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Richard V. Neill, Jr. +☆
Renée Marquis-Abrams*
Ian Eielson Osking
Brandon M. Hale
Matthew C. London

*Board Certified Wills, Trusts, & Estates Lawyer
☆Certified Circuit Civil/County Court Mediator
+ Board Certified Civil Trial Lawyer

November 12, 2026

Mayor William G. Thiess
2512 Lightlewood Lane
Fort Pierce, Florida 34946

Mr. Dale Reed
2811 North Indian River Drive
Fort Pierce, FL 34946

Mr. Robert Allen
111 Yacht View Lane
Fort Pierce, FL 34946

Mr. John Langel
2511 North Indian River Drive
Fort Pierce, FL 34946

Ms. Lisa K. Price
2601 N. Indian River Drive, Apt 1
Fort Pierce, FL 34946

Mr. Paul Sinnott
3111 North Indian River Drive
St. Lucie Village, FL 34946

RE: Town of St. Lucie Village – November 17th meeting

Mayor Thiess and Board Members:

Please accept the following as our attorney's report for the November 17th meeting. This month the report is being delivered via Paulette.

1. Further Revision of September Minutes. I am asking that the Board, in approving minutes this month, also approve additional revisions to the minutes for the September meetings. I am enclosing those minutes, with proposed additional changes tracked, and ask your approval.

2. Water Distribution Project – Selection of Engineering Firm. Despite re-advertising, we only received one submittal for engineering services, that is the one from Kimley-Horn which I have provided to you. This will be before you to either select them or not but, given that we have worked with them before, we're anticipating that they will be selected to provide the services.

3. Water Distribution Project – Contract for Engineering Services and Grant Administration. No objections were received in relation to the selection of OVID Solutions as the Grant Administrator; and, we would anticipate bringing forward both contracts or a joint contract in December. For your information, a scope of services based on the RFP and RFQ is enclosed.

4. Resolution 2026-17 – Approving County Local Mitigation Strategy Plan. We are asked to approve the County's recently adopted plan. A PDF is posted on our web page for the meeting, and it can also be viewed at:

   https://www.stlucieco.gov/home/showpublisheddocument/10156/

5. Informational Items. The following are for information and will only be carried forward in my report if they remain pending for my further attention/involvement:

   a. Zoning queries. A copy of the letter sent on the Crystal Water property is enclosed for your information.

   b. Lien queries. There was a query on 336 Chamberlin and there were no known issues.

   c. Heritage Preserve Boundary Issue. No developments this month.

   d. Annual Records Management Form. Correspondence from the Department of State and the Annual Records Management Form are enclosed for your information. We have, to date, not adopted records distribution schedule and report annually that records are not being destroyed. At some point, we will want to address the issue.

   e. Robert Smith. Enclosed for your information is a copy of a letter to Mr. Smith who is asking to be agendaed for an occupational license.

   f. Board of Adjustment. For your information, we received a resignation from Joey Blandford, copy attached. We'll need to solicit a replacement.

   g. Annexation of 304 Hunt Avenue (Higel). We have received an annexation request for their property, and we'll move it forward for first reading next month.

Do feel free to call if there's anything you want to discuss with me before the meeting.

With best regards.

Yours very truly,

Richard V. Neill, Jr.

RVNjr/jm
Enclosures

cc: Paulette T. Burgess, Clerk (w/encls.)
Cathy Townsend (w/encls.)
Wesley Taylor (w/encls.)
Carl Peterson, Building Official (w/encls.)
Leon Ghougasian, Marshal (w/encls.)

David Whitney

From: Richard V. Neill, Jr.
Sent: Thursday, March 29, 2018 3:00 PM
To: Helen Green
Subject: FW: Norris' property
Attachments: 2012-4 Ordinance re landscaping.pdf; Section 5.3.0.pdf

Sent to gentlemans

Last time came back the other way.

Richard V. Neill, Jr., of
Neill Griffin Marquis, Chartered
Post Office Box 1270
Ft. Pierce, FL 34954
Telephone: 772-464-8200
Fax: 772-464-2566
rneilljr@neillgriffin.com

CONFIDENTIALITY

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From: Richard V. Neill, Jr.
Sent: Thursday, March 29, 2018 2:58 PM
To: gentlemanscut@yahoo.com
Subject: Norris' property

Mr. Smith:

Following up on the discussion at the Village meeting, I wanted to provide you a copy of the Village's Landscaping Ordinance. I think that you will want to keep this in mind when considering your landscaping of the property; and, when you have a specific plan, I'd suggest asking the Board of Aldermen to approve it before you spend the money.

Do please remember on structures, such as fences, to contact Mr. Hatcher about permitting prior to proceeding.

I had mentioned at the meeting the possibility of requiring an updated site plan. Section 5.3.0 (the site plan provision of the Zoning Ordinance) is attached. I'm not positive that comes into play here but wanted to

Board of Aldermen Regular Meeting
Minutes1
September 15, 2026
6:30 pm
At Town Hall

1. **ROLL CALL**
   Attending: Mayor Thiess, Robert Allen, Dale Reed, Paul Sinnott, and Vice-Mayor John Langel. Lisa Price was absent.
   Also attending: St. Lucie Village Attorney Ian Osking, Building Official Carl Peterson, Marshal Leon Ghougasian and Clerk Paulette Burgess.

2. **TENTATIVE MILLAGE/TAXES AND BUDGET HEARING –** The proposed millage rate ~~increase~~ of 2.0600% ~~of~~represents an increase of 9.54% ~~increase~~ from the rolled back rate of 1.8806.
   MOTION: A motion was made to approve~~accept~~ the Tentative Millage Rate 2.0600%
   By: John Langel
   2nd: Paul Sinnot

   ~~**FINAL HEARING TO ADOPT THE TENTATIVE BUDGET**~~-
   The tentative budget was then introduced. Paul Sinnott asked for ongoing contracts to be updated yearly. ~~Also, asking~~He also asked ~~about~~ if the Discretionary account ~~usage~~ could be used for sewer/infrastructure and noted that it can be discussed at a later time
   Motion: A motion to approve~~accept~~ the Tentative Budget for 2026/27 Budget Year.
   By: Paul Sinnott
   2nd: Dale Reed
   Voice Vote unanimously approved.

   Scheduling the final hearing was discussed.
   Motion: A motion was made and seconded to schedule the Final Hearing on Taxes/Millage and Budget for September 22, 2026, at 5:15 p.m.
   Voice vote unanimously approved.

3. **MINUTES**: August 18th,2026
   MOTION: A motion was made to approve the minutes of August 18th, 2026, regular meeting.
   By: John Langel
   2nd: Robert Allen
   Voice vote unanimously approved

4. **TREASURY REPORT**
   Town Clerk Paulette Burgess reported the following for the month ending August 31, 2026

Operating Account-Seacoast	$ 51,658.22
Ad Valorem Account	342,968.77
Ad Valorem Account Contingency	50,000.00
Parks MSTU Account	32,712.44
Discretionary	167,946.34

Parks MSTU Account	32,712.44
Discretionary	167,946.34
Total	**$645,285.77**
School Account	**$17,092.24**

MOTION: A motion was made to approve August 31st, 2026, Treasury Report, ~~and~~ including ~~the~~ payment of the past check register.
By: John Langel
2nd: Robert Allen
Voice vote unanimously approved

5. **MARSHALL'S REPORT** – See report. The Marshall indicated there was a report from the St. Lucie County Sherrif's Department about complaints of a person that was walking around Yacht View Lan~~de~~ ~~last~~ on the night of September 14th, 2026. He will report when more
information becomes available. He reported doing 1 hour work at the school installing a transit at the back door to comply with ADA rules.
MOTION: A motion was made to approve the report and extra time at $35.00 per hour.
By: Robert Allen
2nd: Dale Reed
Voice vote unanimously approved

6. **BUILDING OFFICIAL'S REPORT** – Building Official Carl Peterson reported $1,204.30 was collected in Permits and Reinspection Fees and $1,653.00 was paid for Inspections and Expenses. Paul Sinnott asked ~~about~~ if the sewer installation was underway. There are some people that are trying to move in, so the boring~~,~~ and installation of grinder pumps are being completed at their expense. Mayor Thiess indicated they will ~~get their share of the utility's payment~~be able to receive their share of grant funding for these early installations.
MOTION: A motion was made to approve the Building Officials report for August 31st, 2026, and pay the Building Official.
By: Paul Sinnott
2nd: Robert Allen
Roll call vote unanimously approved

7. **BUSINESS AGENDA**
   a) **Water Distribution Project – Update**
      - We received ~~2~~two responses to the RFP for Grant Administration. The committee met at the Town Hall and opened the packages of Cornerstone and Ovid Solutions/Kimley Horn. We have to check references that were submitted. After the committee reviews said packages independently, they will rank them and meet again for a committee final ranking.
      - Only ~~1~~one response to the ~~FRQ~~ RFQ for Engineering Services was received, and it was not opened. ~~A 30-day extension is being extended~~The RFQ will need to be advertised for 30 additional days, and we are ~~a~~awaiting for ~~the approval of the dates from~~ Florida Commerce ~~and~~ approval of the draft ad and the advertising dates ~~in the Ad draft~~.

- Consultation ~~L~~letters for Tribal Entities, State Historic Preservation Officer, and agencies have been prepared and sent for ~~E~~environment review.

b) Extending Term of Code Enforcement Special Magistrate
A request for extension for the ~~t~~Term of Special Magistrate Jennifer Peshke until January 15th, 2029.
MOTION:A motion was made to approve to extend the term for the Special Magistrate until January 15th, 2029.
By: Dale Reed
2nd: John Langel
Voice vote unanimously approved

c) Proposal for Ditch Cleaning
After meeting with the FDEP again, it has been determined that the debris from demucking ~~have~~ has to be removed from the site to dry in ~~another~~ an upland location. The ~~revised~~ proposal from Environmental Land Development has been revised to ~~in the amount of~~ $23,375.00 ~~from ELC to complete this project~~cover this additional cost.
MOTION: A motion to approve the EL~~C~~D proposal in the amount of $23,375.00 to complete ~~this project at~~cleaning of the Ray Lien Ditch and Fort Capron Ditch.
By: John Langel
2nd: Paul Sinnott
Paul Sinnott asked about disposal of the muck.
Roll Call vote unanimously approved.

d) Schedule Special Meeting for Port Master Plan Update- Mayor Thiess asked for approval for Joshua Revord, Director of the St. Lucie County Port, Inlet and Beaches, to present a visual program at the September 22, 2026, Special Meeting.
Motion: To have the Presentation of the Port Master Plan Update at the September 22, 2026, meeting of the BOA.
By: John Langel
2nd:Dale Reed
Voice vote unanimously approved

8. PUBLIC COMMENT – Regarding Other Matters – Noah Blum asked about ~~overflow~~ flooding of North Indian River Drive on King Tides. Mayor Thiess indicated we have to have an Engineer and surveyor involved in this process and he will call ~~him~~the Town Engineer. He asked about who is responsible for paying for that project; property owners or the Village. ~~The ROW's~~Mayor Thiess said the Village right-of-way ends at the south side of the Smith ~~house~~ property, 3109 NIRD. Any homes further north would have to provide a maintenance easement to the Village or pay for ~~this repair~~ any work north of 3109 NIRD, as the Village does not have the ~~R~~right ~~-~~of ~~-W~~way.

9. TREASURE COAST COUNCIL OF LOCAL GOVERNMENT/TREASURE COAST REGIONAL LEAUGE OF CITIES. Most of the discussion ~~of~~ was on the Amendment 3 issue. Mr. Sinnott indicated that he doesn't have the time to devote to the meeting at Treasure Coast Regional League of Cities.

10.SAINT LUCIE SCHOOL REPORT –Anne Sinnott reported 250 people attended ~~P~~programs at the school over the last month. The Wildly Rooted group is meeting on Mondays. They ~~R~~revised the Annual Terminate Contract and did power wash ~~process on~~ outside areas. Ms. Sinnott thanked all volunteers. Florida Remembered Society continues to have programs on

Saturday afternoons. Plants were planted in Remembrance of 911. Memorial Plaques are installed at the ~~B~~school bell in honor of Jerry Vincient.

11. ATTORNEY'S REPORT – See report in BOA package.

12. VICE MAYORS REPORT – Mr. Langel reported that the interest rate is increasing and he will check with the bank to see that we get those new rates.

13. MAYOR'S REPORT - Phase 1 Sewer should be starting connections very soon. The letter should go out this week to the 129 people who signed up for connection. Instructions will be included in the letter. The Phase ~~2 &~~ 3 Sewer Design grant~~s~~ agreement should be ~~awarded~~ executed soon. The Indian River Lagoon Water Quality Improvement Grant application for Phase 2 Sewer Construction has been submitted.

14. BOARD COMMENTS – ~~Nothing to~~ report There were no comments from the Board.

No further business the meeting was adjourned.

Board of Alderman Special Meeting
Village Hall 2841 Old Dixie Highway
September 22, 2026
5:15 pm

1. **Roll call**
   Attending: Mayor William Thiess, Robert Allen, Paul Sinnott, Dale Reed and Lisa Price
   Note: Dale Reed was late arriving. John Langel was absent.

2. **Final Hearing of Millage/Taxes and Budget**: Given that Mr. Reed was not present, Attorney Neill asked the Board and the public for any objections to reconvening the Final Hearing of Millage/Taxes and Budget later in the meeting. No concerns were expressed and no objections were made~~heard~~.
   MOTION: To reconvene the hearing~~this item~~ after the Master Plan Presentation.
   By: Paul Sinnott
   2nd: Robert Allen
   Voice vote passed unanimously

3. **Ray Lien Ditch Revised Proposal**
   Mayor Thiess asked to revise the agenda to add Revised Proposal of the Ray Lien Ditch Clearing due to a change in the scope of work required by the FDEP in the original proposal was approved at the last meeting. Following FDEP inspection of two proposed muck drying sites near the Ray Lein Ditch, FDEP determined they were wetlands and required offsite disposal of muck. This increased the proposal from $23,375 to $25,775. Mayor Thiess asked for approval of this change.
   MOTION: A motion to ~~change the agenda~~ to add the revised proposal for Ray Lien Ditch to the agenda and to approve it.
   By: Paul Sinnott
   2nd: Lisa Price
   Voice vote passed unanimously

4. **Presentation of Port of Fort Pierce Master Plan Updated:** Joshua Revord, Director of St. Lucie County Port, Inlet and Beaches, presented a visual plan of the Port of Fort Pierce Master Plan Update. After this presentation there were many questions and comments from Sol DeCarlo, Katie Davis, and Anne Sinnott, Paula (no last name given), Ingrid Van Hekken, Danita Creswell, Cathy Rohm, Terry Howard and Darrell Crum. Questions included the following topics:
   - Museum Point usage for mega yacht dockage
   - Moving historic buildings to accomplish mega yacht dockage
   - Prohibiting summer camps for youth
   - Damaging eco system in the inlet

- Discussion of revenue from dockage
- Funding of project
- Protecting community revenue
- Environmental elements
- Retrieving offshore components from rocket launches

5. **Final Hearing of Millage/Taxes and Budget:** The hearing was reconvened with Mr. Reed present. Mr. Neill advised that the tentatively adopted millage rate of 2.0600~~Resolution 2026-15 proposes a millage rate that~~ represents a 9.54% increase from the rolled back rate of 1.8806. The Board considered the ~~for the~~ needs of the Village for the year's 2026/2027 Budget. Public comment was sought and there was none.

   MOTION: A motion was made to adopt Resolution 2026-15 setting the millage rate ~~$~~2.0600 for the 2026/27 Budget Year.
   By: Paul Sinnott
   2nd By: Dale Reed
   Voice vote passed unanimously

   After adoption of the millage rate, the tentative 2026/27 Budget was presented, and public comment was invited. There was no public comment.
   Paul Sinnott asked if the format of the Budget could be revised for the next year concerning how grant income and expenses are shown.
   MOTION: A motion was made to adopt Resolution 2026-16 for the 2026/27 Budget as presented.
   By: Paul Sinnott
   2nd: Robert Allen
   Voice Vote passed unanimously

6. **Public Comment:** There was public comment by:
   - Terry Howard-Noted that people in the community do not want Mega Yachts Around Museum Park.
   - John Wesley Davis-Suggested moving the docks around to where the sewer plant is being torn down.
   - Cathy Rhom-Commented on moving the location of the mega yacht dock to a Different location.
   - Katie Davis-Asked folks to talk to the St. Lucie County Commissioner's about this project.
   - Anne Sinnott-Commented about making this project a nice place to visit and expressed concern about preserving the history of the community.

No further business the meeting was adjourned.

Scope of Grant Administration Services:
Administration services shall include, but not be limited to, identifying project/program needs, formulating appropriate grant solutions, developing program linkages, reviewing and developing necessary policies and procedures, developing and administering the program(s), conducting environmental review(s), monitoring of contractors and project activities to ensure program compliance, coordinating with all funding agencies, developing and administering agency contract(s), tracking and managing program funds in compliance with program guidelines, oversight of citizen complaint processes, providing reports and technical assistance required to complete grant/loan programs and as requested by the Town, and Contract Management.

Scope of Engineering Services:
Engineering services shall include, but not be limited to, identifying project/program needs, formulating preliminary design concepts, developing program linkages, reviewing and developing necessary final design plans and specifications, completing of any required permitting required by the Town, assist the Town with construction bidding, monitoring of contractors and project activities to ensure program compliance, coordinating with all funding agencies, tracking and managing program funds in compliance with program guidelines to ensure meeting budget, oversite of construction inspection during all phases of the project, and technical assistance required to complete the project, as requested by the Town, Contractor, and Contract Management.

Project Design

- Work with the Town to provide design, permitting, bidding and construction-phase services associated with Phase 2 of the Town's potable water system.
- Update Phase 1 construction documents (design and permitting completed by others) to include applicable CDBG grant-required items not previously considered.
- Prepare combined Phases 1 and 2 bid documents (single package), signed and sealed by a Registered Florida Professional Engineer, for the solicitation of bids. Note – Phase 1 has been designed and permitted by others. The need to assume Phase 1 successor EOR for the purpose of completing the construction phase services and certification of completion of the project shall be made by the firm submitting a response to RFQ. If Successor EOR is determined to be necessary, the effort to assume such responsibility **shall be at no cost to the Town.**
- Provide survey and geotechnical engineering services associated with areas of the project within the Town/route not yet completed in previous phase.
- Provide support in preparation of anticipated 53 easements for the project corridor.
- Coordination with the CDBG Grant Administrator to insert the required CDBG required items into the specifications, and

Bidding Services

- Coordinate, attend and participate in Pre-Bid Meeting (if applicable),
- Prepare and distribute any addendums to attendees of the Pre-Bid Meeting and other parties that have inquired about the Invitation to Bid,

- Prepare and submit necessary project permits to the applicable agencies,
- Review bid proposals for accuracy
- Prepare bid tabulation,
- Make recommendation of award to the Town,
- Prepare Notice of Award and submit to the Town,
- Coordinate, attend and participate in Pre-Construction Meeting, and
- Prepare and issue Notice to Proceed to construction contractor.

Construction Phase Services

- Inspect the construction site weekly, or more frequently, as needed,
- Prepare and provide the Town, Grant Administrator and Florida Commerce with monthly updates,
- Participate in person or telephonically in monitoring visits and meetings, as needed,
- Make revisions as necessary to drawings to address unforeseen issues,
- Work with the construction contractor and the Town on any necessary change orders,
- Prepare and co-execute any necessary change orders,
- Review and approval of construction contractor pay requests,
- Conduct semi-final inspection(s) of the construction work at substantial completion,
- Prepare and deliver punchlist to the construction contractor, Town, and Grant Administrator, and
- Prepare and deliver certification of completion to the construction contractor, Town, and Grant Administrator), and
- Coordinate preparation of Town as-built drawings with contractor (as-built survey by contractor),
- Provide the Grant Administrator, managing the project, with developmental support for the project.

RESOLUTION 2026-17

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE TOWN OF ST. LUCIE VILLAGE, FLORIDA, ADOPTING THE ST. LUCIE COUNTY 2026 UNIFIED LOCAL MITIGATION STRATEGY (LMS) PLAN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Aldermen of the Town of St. Lucie Village, supports adoption of the St. Lucie County Local Mitigation Strategy (LMS) Plan; and

WHEREAS, the Disaster Mitigation Act of 2000 (DMA2K) requires that all communities, tribes, and states have a Federal Emergency Management Agency (FEMA) approved hazard mitigation plan, consistent with the DMA2K requirements, to retain eligibility for FEMA hazard mitigation grant funding; and

WHEREAS, a Florida Department of Emergency Management (FDEM) approved hazard mitigation plan is required for the purpose of certifying compliance with the requirements of the National Flood Insurance Rate Program; and

WHEREAS, on May 26, 2026, FDEM found the St. Lucie County LMS Plan was compliant with federal standards subject to formal adoption; and

WHEREAS, it is necessary the municipalities and special districts within the County also approve the LMS plan.

WHEREAS, on September 1, 2026, the Board of County Commissioners of St. Lucie County, Florida did adopt the 2026 St. Lucie County Unified LMS Plan.

NOW, THEREFORE, be it resolved by the Board of Aldermen of the Town of St. Lucie Village, Florida as follows:

1. The Board of Aldermen of the Town of St. Lucie Village does hereby adopt the 2026 St. Lucie County Unified Local Mitigation Strategy Plan.

2. This resolution shall become effective upon its adoption.

PASSED AND APPROVED by the Board of Aldermen of the Town of St. Lucie Village on this 17th day of November, 2026.

APPROVED:
BOARD OF ALDERMEN OF THE TOWN OF
ST. LUCIE VILLAGE, FLORIDA

By: _____
William G. Thiess, Mayor

ATTESTED:

By: _____
Paulette T. Burgess, Clerk

I, Paulette T. Burgess, Clerk of the TOWN OF ST. LUCIE VILLAGE, FLORIDA, do hereby certify that this is a true and accurate copy of Resolution **2026-17** which was duly introduced, read and adopted at the meeting of the Board of Aldermen of the TOWN OF ST. LUCIE VILLAGE, FLORIDA, held this 17th day of November, 2026.

_____
Paulette T. Burgess, Clerk

Town of St. Lucie Village
MAIL TO: 215 HUNT AVENUE • FORT PIERCE, FLORIDA 34946
EMAIL: paulette.burgess@stlucievillagefl.com • TEL: (772) 295-7174
LOCATION OF TOWN HALL: 2841 NORTH OLD DIXIE • FORT PIERCE, FLORIDA 34946

Ds Services of America, Inc.
c/o Urban Design Studio
Attn: Messrs. Alejandro Toro and Matthew Barnes
610 Clematis Street, Suite CU02
West Palm Beach, FL 33401

October 28, 2026

Re: 4205 North Old Dixie Highway, Fort Pierce, FL 34946
Parcel ID No. 1421-223-0004-000-9

Dear Messrs. Toro and Barnes,

You asked for confirmation that the current configuration and use of the referenced property located in the Town of St. Lucie Village, Florida is approved and permitted.

The St. Lucie Village Board of Aldermen has authorized me to give you this response on behalf of the municipality.

I can confirm that the current Land Use on the property is Medium Density Residential. The property is zoned R-2, Residential, Medium Density District.

Pursuant to a variance issued by the St. Lucie Village Board of Adjustment on June 4, 1990, the current structure was allowed to be built and to be used "solely for the purpose of storage and distribution of bottled water" and conditioned in part on being "the only commercial facility in operation on the subject property."

The facility is no longer operated for storage and distribution of bottled water. You have requested that the existing use be recognized as a moderate impact warehousing use and have requested that the Board confirm the ability of future owners to continue that non-conforming use of the structure and property. As a part of your proposal, you have suggested that the use would be subject to the Conditions of Approval set forth in the attached.

The Board has been advised that the use of the property has been non-conforming since the Village was formed in 1961 and that the structure and improvements on the property are not

suitable to residential use and that non-conforming use needs to be allowed to be continued if an owner or occupant is to have use of the structure.

Accordingly, and subject to the proposed Conditions of Approval attached and the condition imposed in the original variance (that no other commercial facility be placed on the property), the continued non-conforming use of the property and structure for moderate impact warehousing use is permitted as a non-conforming use.

The understanding of the Board of Aldermen is that this structure will used as a warehouse with limited impact on surrounding properties. Be aware that the non-conforming (but allowed) status would be jeopardized by violation of the conditions referenced above or increasing intensity the use.

Also be aware that the anticipated change of use from bottled water storage and distribution will trigger site plan review with the likely need to revisit landscaping and the sufficiency of drainage.

Subject to the foregoing and attached, the Board authorizes me to confirm that the moderate impact warehousing use and the current configuration are, although non-conforming, permitted to continue subject to the stated conditions and in accordance with the Village's regulations of non-conforming uses and structures.

Very truly yours,

Richard V. Neill, Jr.
Village Attorney

RVNjr/jm

Cc: William G. Thiess, Mayor
Paulette T. Burgess, Clerk

4205 N. Old Dixie Highway – Conditions of Approval

In order to address possible concerns regarding future occupancy and operational intensity, the Applicant voluntarily proposes the following conditions as part of the approval. These conditions are intended to establish clear and enforceable rules for operations by future occupants while preserving the reasonable use of the existing building.

1. All storage, inventory management, and business operations shall occur within the enclosed building.

2. Outdoor storage, display, stockpiling, staging, or accumulation of merchandise, materials, equipment, products, containers, trailers, or pallets shall be prohibited.

3. The property shall not be utilized for manufacturing, fabrication, refining, recycling, industrial processing, or industrial production activities.

4. The property shall not be utilized as a contractor's yard, equipment yard, fleet dispatch facility, or construction staging area.

5. The property shall not operate as a truck terminal, freight transfer facility, cross-docking facility, or regional logistics hub.

6. Loading and unloading activities shall be limited to designated loading areas located on the property.

7. Storage of hazardous materials shall be limited to quantities customarily associated with normal warehouse operations and otherwise permitted by applicable fire and life safety regulations.

8. No assembly, dismantling, repair, servicing, packaging, processing, or similar operational activities shall occur outside of the enclosed building.

9. The hours of operation for any business on the property shall not begin earlier than 7:00 a.m. or go later than 7:00 p.m.

10. Any use of the Property shall cause no objectionable noise, vibrations, fumes, odors, dust or glare.

11. The property shall not be used for retail purposes.

FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

November 1, 2026

Mr. Richard V. Neill, Jr.
Town of St. Lucie Village
Post Office Box 1270
Fort Pierce, FL 34954

Dear Mr. Neill, Jr.:

As a Florida public agency, you are required by Rule 1B-24.003(11), *Florida Administrative Code*, to submit annually to the Division of Library and Information Services "a signed statement attesting to the agency's compliance with records disposition laws, rules, and procedures." Based on annual statements submitted for fiscal year 2025, we were pleased to report to the Legislature and the Executive Office of the Governor a total of 506,120 cubic feet of records disposed, resulting in a cost avoidance of $77.2 million for the state of Florida.

For your convenience, enclosed is your agency's *Records Management Compliance Statement* for fiscal year 2026. Please report your agency's compliance status in **Section I**, the Compliance Certification. In **Sections II and III**, make any necessary additions or corrections to your agency and RMLO information. Please return **one signed copy** of the Compliance Statement form to the **mailing address *or* email address** indicated at the bottom of the form by **December 31, 2026**.

We appreciate your prompt attention to this matter. If we can be of service to your agency, please do not hesitate to contact us at 850.245.6778 or recmgt@dos.fl.gov.

Sincerely,

Anya Owens

Anya Owens, Chief
Bureau of Archives and Records Management

AO/bt
Enclosures

F 11/9

Division of Library and Information Services
R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399
850.245.6600 • 850.245.6735 (Fax) • info.florida.gov

RECORDS MANAGEMENT COMPLIANCE STATEMENT
Fiscal Year – 2025-2026

Agency ID: M7000000

Section I Compliance Certification

1. **This agency is in compliance with Section 257.36(5), *Florida Statutes,*[1] and Rule 1B-24.003(9), *Florida Administrative Code,*[2] for all public records regardless of medium or format (e.g., paper; electronic, including email; microfilm; audio; video; etc.).**

   ☐ Yes ☐ No (Unmarked responses will be recorded as not in compliance.)

2. **This agency disposed of _____ cubic feet of records during the fiscal year indicated above.**
3. **This agency disposed of records in electronic form during the fiscal year indicated above.**

   ☐ Yes ☐ No (It is not necessary to indicate volume of electronic records disposed.)

4. ☐ **Check here if you would like to be contacted for assistance. Indicate your questions/areas of concern on the reverse side of this form.**

Agency Head Signature: _____ Date: _____

Name of Agency Head (please print): _____

Title of Agency Head (please print): _____

Section II Agency

Please indicate changes to **Agency Information** on the lines provided on the right.

Current Information:

Please do not erase or cover information below.

Agency Name: Town of St. Lucie Village

Agency Head: William G. Thiess

Address: Post Office Box 3878
Fort Pierce, Florida 34948-

Indicate changes or additions on the lines below.

_____

_____

_____

Section III RMLO Information

Section 257.36(5)(a), *Florida Statutes*,[1] **requires** public agencies to designate a Records Management Liaison Officer (RMLO). Please indicate changes to **RMLO Information** on the lines provided on the right. If Current Information is blank, please designate an RMLO for your agency on the lines provided on the right.

Current Information:

Please do not erase or cover information below.

RMLO: Richard V. Neill, Jr.

Address: Post Office Box 1270
Fort Pierce, FL 34954

Phone: (772) 464-8200 **Ext:**

Email: rneilljr@neillgriffin.com

Indicate changes or additions on the lines below.

_____

_____

_____

_____

[1]**Section 257.36(5), *Florida Statutes*:** "For the purposes of this section, the term 'agency' shall mean any state, county, district, or municipal officer, department, division, bureau, board, commission, or other separate unit of government created or established by law. It is the duty of each agency to: (a) Cooperate with the division in complying with the provisions of this chapter and designate a records management liaison officer. (b) Establish and maintain an active and continuing program for the economical and efficient management of records."

[2]**Rule 1B-24.003(9), *Florida Administrative Code*:** "Public records may be destroyed or otherwise disposed of only in accordance with retention schedules established by the Division. Photographic reproductions or reproductions through electronic recordkeeping systems may substitute for the original or paper copy, per Section 92.29, *F.S.*, Photographic or electronic copies. ...Prior to records disposition, agencies must ensure that all retention requirements have been satisfied. For each record series being disposed of, agencies shall identify and document the following: 1. Records retention schedule number; 2. Item number; 3. Record series title; 4. Inclusive dates of the records; 5. Volume in cubic feet for paper records; for electronic records, record the number of bytes and/or records and/or files if known, or indicate that the disposed records were in electronic form; and 6. Disposition action (manner of disposition) and date."

Please complete and return this compliance statement by **December 31, 2026** (submit ***one copy only***, please) to:

Department of State
Records Management Program, Mail Station 9E **OR** **recmgt@dos.fl.gov**
Tallahassee, FL 32399-0250

Instructions for Completing
Records Management Compliance Statement
Fiscal Year 2025-2026

If the addressee is no longer at your agency, please forward to your current records management coordinator.

1. Make sure you check **Yes** or **No** as to whether you are in compliance with records management requirements. **If you do not mark a response to this question, your agency will be recorded as not in compliance.**

2. Records disposed.

    a. Indicate the volume of records disposed during **your agency's fiscal year 2025-2026.**

    - Local government agencies - report cubic feet **destroyed** during the period of **October 1, 2025, to September 30, 2026, regardless of the dates of the records** themselves.

    - State government agencies - report cubic feet **destroyed** during the period of **July 1, 2025, to June 30, 2026, regardless of the dates of the records** themselves.

    b. Record the volume of records disposed in terms of the number of **cubic feet**, not some other measurement such as weight or number of trees saved. Rule 1B-24.003(9)(d)5, *Florida Administrative Code*, requires disposal of records to be recorded in cubic feet.

    c. Check **Yes** or **No** as to whether you disposed of any records in electronic form. It is not necessary to indicate volume of electronic records disposed.

    d. If you did not dispose of any public records during fiscal year 2025-2026, write "0." **This does not mean you are not in compliance.**

3. Make sure your agency head or their designee **signs the form** as required by Rule 1B-24.003(11), *Florida Administrative Code*.

4. Make any necessary changes to your agency's information or RMLO contact information in the area provided. Please do not erase or cover the information already listed on the statement.

5. Make sure you have an RMLO designated on the form. Section 257.36(5)(a), *Florida Statutes*, **requires public agencies to designate a Records Management Liaison Officer (RMLO)**.

6. Indicate on the form if your agency:

    a. Reports for other agencies; for example, a city reporting for a special district.
    b. Is reported for by another agency.
    c. Merged with another agency or was dissolved.

7. **Return only the compliance statement** to our agency. Please do not include ***our*** cover letter or copies of your disposition documents. Feel free to include a cover letter or memorandum if you are seeking assistance or need to provide additional explanation regarding your compliance statement. **Return the form by email *or* U.S. mail to the address provided on the form. Do not fax the form.**

8. Records Management Compliance Statement forms are customized for each agency and so are not available on our website. If for any reason you need another copy of your compliance statement, please let us know. We will be glad to send you another copy.

9. To ensure your agency is included in our annual report to the governor and legislature, please return the compliance statement **no later than December 31, 2026**.

Please contact us if you need further assistance completing your agency's compliance statement.

Law Offices
NEILL, MARQUIS, OSKING & HALE, PLLC
311 South Second Street
Suite 200
Fort Pierce, FL 34950

Mailing Address:
Post Office Box 1270
Fort Pierce, FL 34954-1270
Telephone: (772) 464-8200
Fax: (772)464-2566

Richard V. Neill, Jr. +☆
Renée Marquis-Abrams*
Ian Eielson Osking
Brandon M. Hale
Matthew C. London

*Board Certified Wills, Trusts, & Estates Lawyer
☆Certified Circuit Civil/County Court Mediator
+ Board Certified Civil Trial Lawyer

November 12, 2026

Celebrity Peacock Jazz &
Blues Restaurant, Inc.
Attn: Mr. Robert L. Smith
366 21st Avenue
Vero Beach, FL 32962

Celebrity Peacock Jazz &
Blues Restaurant, Inc.
Attn: Mr. Robert Smith
3080 N. Federal Highway
Fort Pierce, FL 34946

Re: St. Lucie Village - Occupational License

Dear Mr. Smith,

I am writing again as the attorney for the Town of St. Lucie Village. When we spoke in October, you indicated that you wanted to come to the Village Board's November 17 meeting for an occupational license.

I understood that you were working on funding to address the grease trap, you had followed up with the surveyor on the "site plan" and also that your position was that you were not obliged to go site plan review because the business is grandfathered with the utility meter still running. You further indicated that you did not feel you were bound by the Village 11:00 p.m. limitation on alcohol sales.

At this point, FPUA does not report any progress in relation to the grease trap or sewer connection, I have not received a site plan, and the Village does not agree with you on the other points. Section 562.14, *Florida Statutes*, indicates that the hours of alcohol sales are subject to municipal regulation; and, Section 5.3.0 (A) of the Village Land Development Code requires site plan review.

Under the circumstances, there is no reason to agenda consideration of an occupational license.

Sincerely,

Richard V. Neill, Jr.
Village Attorney

RVNjr/jm

Richard V. Neill, Jr.

From: J Blandford <jdbfsu@gmail.com>
Sent: Wednesday, November 11, 2026 7:09 AM
To: Jose M. Monte; Jim Vanhekken; Rachel Tennant; catherine rohm; Carl Peterson; scott mclam; Paulette Burgess; Richard V. Neill, Jr.
Subject: Resignation from the Board of Adjustment- Blandford

Dear Board of Adjustment Members and Town Attorney:

Please accept this letter as my formal resignation from the Saint Lucie Village Board of Adjustment, effective immediately.

I have appreciated the opportunity to serve the Village and contribute to the community. I have valued working alongside the other board members and being involved in decisions that affect the residents and future of Saint Lucie Village.

I want to thank the Village for the opportunity to serve and appreciate the time, cooperation, and support of everyone involved. I remain committed to supporting the community and wish the Board continued success.

Respectfully,

Joey Blandford