



BOARD OF COUNTY COMMISSIONERS

AGENDA

ST. LUCIE COUNTY

Regular Meeting

Tuesday, May 7, 2024

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. 1, Vice-Chair
CHRIS DZADOVSKY

District No. 2
LARRY LEET

District No. 3
LINDA BARTZ

District No. 4
JAMIE FOWLER

Mission Statement

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

*Final on 5/2

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. 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. 24- 075 - Proclaiming the Week of May 6 through May 12, 2024 as Nurses Week in St. Lucie County, Florida
- B. Resolution No. 24-076 - Proclaiming Saturday, May 11, 2024 as National Letter Carriers Food Drive Day in St. Lucie County, Florida

8. APPROVAL OF MINUTES

- A. Board of County Commissioners minutes for the BOCC Regular Meeting of April 2, 2024.
- B. Board of County Commissioners minutes for the BOCC Informal Meeting of April 16, 2024.
- C. Board of County Commissioners minutes for the BOCC Regular Meeting of April 23, 2024.

9. CONSENT AGENDA

A. WARRANTS

- 1. Warrant Lists 29 - 30

B. ADMINISTRATION

1. American Rescue Plan - Funding Reallocation - **THIS ITEM IS RELATED TO THE AMERICAN RESCUE PLAN**

Staff recommends Board approval of reallocating the American Rescue Plan funding in the amount of \$200,000.00 from the Medical Examiner Facility Design project to the North Hutchinson Island Septic to Sewer Utility project, and authorization the Chair to sign documents as approved by the County Attorney.

2. Ratification of Contract for Consulting/Professional Services with Dr. Roger Nicosia, Jr., D.O., for Inmate Medical Consulting Services-C24-04-377

Staff recommends the Board approve the consulting agreement and ratify the execution of the agreement by the County Administrator as approved by the County Attorney.

C. COUNTY ATTORNEY

1. Resolution No. 24-088 - Proclaiming the month of May 2024 as Haitian American Heritage Month in St. Lucie County, Florida
2. Resolution No. 24-090 - Proclaiming May 12-18, 2024 as Law Enforcement Week and further designating May 15, 2024 as Peace Officers' Memorial Day in St. Lucie County, Florida
3. Resolution No. 2024-089 - Proclaiming May 5 - 11, 2024 as St. Lucie County Correctional Officers' Week in St. Lucie County, Florida
4. Reimbursement Resolution No. 24-093

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

5. Revocable License Agreement - 102 Lobster Road - River Park - Unit 9 - Part A - Alberto Trigueiro Perez - Parcel ID 3419-560-0005-000-1

Mr. Perez is requesting a Revocable License Agreement to install a 70" aluminum fence with a gate along the west and south side of the property, within the 10' Drainage/Utility Easement, and a 70" aluminum fence with a gate on the east side of the property, within the 6' Drainage/Utility Easement, per the Plat recorded in Plat Book 14, Page 31. He understands if the County Engineer determines the fence and gate are causing flooding, drainage problems, or for other needs in the area, the fence and gate will need to be removed or relocated at his expense.

Engineering, Road & Bridge, Water Quality, and the City of Port St. Lucie Utilities have

reviewed the Revocable License Agreement and have no objections.

Staff recommends the Board approve the Revocable License Agreement, authorize the Chair to sign the agreement and direct Mr. Perez pay to record the agreement in the public records of St. Lucie County, Florida.

6. Request from Finance Director for BOCC Record Destruction

Staff recommends the Board approve the destruction of the records as requested.

7. Permission to Advertise - Economic Development Ad Valorem Tax Exemption - Proposed Ordinance Creating Economic Development Ad Valorem Tax Exemption for A-1 Industries of Florida Inc. Related to an Expansion to an Existing Facility at 4451 St. Lucie Blvd, Fort Pierce FL 34946

Staff recommends the Board grant permission to advertise the proposed ordinance for a public hearing on June 4, 2024, at 6:00 p.m. or as soon thereafter as may be heard.

8. Permission to Advertise - Ordinance Creating a New Article VI (Local Option Affordable Housing Tax Exemption), Chapter 42 (Taxation) in St. Lucie County Code to Implement an Affordable Housing Property Tax Exemption Authorized by Section 196.1979, Florida Statutes

Staff recommends that the Board grant permission to advertise the ordinance.

9. Permission to Advertise - Economic Development Ad Valorem Tax Exemption - Proposed Ordinance Creating Economic Development Ad Valorem Tax Exemption for Cheney Brothers Inc. Related to a New Facility Located at 1 Cheney Express Way, Port St. Lucie FL, 34987

Staff recommends the Board grant permission to advertise the proposed ordinance for a public hearing on June 4, 2024, at 6:00 p.m. or as soon thereafter as may be heard.

10. Permission to Advertise - Economic Development Ad Valorem Tax Exemption - Proposed Ordinance Creating Economic Development Ad Valorem Tax Exemption for ACCEL International Holdings Inc. Related to a New Facility Located at 11775 SW Tom Mackie Blvd., Port St. Lucie FL 34987

Staff recommends the Board grant permission to advertise the proposed ordinance for a public hearing on June 4, 2024, at 6:00 p.m. or as soon thereafter as may be heard.

D. COMMUNITY SERVICES

1. Interlocal Agreement between St. Lucie County and the City of Fort Pierce for Funding to Support the Housing Hub Operated by the Treasure Coast Homeless Services Council (TCHSC)

Staff recommends Board approval of the interlocal agreement between St. Lucie County and the City of Fort Pierce; and authorization for the Chair to sign documents as approved by the County Attorney.

2. Transfer of Grant Agreements for the Permanent Supportive Housing Program to the Treasure Coast Homeless Services Council

Staff recommends the Board approve the transfer of grant agreements FL0310L4H092214, FL0397L4H092212, and FL0419L4H092207 to Treasure Coast Homeless Services Council; and authorization for the Chair to sign documents as approved by the County Attorney.

E. INFORMATION TECHNOLOGY

1. Gartner Consulting Services

Staff recommends the approval of the Gartner agreement for consulting services for the amount of \$77,769.00 utilizing Florida State Contract 81141902-VITA-ACS, and authorization for the Chair to sign documents as approved by the County Attorney.

2. Morado Consulting Services Contract Amendment

Staff recommends the approval of the first amendment to Morado consulting services agreement for another year for a not to exceed dollar amount of \$57,000.00, and authorization for the Chair to sign documents as approved by the County Attorney.

F. PARKS, RECREATION & FACILITIES

1. Lawnwood Stadium Improvements - RGD Consulting Engineers C19-08-765 WA #4 in the amount of \$58,740.00

Staff recommends Board approval to proceed with the Lawnwood Stadium Improvement and repair designs as outlined in the RGD Consulting Engineers contract C19-08-765, Work Authorization #4 in the amount of \$58,740.00 and authorize the Chair to sign the agreement as approved by the County Attorney.

G. PLANNING & DEVELOPMENT SERVICES

1. Kings Angle Retail Plat - Subdivide a +/- 16.12-acre Property into Two (2) Parcels; Parcel (A)

12.87 acres and Parcel (B) 3.25 acres

Staff recommends the Board approve the Kings Angle Retail Plat, authorizing the Chair to sign documents as approved by the County Attorney.

2. Work Authorization No 12. Calvin, Giordano & Associates Inc. St. Lucie County Evaluation and Appraisal Review (EAR) Based Comprehensive Plan Amendments and Completion of Urban Service Boundary (USB) Expansion Assessment Study

Staff recommends Board approval of work authorization no. 12 with Calvin, Giordano and Associates and permission to execute documents as approved by the County Attorney.

H. PUBLIC WORKS

1. Mainstreet Village Phase 1 Subdivision Improvement Agreement Final Acceptance and Release of Security

Staff recommends Board acceptance of the final site improvements and release of the bond in the amount of \$400,009.00 and authorization for the Chair to sign documents as approved by the County Attorney.

2. Award of Bid No. 24-036 - Shinn Road over 10-Mile Creek (Bridge # 940027) & Shinn Road over SFWMD C-24 (Bridge #940018) Bridge Repair Projects - **THIS PROJECT IS FUNDED BY THE INFRASTRUCTURE SALES TAX**

Staff recommends Board approval to award Bid No. 24-036 to Ferreira Construction Company, Inc. for the bridge repair projects over 10-Mile Creek (940027) and the SFWMD C-24 Canal (940018) in the amount of \$1,051,281.08 and authorize the Chair to sign documents approved by the County Attorney. Additionally, Staff requests that the Board authorize the Kimley-Horn & Associates, Inc. proposal for post-design services for both bridge repair projects in the amount of \$62,415.00.

3. Bid No. 24-037, Easy Street at NSLRWCD Canal 17 Culvert Replacement Construction Bid Award to Timothy Rose Contracting, Inc. in the amount of \$604,303.70 -**THIS PROJECT IS FUNDED BY THE INFRASTRUCTURE SALES TAX**

Staff recommends Board approval to award Bid No. 24-037 for the Easy Street at NSLRWCD C-17 Culvert replacement project to Timothy Rose Contracting, Inc. in the amount of \$604,303.70 and approval of the total project budget in the amount of \$610,153.20 and authorize the Chair to sign documents approved by the County Attorney.

4. Glades Cut Off Road at C-24 Canal Culvert Replacement Design in the amount of \$82,088.00 -

THIS PROJECT IS FUNDED BY THE INFRASTRUCTURE SALES TAX

Staff recommends Board approval of Work Authorization #1 for Contract C22-11-1010 to American Consulting Engineers, Inc. (Conzor Engineers, LLC) for survey, design, and geotechnical services in the amount of \$82,088.00 and authorize the Chair to sign documents approved by the County Attorney.

I. TRANSIT

1. Contract Amendments - Three Amendments with MV Contract Transportation, Inc., which is the Contracted Service Provider for St. Lucie County's Transit System

The first item is the fifth amendment to Contract #C20-05-328. The amendment is needed to exercise the final one-year renewal option for year five of the management services contract and to correct the name of the contractor from the previous amendment which had a typographical error. Year five of the contract is to begin July 1, 2024. The second item is the second amendment to agreement #C20-10-663 to extend the term and correct the name of the contractor. This is a vehicle lease agreement between St. Lucie County and MV Contract Transportation, Inc. This agreement shall terminate concurrently with Contract #C20-05-328. The third item is the second amendment to agreement #C20-10-676 to extend the term and correct the name of the contractor. This is a facilities use agreement between St. Lucie County and MV Contract Transportation, Inc. for the property located at 725 Avenue D, Fort Pierce, FL, 34950.

Staff recommends the Board approve amendments for contracts #C20-05-328, #C20-10-663, and #C20-10-676, and authorization for the Chair to sign applicable documents as approved by the County Attorney.

2. Line to Line transfer of funds in Federal Transit Administration (FTA) grant FL 2022-032-00 for the purchase of transit buses.

The Transit Department receives 49 U.S.C. 5307 and 5339 formula funds from the Federal Transit Administration every year. These funds require an application every year which is combined into a Supergrant. The Supergrant application breaks up the funds into Activity Line Items for each specific need, such as for bus purchases, operating assistance or the purchase of other equipment. Since the application is created approximately seven to twelve months before it is finally approved, prices of items included in these grants can change. The Federal Transit Administration allows recipients the opportunity to adjust the amounts in each line item through a budget revision. The Transit Department recently completed a budget revision with the FTA for Fund number 130142- FTA grant number FL 2022-032-00 to cover the increased cost of buses and vans that will be purchased with these grant funds. Because of this budget revision, the account lines in this fund need to be adjusted to allow for the purchase of these vehicles.

Staff recommends Board approval to transfer funds in Federal Transit Administration grant number FL 2022-032-00 to purchase one small transit bus, four ADA accessible minivans and a 30-35ft fixed route bus with these funds.

3. Line to Line transfer of funds in Federal Transit Administration (FTA) grant FL 2023-012-00 for the purchase of transit buses.

The Transit Department receives 49 U.S.C. 5307 and 5339 formula funds from the Federal Transit Administration every year. These funds require an application every year which is combined into a Supergrant. The Supergrant application breaks up the funds into Activity Line Items for each specific need, such as for bus purchases, operating assistance or the purchase of other equipment. Since the application is created approximately seven to twelve months before it is finally approved, prices of items included in these grants can change. The Federal Transit Administration allows recipients the opportunity to adjust the amounts in each line item through a budget revision. The Transit Department recently completed a budget revision with the FTA for Fund number 130144- FTA grant number FL 2023-012-00 to cover the increased cost of buses and a van that will be purchased with these grant funds. Because of this budget revision, the account lines in this fund need to be adjusted to allow for the purchase of these vehicles.

Staff recommends Board approval to transfer funds in Federal Transit Administration grant number FL 2023-012-00 to purchase one small transit bus, one ADA accessible minivan and two 35ft fixed route buses with these funds.

10. PUBLIC HEARINGS

A. COUNTY ATTORNEY

1. Ordinance No. 24-015 to Amend the Boundaries of the Solaeris Community Development District

Staff recommends that the Board approve Ordinance No. 24-015 and authorize the Chair to sign the ordinance.

2. Public Hearing - Ordinance No. 24-017- Amending Section 46-80 "Parking Restricted on Certain Streets" of the Code of Ordinances and Compiled Laws of St. Lucie County to Prohibit Non-Emergency Parking within the Right-of-way of South Jenkins Road (both sides) from its intersection with Glades Cut Off Road to its Intersection with North St. Lucie River Water Control District Canal 101, a Distance of Approximately 1,900 feet

Staff recommends the Board adopt the proposed ordinance.

B. PLANNING & DEVELOPMENT SERVICES

1. Wawa Midway & Selvitz Planned Non-Residential Development (PNRD) Major Adjustment - **THIS ITEM IS QUASI-JUDICIAL**

Staff recommends approval of the major adjustment to the Planned Non-Residential Development (PNRD) Zoning District for Wawa Midway & Selvitz Road PNRD to allow self-storage as a Conditional Use with a maximum height of 45 feet.

2. U-Haul of Port St. Lucie - Request for a Conditional Use Permit to Allow a Self-Storage Facility, featuring a 96,759 sq. ft. Building "A" and a 17,080 sq. ft. Building "B", for a total of 113,839 sq. ft., within the CG (Commercial, General) Zoning District - **THIS ITEM IS QUASI-JUDICIAL**

Staff recommends the Board approve the proposed Conditional Use Permit for a 113,839 sq. ft. climate-controlled interior access self-storage facility, with associated site improvements, via Resolution 2024-39 with associated conditions, and authorize the Chair to sign documents as approved by the County Attorney.

3. Reconsideration of the Indrio Woods Rezoning & Planned Unit Development Preliminary Site Plan - Rezone from AR-1 (Agricultural, Residential - 1) Zoning District to PUD (Planned Unit Development) and a Preliminary Site Plan for a 229-unit (reduced from 274), Multi-family Development - **THIS ITEM IS QUASI-JUDICIAL**

Staff recommends approval of the Indrio Woods PUD Rezoning & Preliminary Site Plan via Resolution 2024-44, with the plan modifications and revised conditions and allow the Chair to sign documents as approved by the County Attorney.

4. Comprehensive Plan Text Amendment - Lennar Homes Proposal to Amend the Towns, Villages & Countryside (TVC) Element - **TRANSMITTAL HEARING**

Staff recommends the Board approve the transmittal of the proposed amendments of the Comprehensive Plan to the State Land Planning Agency and state and regional reviewing agencies.

5. Land Development Code Text Amendment - Lennar Homes Proposal to Amend the Towns, Villages & Countryside (TVC) Overlay - **FIRST READING**

If the Board determines to transmit the proposed amendment of the text of the Comprehensive Plan regarding the Towns, Villages and Countryside Element (Chapter 11), then Staff recommends the Board direct staff to schedule the second reading of the proposed amendments to the LDC for the same date as the adoption hearing for the Comprehensive Plan text amendment.

6. Land Development Code Text Amendment to CN (Commercial Neighborhood) Zoning District Conditional Uses (LDC Sec. 3.01.03.Q.7.d.) to add the use of a Grocery (Food) Store, 6,001-15,000 square feet, operating 7 AM - 9 PM - **FIRST READING**

Staff recommends the Board evaluate the proposed LDC Text Amendment, and vote to schedule the second reading (adoption hearing).

7. Rodriguez-Midway PNRD (Planned Nonresidential Development) Rezoning & Preliminary Development Plan - **THIS ITEM IS QUASI-JUDICIAL - STAFF RECOMMENDS THE BOARD CONTINUE THIS ITEM UNTIL THE 2ND READING OF THE ASSOCIATED LAND DEVELOPMENT CODE TEXT AMENDMENT**

Staff recommends the Board continue this item until such time as the 2nd reading for the proposed applicant initiated text amendment proposing to allow grocery stores between 6,001 - 15,000 square feet as an eligible conditional use in the Commercial Neighborhood (CN) Zoning District.

8. Conditional Use for 15,000 square foot Grocery (Food) Store within a Planned Nonresidential Development (PNRD), located on the south side of Midway Road, 400 feet west of South 25th Street - **THIS ITEM IS QUASI-JUDICIAL - STAFF RECOMMENDS THE BOARD CONTINUE THIS ITEM UNTIL THE 2ND READING OF THE ASSOCIATED LAND DEVELOPMENT CODE TEXT AMENDMENT**

Staff recommends the Board continue this item until such time as the 2nd reading for the proposed applicant initiated text amendment proposing to allow grocery stores between 6,001 - 15,000 square feet as an eligible conditional use in the Commercial Neighborhood (CN) Zoning District.

9. Creekside Planned Unit Development (PUD) Major Adjustment

Staff recommends the Board of County Commissioners approve the Major Adjustment to Creekside PUD subject to the conditions of approval outlined in Resolution No. 2024-099, authorizing the Chair to sign documents as approved by the County Attorney.

C. PUBLIC WORKS

1. North Hutchinson Island Municipal Services Benefit Unit (MSBU)

Staff recommends Board approval of Resolution No. 2024-91, the NHI MSBU Final Assessment Resolution and authorization for the Chair to sign documents as approved by the County Attorney.

11. REGULAR AGENDA

A. ADMINISTRATION

1. Approval of New Inmate Medical Vendor - **PLACEHOLDER**

B. COUNTY ATTORNEY

1. Resolution No. 2024-095 - Authorizing the Issuance of Special Assessment Revenue Bond, Series 2024 (North Hutchinson Island Septic to Sewer MSBU Project)

Staff recommends that the Board approve the Resolution and authorize the Chair to sign the Resolution.

2. Status Update - Exchange Agreement between Destin Beach, Inc. and St. Lucie County - **PLACEHOLDER**

12. UPCOMING MEETINGS

- A. The Board of County Commissioners will hold an Informal meeting on Tuesday, May 14, 2024 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, May 21, 2024 at 9am in the Commission Chambers of the Roger Poitras Administration Annex located at 2300 Virginia Avenue, Fort Pierce, FL.

13. ANNOUNCEMENTS

- A. St. Lucie County is hosting a Public Kick-Off Meeting for the Project Development and Environment (PD&E) Study for the potential widening of Glades Cut Off Road Widening between Range Line Road and Selvitz Road. A PD&E Study evaluates the social, economic, and environmental impacts associated with a planned transportation improvement project. The Public Kick-Off Meeting is scheduled for Tuesday, May 14, 2024 (In-Person) at the Fenn Center (2000 Virginia Avenue, Fort Pierce, FL 34982), and Wednesday, May 15, 2024 (Virtually). For more information about the meeting or to register for the virtual meeting option, please visit the project website at www.GladesCutOffRoad.com.
- B. The St. Lucie County Oxbow Eco-Center Summer Camps are filling up. However, there are few

spots left for the following camps:

Preserve Pals Camp for campers entering grades 9-12 (14-17 years old) is running June 10-14. This immersive “camp” is a hybrid of work and play. Daily field trips to over 10 county preserves where campers will learn how to maintain trails, Leave No Trace, expand our watershed knowledge, and meet career environmental professionals. Campers will receive 40 hours of community service credit to go towards student requirements.

Senior Archery Camp for campers entering grades 9-12 (14-17 years old) takes place July 15-19. This course teaches fundamental skills of archery. No experience required. All equipment provided.

Camps run 9 a.m. to 5 p.m. daily and includes off-site field trips every day. Fee is \$230 per student. Sign up by visiting OxbowEco.com. Limited scholarships are available. For assistance, questions, or scholarship application call 772-785-5833 or email oxbow@stlucieco.org.

- C. St. Lucie County hosts Kids to Parks Day on May 18, 2024 from 11am-2pm at River Park Marina located at 500 E. Prima Vista Blvd., Port St. Lucie, FL 34983. This National Day of Outdoor Play is celebrated annually on the third Saturday of May. The day connects kids and families with their local, state, and national parks as well as county parks through park events that promote discovery and activity in the great outdoors.

14. MOTION TO ADJOURN