



BOARD OF COUNTY COMMISSIONERS AGENDA

ST. LUCIE COUNTY

Regular Meeting

**Tuesday, October 3, 2023
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. 5, Chair
CATHY TOWNSEND

District No. 3, Vice-Chair
LINDA BARTZ

District No. 1
CHRIS DZADOVSKY

District No. 2
LARRY LEET

District No. 4
JAMIE FOWLER

Mission Statement

St. Lucie Works to deliver superior service that enhances our quality of life

***Final on 9/28**

WELCOME

All meetings are televised.

All meetings provided with wireless internet access for public convenience.

Please turn off all cell phones and pagers prior to entering the commission chambers.

Please mute the volume on all laptops and PDAs while in use in the commission chambers.

GENERAL RULES AND PROCEDURES – Attached is the agenda, which will determine the order of business conducted at today's Board meeting.

INVOCATION-PLEDGE – To bring order and decorum to its meeting, the Board begins its meetings with an invocation followed by the Pledge of Allegiance. Participation is voluntary.

CONSENT AGENDA – These items are considered routine and are enacted by one motion. There will be no separate discussion of these items unless a Commissioner so requests.

REGULAR AGENDA – Proclamations, Presentations, Public Hearings, and Department requests are items, which the Commission will discuss individually, usually in the order listed on the agenda.

PUBLIC HEARINGS – These items are usually heard on the first Tuesdays at 6 p.m. or as soon thereafter as possible. However, if a public hearing is scheduled for a meeting on the third Tuesday, which begins at 9 a.m., then public hearings will be heard at 9 a.m. or as soon thereafter as possible. These time designations are intended to indicate that an item will not be addressed prior to the listed time. The Chair will open each public hearing and asks anyone wishing to speak to come forward, one at a time. Comments will be limited to five minutes, and must be pertinent to the agenda item being considered by the Board.

As a general rule, when issues are scheduled before the Commission under department request or public hearing, the order of presentation is: (1) County staff presents the details of the Board item (2) Commissioners comment (3) if a public hearing, the Chair will ask for public comment, (4) further discussion and action by the Board.

ADDRESSING THE COMMISSION – Please state your name and address, speaking clearly into the microphone. If you have backup material, please have eight copies ready for distribution.

NON-AGENDA ITEMS – These items are presented by an individual Commissioner or staff as necessary at the conclusion of the printed agenda.

PUBLIC COMMENT – Time is allotted at the beginning of each meeting for general public comment. Please limit comments to three minutes. Comments may pertain to any matter related to the Board's duties as the County's governing body. Comments in support or opposition to candidates for public office are not pertinent to the Board's duties. This includes any speaker identifying himself or herself as a candidate for public office.

DECORUM – Please be respectful of others' opinions.

MEETINGS – All Board 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 in the Roger Poitras Administration Annex at 2300 Virginia Ave., Fort Pierce, Fla. 34982. The Board schedules additional workshops throughout the year necessary to accomplish their goals and commitments. Notice is provided of these workshops. Anyone with a disability requiring accommodation to attend this meeting should contact the Human Resources Department at 772-462-1456, HumanResources@stlucieco.org or TDD 772-462-1428 at least 48 hours prior to the meeting.

1. CALL TO ORDER**2. INVOCATION****3. PLEDGE OF ALLEGIANCE****4. RECESS FOR SPECIAL DISTRICT MEETING****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. 23-174 - Honoring Florida Fish and Wildlife Conservation Commission Senior Investigator Kyle Lee Patterson and Supports the State Designating a Portion of State Road 70 as Kyle Lee Patterson Memorial Way in St. Lucie County, Florida
- B. Resolution No. 23-131 - Proclaiming October 11, 2023 as "International Day of the Girl Child" in St. Lucie County, Florida
- C. Resolution No. 2023-164 - Proclaiming the Month of November 2023 as "Hospice and Palliative Care Month " in St. Lucie County, Florida

9. APPROVAL OF MINUTES

- A. Board of County Commissioners minutes for the BOCC Joint St. Luice Village Meeting of August 22, 2023.
- B. Board of County Commissioners minutes for the BOCC Regular Meeting of September 5, 2023.
- C. Board of County Commissioners minutes for the BOCC Tentative Budget Hearing of September 7, 2023.

- D. Board of County Commissioners minutes for the BOCC Informal Meeting of September 12, 2023.
- E. Board of County Commissioners minutes for the BOCC Regular Meeting of September 19, 2023.

10. CONSENT AGENDA

A. WARRANTS

- 1. Warrant Lists 50 - 51

B. ADMINISTRATION

- 1. 2023 / 2024 Treasure Coast Sports Commission Grant Agreements

Staff recommends approval of the 2023 / 2024 Grant Agreements for the Treasure Coast Sports Commission for a total amount of \$250,000.00 and authorization of the Chair to sign the contracts as drafted by the County Attorney.

- 2. 2023 / 2024 Grant Agreement for Professional Services for Local Arts Agency (St. Lucie Cultural Alliance)

Staff recommends the Board approve the 2023 / 2024 Grant Agreement for Professional Services for Local Arts Agency (St. Lucie County Cultural Alliance) as drafted by the County Attorney.

- 3. Madden Media - Fourth Contract Amendment to Provide Digital Marketing Services for Visit St. Lucie

Staff recommends Board approval of the Madden Media's fourth contract amendment and authorization for the Chair to sign the documents as drafted by the County Attorney.

- 4. St. Lucie County Health Access Network, Inc. (HANDS Clinic) - Grant Agreement in the Amount of \$300,000.00 for Fiscal Year 2024.

Staff recommends the Board approve the St. Lucie County Health Access Network, Inc. (HANDS Clinic) FY 2024 grant agreement and authorize the Chair to sign documents as approved by the County Attorney.

- 5. New Horizons of the Treasure Coast - Grant Agreement in the amount of \$953,425.00 for Fiscal Year 2024

Staff recommends the Board approve the New Horizons of the Treasure Coast Grant Agreement and authorize the Chair to sign documents as approved by the County Attorney.

6. Department of Health FY24 Core Contract

Staff recommends the Board approve the contract with the Florida Department of Health and authorize the Chair to sign documents as approved by the County Attorney.

C. COUNTY ATTORNEY

1. Resolution No. 2023-168 - Accepting a Conservation Easement and Preserve Area Management and Monitoring Plan from CRE-KL Silver Oaks Owner, LLC - Parcel ID 3414-501-0801-050-8

On August 1, 2022, the Planning and Development Services Director approved PDS No. 22-022, granting a Minor Adjustment to the Planned Unit Development for the project known as Silver Oaks PUD. A condition of approval required the developer to dedicate a Conservation Easement over all the onsite wetlands, along with an approved Preserve Area Management and Monitoring Plan (PAMMP) to St. Lucie County.

Attached for review and acceptance is the Conservation Easement, sketch and legal descriptions and the Preserve Area Management and Monitoring Plan which has been reviewed and approved by the Environmental Resources Department and the County Surveyor.

Staff recommends the Board accept the Conservation Easement and Preserve Area Management and Monitoring Plan from CRE-KL Silver Oaks Owner, LLC, authorize the Chair to sign the resolution and direct staff to record the documents in the public records of St. Lucie County, Florida.

2. Release of Grant of Security Interest - Parcel ID 2436-233-0003-000-2 and Parcel ID 2435-141-0008-000-2

Staff recommends the Board approve the Release of Grant of Security Interest, authorize the Chair to execute the Release of Grant of Security Interest and record the Release in the public records of St. Lucie County, Florida.

3. Permission to Advertise - An Ordinance Amending Ordinance No. 2023-008 Relating to St. Lucie County Code Area of Enforcement Chapter 50 Water Services Article II – Vessel Rental and Water Safety; to add Language Clarifying the Location of the “Idle Speed No Wake” Zone at River Park Marina Kayak Launch and to provide for a Slow Speed Minimum Wake Zone Outside the Prima Vista Boulevard Right of Way Lines

Staff recommends the Board grant permission to advertise the proposed ordinance for a public hearing before the Board on October 17, 2023 at 9:00 am or as soon thereafter as may be heard.

4. Resolution No. 2023-176 - Proclaiming the Month of October 2023 as "Fire Prevention Month" in St. Lucie County, Florida

D. ENVIRONMENTAL RESOURCES

1. Bid Award No. 23-065 - Cypress Creek Rehydration and Natural Storage Area

Staff is recommending approval to award Bid No. 23-065 to Enviro-Tech Systems, Inc. in the amount of \$865,305.13 to construct Phase I of the Cypress Creek Restoration Project, and authorize the Chair to sign the documents as approved by the County Attorney.

E. LIBRARY SERVICES

1. Request to Revise Resolution 2023-038 Related to a Public Library Construction Grant

Staff recommends revision of the resolution.

F. PARKS, RECREATION & FACILITIES

1. Clover Park Infield Renovations – Request Bid Waiver \$270,483.75

Staff recommends board approval to waive the bid process and purchase Lay and Play turf in the amount of \$204,000 from South Florida Sod Farm, LLC and award Lay and Play sod installation to the approved installer LTG in the amount of \$66,483.75 for a total of \$270,483.75 and approve the Chair to sign documents as approved by the County Attorney.

2. Wavier for Treasure Coast Christian Alliance National Day of Prayer Event - Request to Waive Facility Use Fees for the Havert L. Fenn Center in the Amount of \$637.50

Staff recommends Board approval to waive the facility fee of \$637.50 as outlined in this agenda memorandum and authorization for the Chair to sign documents as approved by the County Attorney.

G. PLANNING & DEVELOPMENT SERVICES

1. Wawa Midway-Selvitz Plat - Subdivide a +/- 6.0-acre property into two (2) parcels - Parcel 1 will consist of ±2.76-acres (future development) and Parcel 2 will consist of ±3.24-acres (Wawa site)

Staff recommends the Board approve the Wawa Midway & Selvitz Plat, authorizing the Chair to sign documents as approved by the County Attorney.

2. Permission to Advertise a County Initiated Land Development Code Text Amendment to Allow Utility Trade Contractors with Specialty Storage, as an Eligible Conditional Use with the AG-5 Zoning District, subject to the Supplemental Standards within LDC Section 7.10.36.

Staff recommends the Board approve the permission to advertise the County initiated Land Development Code Text Amendment and schedule the Draft Ordinance for three Public Hearings, beginning with the Planning & Zoning Commission hearing.

3. Permission to Advertise a County Initiated Land Development Code Text Amendment to Increase the Threshold for Minor Site Plan Adjustments

Staff recommends the Board approve permission to advertise the drafted ordinance and have staff schedule the first of three public hearings, the first being before the Planning & Zoning Commission.

4. Permission to Advertise - County initiated Land Development Code Text Amendment to Allow for Increased Height of Accessory Structures and the Allowance for Increased Height for Non-habitable Architectural Features and Mechanical Equipment

Staff recommends the Board approve the permission to advertise the County initiated Land Development Code Text Amendment and schedule the Draft Ordinance for three public hearings, beginning with the Planning & Zoning Commission hearing.

5. Approval of an Interlocal Agreement with the Treasure Coast Planning Council for Town's, Villages & Countryside (TVC) Outreach

Staff recommends that the Board approve the interlocal agreement and authorize the Chair to sign the interlocal agreement, as approved by the County Attorney.

H. PUBLIC UTILITIES

1. Award Bid No. 23-068 SLC Fairgrounds WWTF Sand Filter Replacement

Staff recommends approval to award Bid No. 23-068 to Meeks Plumbing, Inc. of Vero Beach, Florida in the amount of \$74,500.00 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.

I. PUBLIC WORKS

1. Treasure Coast Airport Connector - St. Lucie Boulevard Extension Roadway Corridor Alternatives Study Interlocal Agreement with Transportation Planning Organization (TPO) for Funding Assistance

Staff recommends Board approval to enter into the interlocal agreement, establishment of the project budget of \$154,020.00 and to authorize the Chair to sign documents as approved by the County Attorney.

2. Treasure Coast Airport Connector Corridor Study - Approval of Work Authorization #10 to Contract C20-01-222 with Kimley-Horn and Associates in the amount of \$154,020

Staff recommends Board approval of Work Authorization #10 with Kimley-Horn and Associates for the Treasure Coast Airport Connector Corridor Study in the amount of \$154,020.00 and authorize the Chair to sign documents approved by the County Attorney.

J. TRANSIT

1. St. Lucie County Transit Title VI Plan

As a recipient of Federal Transit Administration (FTA) funds, St. Lucie County's Transit Department is required to submit a Title VI Plan to the FTA and the Florida Department of Transportation (FDOT) every three years. Title VI of the Civil Rights Act of 1964 prohibits exclusion from participation, denial of benefits, or being subject to discrimination under any program or activity receiving federal financial assistance on the grounds of race, color, or national origin.

Staff recommends Board approval of the St. Lucie County Title VI Plan and authorization for the Chair to sign applicable documents as approved by the County Attorney.

11. PUBLIC HEARINGS

A. PLANNING & DEVELOPMENT SERVICES

1. Public Hearing on the Proposed Amendment of the St. Lucie County Land Development Code, Section 7.10.12., Scrap, Waste and Recycling Operations, and Section 2.00.00, Definitions

Staff recommends the Board consider the proposed ordinance and schedule a public hearing

on Tuesday, October 17, 2023, at 9:00 a.m., or as soon thereafter as the item may be heard, for the second reading.

2. Old Edwards Farms Rezone - A Zoning Atlas Amendment to rezone the subject +/- 18.17-acre (cumulative) Parcels from the RS-3 (Residential, Single-family -3) Zoning District, to the AR-1 (Agricultural, Residential - 1) Zoning District - **THIS ITEM IS QUASI-JUDICIAL**

Staff recommends the Board approve Resolution 2023-113, granting the rezone petition from RS-3 (Residential, Single-Family -3) to the AR-1 (Agricultural, Residential – 1 du/ac) Zoning District and authorize the Chair to sign documents as approved by the County Attorney.

3. Carlton Road Estates - 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 Carlton Road that serve the subject property.

4. Comprehensive Plan Text Amendment - Lennar Homes Proposal to amend the Towns, Villages & Countryside (TVC) Element - **THE APPLICANT HAS REQUESTED A CONTINUANCE TO THE 11/7/2023 BOCC MEETING**

Staff recommends that the Board approve the transmittal of the proposed amendments to the Comprehensive Plan that are the subject of this public hearing to the state and regional agencies for review, subject to any adjustments the Board may wish to make and/or direction to staff on adjustments that could be considered at the adoption public hearing.

5. Land Development Code Text Amendment - Lennar Homes Proposal to Amend the Towns, Villages & Countryside (TVC) Overlay - **THE APPLICANT HAS REQUESTED A CONTINUANCE TO THE 11/7/2023 BOCC MEETING**

Staff recommends that the Board direct staff to schedule the second public hearing on the proposed amendments to the Land Development Code and provide any additional directions regarding the content of the amendments to be brought back for the second reading.

B. PUBLIC WORKS

1. Creekside Mining Permit Exemption

Staff recommends Board provide approval of the mining permit exemption with certain

conditions.

12. REGULAR AGENDA

A. ADMINISTRATION

1. Appointment to the Treasure Coast Education, Research & Development Authority

Staff recommends that the Board members vote and appoint one representative to fill an At-Large position on the Treasure Coast Education, Research & Development Authority board.

B. PLANNING & DEVELOPMENT SERVICES

1. Carlton Estates Major Site Plan

Staff recommends the Board approve the Carlton Estates Major Site Plan, subject to the following conditions outlined in Resolution No. 2023-166, authorizing the Chair to sign documents as approved by the County Attorney.

13. ANNOUNCEMENTS

- A. The Board of County Commissioners will hold a Special meeting to hold public hearings to consider development applications regarding proposed mining operations on Thursday, October 5, 2023 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, October 10, 2023 at 9am 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 a Special meeting to hold public hearings to consider the adoption of a comprehensive plan future land use map amendment for Oak Ridge Ranches on Thursday, October 12, 2023 at 6pm 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 a Regular meeting on Tuesday, October 17, 2023 at 9am in the Commission Chambers of the Roger Poitras Administration Annex located at 2300 Virginia Avenue, Fort Pierce, FL.

14. MOTION TO ADJOURN

