordance with Strategic Plan Policy RI 5.1.1.

2. Request to Award Bid 25-034 - Johnston Road at Ft. Pierce Farms Water Control District (FPFWCD) Canals C-16 and C-17 Culvert Replacement Projects - **THIS PROJECT IS FUNDED BY THE INFRASTRUCTURE SALES TAX**

Staff recommends Board approval to award Bid No. 25-034 to PRP Construction Group, LLC for the Johnston Road at FPFWCD Canals C-16 and C-17 Culverts Replacement project in the amount of \$1,398,913.45, and authorize the Chair to sign documents approved by the County Attorney. This is in accordance with Strategic Plan Policy RI 5.1.1.

3. Easy Street at North St. Lucie River Water Control District (NSLRWCD) Canal 17 Culvert Replacement - Board Acceptance - **THIS PROJECT IS FUNDED BY THE INFRASTRUCTURE SALES TAX**

Staff recommends the Board's final acceptance of the Easy Street at NSLRWCD Canal 17 Culvert Replacement project, in accordance with Strategic Plan Policy RI 5.1.1.

10. PUBLIC HEARINGS**A. COUNTY ATTORNEY**

1. Public Hearing - Ordinance No. 2025-016 - Amending St. Lucie County Code Chapter 32 "Public Property," Article IV "Public Conduct" to Conform the Code to Statutory Requirements Prohibiting Public Sleeping or Camping, Delegate Authority to the Parks & Recreation Director or His/her Designee to Approve Group Functions Held on County Property, and to Codify the Permit Process and Delegation of Authority to the Tourism and Venues Director or His/her Designee for Events held at the Fairgrounds - **ADOPTION HEARING (Continued from the July 22, 2025 BOCC Meeting)**

Staff recommends the Board adopt the proposed ordinance.

B. PLANNING & DEVELOPMENT SERVICES

1. 2098 Johnston Road Planned Unit Development (PUD) - **THIS ITEM IS QUASI-JUDICIAL**

Staff recommends Board approval of the PUD Rezoning & Preliminary Site Plan subject to Conditions via Resolution 2025-150.

2. Treasure Coast Learning Center Conditional Use Permit - Daycare at 1001 W Midway Road - **THIS ITEM IS QUASI-JUDICIAL**

Staff recommends the Board approve this Conditional Use Permit with staff's recommended conditions of approval.

3. Adoption Hearing - P1 Motor Club - Proposed Comprehensive Plan Future Land Use Map Amendment to Revise P1 Motor Club Special District Regulatory Standard # 1

Staff recommends the Board adopt the proposed Future Land Use Element Amendment to the P1 Motor Club Special District Comprehensive Plan Regulatory Standard # 1, via Ordinance 2025-17.

4. Conditional Use Permit Application for the Orange Avenue Growers' Market - **THIS ITEM IS QUASI-JUDICIAL**

Staff recommends the Board approve the Conditional Use Permit, subject to the proposed Conditions of Approval.

11. REGULAR AGENDA

A. COUNTY ATTORNEY

1. Ordinance - Establishing the Pineapple Grove Community Development District - Permission to Advertise

Staff recommends the Board determine whether to grant permission to advertise the ordinance.

2. Opioid Litigation - Purdue Proposed Bankruptcy Plan

Staff recommends the Board accept special counsel's recommendation and accept the proposed Purdue bankruptcy plan.

12. COMMISSIONER COMMENTS

13. UPCOMING MEETINGS

- A. The Board of County Commissioners will hold an Informal meeting on Tuesday, August 12, 2025 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, 2025 at 9am in the Commission Chambers of the Roger Poitras Administration Annex located at 2300 Virginia Avenue, Fort Pierce, FL.

14. ANNOUNCEMENTS

- A. St. Lucie County’s Aquatics staff continues to offer low-impact, high energy Aqua-Fit classes at the Lakewood Park Pool on Tuesdays, Thursdays, and Saturdays with two 30-minute sessions starting at 10 a.m. and 10:30 a.m. The cost is \$5 per class. For questions, call 772-462-3772 or visit www.stlucieco.gov/aquatics.
- B. The Levitt AMP Fort Pierce concert series is underway through October with free musical acts performing in downtown Fort Pierce presented in partnership with St. Lucie County, the City of Fort Pierce and the St. Lucie Cultural Alliance. For details on the dates and artists, visit: artstlucie.org/levitt.
- C. As we enter the peak of hurricane season, residents are reminded that now is the time to trim trees and vegetation in their yards. Please do not wait until a storm is threatening our area. Residents who may need emergency sheltering during a storm are encouraged now to pre-register for our pet-friendly and medical special needs shelters. Those forms and other hurricane preparedness tips can be found at www.readystlucie.org.

15. MOTION TO ADJOURN