

MINUTES OF A REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE CITY HALL COMMISSION CHAMBERS, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 6:30 P.M. ON TUESDAY, **FEBRUARY 18, 2020.**

**1. CALL TO ORDER**

Mayor Hudson called the February 18, 2020 Regular Meeting of the City Commission to order at 6:30 PM.

**2. OPENING PRAYER - Pastor Delores Williams, God's Kingdom Station House of Prayer, Inc**

**3. PLEDGE OF ALLEGIANCE**

**4. ROLL CALL**

Present: Mayor Linda Hudson; Commissioner Rufus Alexander; Commissioner Jeremiah Johnson; Commissioner Thomas Perona; Commissioner Reginald Sessions

Staff Present: City Clerk Linda Cox  
City Manager Nicholas Mimms  
City Attorney Peter Sweeney

**5. APPROVAL OF MINUTES**

- a. Approval of Minutes from February 03, 2020 Regular Meeting.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Rufus Alexander to approve the minutes from the February 03, 2020 regular meeting.

AYE: Mayor Linda Hudson, Commissioner Rufus Alexander, Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Commissioner Reginald Sessions  
Passed

**6. PROCLAMATIONS**

Mayor Hudson, on behalf of the City Commission, presented a Certificate of Achievement to Miss Elena Cazares who is a 5<sup>th</sup> Grade Student at St. Anastasia Catholic School for her First Place entry into the contest at the 5<sup>th</sup> Annual Highwaymen Heritage Art Show and Festival. Miss Cazares's art exhibit will be showcased along with the other winners in the display case outside the City Commission Chambers during the month of March. Congratulations to all the participants of this Art Contest.

- a. Love Pizza Month proclamation being received by Scott Van Duzer of the Van Duzer Foundation.

**7. LETTERS TO COMMISSION**

- a. Email from Michael Broderick, Director of Property Management, Trident Properties Management, commending Assistant City Attorney Tanya Earley for her professionalism, guidance and a job well done during a recent Historic Preservation Board meeting.
- b. Email from Career Source Research Coast, Director of Operations Shelly Batton thanking Caleta Scott and Kaitlyn Ballard for their hard work for making the 5th Annual City of Fort Pierce Job Fair a success.

**8. COMMENTS FROM THE PUBLIC ON AGENDA ITEMS NOT REQUIRING PUBLIC HEARINGS**

Any person who wishes to comment on an agenda item which is not under Public Hearings on the Agenda may be heard at this time and must sign up to speak in advance. Please limit your comments to three (3) minutes or less, as directed by the Mayor, as this section of the Agenda is limited to thirty minutes. The City Commission will not be able to take any official actions under Comments from the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

Betty Robinson – Item 11e.

**9. ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA**

Staff has requested that Item 12e be pulled from the Agenda. This item will be brought back to the City Commission at a later date.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to approve and set the Agenda as amended.

AYE: Mayor Linda Hudson, Commissioner Rufus Alexander, Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Commissioner Reginald Sessions  
Passed

## 10. MISCELLANEOUS REPORTS

## 11. CONSENT AGENDA

- a. Approve CentralSquare Technologies, Annual Maintenance Renewal in the amount not to exceed \$85,637.08.
- b. Approval of City Hall Annex "Old City Hall" Lease to St. Lucie County for a period of three (3) years from the date the agreement is effective, with two (2), one year options, for a total of five (5) years, for a total annual rent of \$49,000.00, for utilization by the County's Community Services Department.
- c. Approval of the following short-listed firms for the Professional Engineering Services RFQ No. 2019-027 for a period of two (2) years with three (3) one year renewal options: Captec Engineering, Cardno, Inc., Culpepper & Terpening, Inc., Engineering Design & Construction, Kimley Horn Associates, Inc., and Marlin Engineering, Inc.
- d. Approval of Change Order No.4 for RFP No. 2018-004 to Gator Dredging in the amount of \$160,243.60 for the dredging of the Intra Coastal Water Way (ICWW).
- e. Approve waiver of fees in the amount of \$1,236.56 associated with the lot clearing lien against 1025 N 12th Street, Fort Pierce, FL 34054, Parcel No. 2404-804-0002-000-8 owned by Betty Robinson, P. O. Box 2075, Fort Pierce, FL 34954 contingent upon payment of \$1,598.07 payable in 30 days.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Reginald Sessions to approve Items 11a, 11b, 11c, 11d, and 11e.

AYE: Mayor Linda Hudson, Commissioner Rufus Alexander, Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Commissioner Reginald Sessions  
Passed

## 12. PUBLIC HEARINGS

- a. Resolution No. 20-R12 and Quasi-Judicial Hearing – A hearing to allow the owners and/or parties of interest in the property identified as 2607 Avenue D to show cause why the structure located on the premises should not be condemned and demolished.

City Clerk Linda Cox introduced the Resolution, read by title only, into the record.

### RESOLUTION NO. 20-R12

A RESOLUTION DETERMINING THAT A CERTAIN BUILDING OR STRUCTURE LOCATED AT 2607 AVENUE D IN FORT PIERCE, FLORIDA 34946 IS UNSAFE AND A NUISANCE THAT CONSTITUTES A MENACE TO THE BUSINESS, HEALTH AND SAFETY OF THE COMMUNITY; AND THAT SAID BUILDING OR STRUCTURE SHALL BE CONDEMNED AND DEMOLISHED; DECLARING THE PARTIES OF INTEREST WERE PROVIDED THE OPPORTUNITY TO BE HEARD AND ARE RESPONSIBLE FOR THE REMOVAL OF THE BUILDING OR STRUCTURE; AND ORDERING THE CITY OF FORT PIERCE TO PROCEED WITH SUCH REMOVAL AND PLACE A LIEN UPON THE PROPERTY IDENTIFIED IF COMPLETED BY THE CITY OF FORT PIERCE; PROVIDING FOR APPEAL; PROVIDING FOR NOTICE TO ALL PARTIES; AND PROVIDING FOR AN EFFECTIVE DATE

Mayor Linda Hudson asked all present to listen carefully to what City Attorney, Peter Sweeney, would read regarding Quasi-Judicial Hearings as they apply to all subsequent Quasi-Judicial Hearings tonight.

Before commencing this Quasi-Judicial Hearing, Peter Sweeney, City Attorney, reminded the City Commission that they serve in both a legislative and quasi-judicial role. When acting as

a legislative body, the commission engages in law-making activity by passing laws and establishing policies. When acting as a quasi-judicial body, the commission applies those laws and policies and is held to stricter procedural requirements.

Quasi-judicial proceedings are less formal than proceedings before a circuit court but are more formal than the normal commission meeting. Quasi-judicial proceedings must follow basic standards of notice and due process; and, decisions must be made based on competent substantial evidence.

Therefore, Commissioners have a duty to conduct the quasi-judicial proceedings more like judges than legislators. That is why the commission has established the uniform procedures for quasi-judicial hearings that will be followed this evening.

Mayor Linda Hudson called the proceeding to order.

City Clerk, Linda Cox, confirmed the City complied with advertisement and notice requirements.

Mayor Linda Hudson inquired with the Commission regarding ex-parte communications and asked City Clerk to call the roll:

Commissioner Alexander - none.

Commissioner Johnson - none.

Commissioner Perona - none.

Commissioner Sessions - none.

Mayor Hudson – none.

Mayor Linda Hudson opened the public hearing.

City Clerk, Linda Cox, was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on this item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth and nothing but the truth. Those that were sworn in were asked to clearly state their name for the record and confirm they were sworn in at such time as they were asked to come forward to testify.

Staff Presentation: Peggy Arriaz, Code Compliance Manager, provided an overview of the proposed Resolution No. 20-R12 for the condemnation and demolition of a property located at 2607 Avenue D, Fort Pierce, FL. This property was previously condemned by the former Building Official, Marc Meyers on May 12, 2016. Multiple extensions were granted to the owner and due to no action taken by the owner, the property was re-cited on October 30, 2018. Additional extensions were granted to the owner after this date. On May 08, 2019 a re-roofing permit application was submitted but not approved because it did not cover the full scope of work required to be completed. A final extension was granted on October 22, 2019 and no further action has been taken. A Property Maintenance Inspection Report was completed by the Building Department on September 14, 2018. Due to the roof collapse and overall poor condition of the structure, demolition was recommended. A Notice of Unsafe Building was sent certified mail and the signed return receipt was received from the owner. The structure is unoccupied, there are no utilities to the property; and, it has not been designated as historic.

Commission questions for Staff: Ms. Arriaz confirmed there are no other open violations for this property. Ms. Arriaz also confirmed with the Historic Preservation Officer to confirm this property was not listed as a historic building or located within a historic district.

Owners Presentation: Ms. Norma Eradiri stated that her son has secured a loan and given a deposit to a contractor. The blueprints for the structure were destroyed during a storm, and they must obtain new ones. Ms. Eradiri provided a detailed family history of the owners of the property. Ms. Eradiri has requested a six-month extension so that she may obtain the needed blueprints, have the permits applied for and construction to commence. Ms. Eradiri said she is unable to insure the property in it's current condition because it is vacant. Ms. Eradiri would like to contribute to the improvements on Avenue D by restoring this structure. Ms. Eradiri said the builder is ready to commence work, but she must provide him with a blueprint.

Mayor Hudson has opened the hearing for public comment.

Public comment:

Mr. Rick Reed

Seeing no one else, Mayor Hudson closed the public hearing.

Ms. Arriaz explained that once a building permit has been approved, the Code Enforcement process remains on stand-by to allow the owner time to complete the construction. The process to obtain a building permit could take 90 days. This will allow for plans to be prepared and an application for a building permit to be submitted to the Building Department. Mr. Mimms said after discussing this property with a building official, the complete process of obtaining engineered plans, permitting and full construction could take a full year to complete. The Commission will require that the structure be secured immediately from unauthorized access. City Attorney Peter Sweeney clarified that even if a building permit is issued, the structure will remain condemned until a future building inspection has determined the structure to be safe and within code requirements. The enforcement aspect of the condemnation is what is placed on hold when a permit is issued.

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Rufus Alexander to postpone this hearing to the July 06, 2020 City Commission meeting to allow the owner adequate time to obtain a building permit and secure the structure and surrounding fence.

AYE: Mayor Linda Hudson, Commissioner Rufus Alexander, Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Commissioner Reginald Sessions  
Passed

- b. Legislative Hearing - Ordinance No. 20-004 - An ordinance amending the Future Land Use of four parcels at or near 2152 S Jenkins Road from Medium Density Residential (RM) to High Density Residential (RH). FIRST READING

City Clerk Linda Cox introduced the ordinance, read by title only, into the record.

ORDINANCE NO. 20-004

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF FOUR (4) PARCELS GENERALLY LOCATED AT OR NEAR 2152 SOUTH JENKINS ROAD FROM CITY OF FORT PIERCE MEDIUM DENSITY RESIDENTIAL (RM) TO CITY OF FORT PIERCE HIGH DENSITY RESIDENTIAL (RH); PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE. FIRST READING

Mayor Hudson opened the Public Hearing.

Staff Presentation: Mr. Brandon Creagan, Planner provided an overview of Ordinance No. 20-004, future land use amendment for 2152 South Jenkins Road, Fort Pierce, Florida. The proposed amendment is to change four (4) parcels from Medium-Density Residential (RM) to High-Density Residential (RH). This proposal is consistent with surrounding Future Land Uses; is consistent with Section 22-131 of the City Code and Comprehensive Plan; and, does not adversely affect the public health, safety, convenience, and general welfare. Twenty-three (23) notifications were mailed, one reply in favor was received. The Planning Board recommended approval at the January 14, 2020 meeting. Staff recommends approval of the ordinance.

Commission Questions for Staff: Mr. Creagan described the zoning for the surrounding parcels. Mr. Creagan explained the maximum height for a high density could be two hundred (200) feet; however, density will determine the actual height.

Applicant Presentation: Mr. Dennis Murphy of Culpepper & Terpening, Applicant Representative was present and available to answer any questions. Mr. Murphy stated that Jenkins Road is an undeveloped major artery that runs through the center of the county. Jenkins Road could potentially connect the airport area to the industrial area. This has potential for connections to Interstate 95 and the Florida Turnpike at Midway Road, Okeechobee Road, and Orange Avenue. This is an arterial corridor that is not a low-density or strip density corridor. High density refers to something more than five units per acre. What governs development on a property ultimately is what fits on the land by code.

Mayor Hudson has opened the hearing for public comment.

Public Comment:

Leslie Olsen, Planning and Services Director for St. Lucie County - Discussed traffic impact on the Jenkins Road corridor and a partnership between the County and City to evaluate the trip count and full level of service for this area.

Ms. Hofmeister, Planning Director confirmed that today, she received a copy of the traffic study which was previously done by St. Lucie County for this area. Mr. Mimms expressed

the need for roadway capacity review and a joint development approach with St. Lucie County for this portion of Jenkins Road which will become a major arterial access in the future. March 06, 2020 will be the first joint meeting between the City and County that will look at a comprehensive approach to the traffic plan and development of creative concepts for an alternative to the current roadway network access points.

Seeing no one else, Mayor Hudson closed the Public Hearing.

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Rufus Alexander to approve Ordinance 20-004 with Staff recommendations.

AYE: Mayor Linda Hudson, Commissioner Rufus Alexander, Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Commissioner Reginald Sessions  
Passed

- c. Quasi-Judicial Hearing - Ordinance No. 20-005 - An ordinance rezoning four (4) properties generally located at or near 2152 S Jenkins Road from Medium Density Residential (R-4) to High Density Residential (R-5). FIRST READING

City Clerk Linda Cox introduced the ordinance, read by title only, into the record.

ORDINANCE NO. 20-005  
AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING FOUR (4) PARCELS GENERALLY LOCATED AT OR NEAR 2152 SOUTH JENKINS ROAD FROM CITY OF FORT PIERCE MEDIUM DENSITY RESIDENTIAL, R-4 TO CITY OF FORT PIERCE HIGH-DENSITY RESIDENTIAL, R-5; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.  
FIRST READING

Mayor Hudson called the public hearing to order and reminded the Commission and Public that this proceeding is a Quasi-Judicial Hearing and that City Attorney Peter Sweeney has read the legal requirements into the record.

City Clerk, Linda Cox, confirmed the City complied with advertisement and notice requirements.

Mayor Linda Hudson inquired with the Commission regarding ex-parte communications and asked City Clerk to call the roll:

Commissioner Alexander - none.  
Commissioner Johnson - none.  
Commissioner Perona - none.  
Commissioner Sessions - none.  
Mayor Hudson – none.

Mayor Linda Hudson opened the public hearing.

City Clerk, Linda Cox, was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on this item were asked to stand, raise their right hand, and administered an oath, to tell the truth, the whole truth and nothing but the truth. Those that were sworn in were asked to clearly state their name for the record and confirm they were sworn in at such time as they were asked to come forward to testify.

Staff Presentation: Brandon Creagan, Planner, provided an overview of the proposed Ordinance No. 20-005 which is for the Zoning Atlas Amendment of four (4) properties generally located at or near 2152 South Jenkins Road from Medium-Density (r-4) to High-Density Residential (R-5). Mr. Creagan provided maps showing the location, zoning, and future land use for the parcels. The proposal is consistent with the surrounding zoning; consistent with Section 22-131 of the City Code and Comprehensive Plan; and does not adversely affect the public health, safety, convenience, and general welfare. Twenty-three (23) notifications were mailed to property owners within five-hundred (500) feet; one notification was returned in favor. Staff recommends approval. Mr. Creagan is available to answer any questions.

Commission questions for Staff: Mr. Creagan confirmed that the Planning Board did discuss at their meeting the traffic issues for Jenkins Road. The traffic study was dated 2018.

Applicant questions for Staff: None.

Commissioners have no further questions, Staff was excused.

Applicant presentation: Mr. Dennis Murphy, sworn, of Culpepper & Terpening representing the Owner, was present. Mr. Murphy would like to refer to his comments from the previous presentation during the Legislative Hearing for Ordinance 20-004. Mr. Murphy stated his firm would be available to help facilitate with the County and City's comprehensive review of the Jenkins corridor; and, to address the community's concern about transportation. Mr. Murphy is available to answer any questions.

Commission questions for Applicant: Mr. Murphy stated that rezoning versus planned development application is more straightforward for his client. They are in the early stages of master planning and site planning for the property. It will be a multi-family community similar to those in the surrounding area. The R-5 zoning gives them the basic code requirements that they will need. The Commission remains concerned with the height allowance with this zoning designation considering a school and body of water are adjacent to the property. Mr. Murphy expressed when a design review is brought to Staff and ultimately before the Commission, it will address some of these and other concerns discussed earlier.

Staff questions for Applicant: None.

Mayor Hudson has opened the hearing for public comment.

Public comment:

Leslie Olsen, sworn, Planning and Services Director for St. Lucie County - Discussed the need for collaboration between the County and City regarding the development of the Jenkins Road corridor.

Mayor Hudson closed the public hearing.

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Rufus Alexander to approve Ordinance No 20-005 with Staff recommendations.

AYE: Mayor Linda Hudson, Commissioner Rufus Alexander, Commissioner Thomas Perona, Commissioner Reginald Sessions

NAY: Commissioner Jeremiah Johnson

Passed

- d. Quasi-Judicial Hearing - Ordinance No. 20-003 - Review and approval of an application for a Zoning Atlas Amendment and Design Review submitted by representative Brian Nolan for property owner Cone & Graham, Inc., to rezone 12 parcels from General Commercial (C-3) to Planned Development (PD) and approval of a Site Plan for a 144-unit multi-family development at 1919 South 35th Street, Fort Pierce, FL. FIRST READING

City Clerk Linda Cox introduced the ordinance, read by title only, into the record.

ORDINANCE NO. 20-003

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING TWELVE (12) PROPERTIES GENERALLY LOCATED AT OR NEAR 1919 SOUTH 35TH STREET FROM C-3, GENERAL COMMERCIAL, TO PD, PLANNED DEVELOPMENT; FURTHER APPROVING A DEVELOPMENT PLAN PURSUANT TO SECTION 22-40, PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE. FIRST READING

Mayor Hudson called the public hearing to order and reminded the Commission and Public that this proceeding is a Quasi-Judicial Hearing and that City Attorney Peter Sweeney has read the legal requirements into the record.

City Clerk, Linda Cox, confirmed the City complied with advertisement and notice requirements.

Mayor Linda Hudson inquired with the Commission regarding ex-parte communications and asked City Clerk to call the roll:

Commissioner Alexander - yes.  
Commissioner Johnson - none.  
Commissioner Perona - none.  
Commissioner Sessions - none.  
Mayor Hudson - none.

Mayor Linda Hudson opened the public hearing.

City Clerk, Linda Cox, was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on this item were asked to stand, raise their right hand, and administered an oath, to tell the truth, the whole truth and nothing but the truth. Those that were sworn in were asked to clearly state their name for the record and confirm they were sworn in at such time as they were asked to come forward to testify.

Staff Presentation: Brandon Creagan, Planner provided an overview of Ordinance No. 20-003 for the review and approval of the Misty Creek Preserve Zoning Atlas Amendment, Design Review, and Site Plan for a 144-unit multi-family development which consists of twelve (12) parcels at 1919 South 35<sup>th</sup> Street, Fort Pierce, Florida. Mr. Creagan presented maps including a Site Map, Future Land Use Map, and Zoning. Map. This proposal is consistent with the City Code and Comprehensive Plan; it does not adversely affect the public health safety, convenience, and general welfare; and, is within proximity to key commercial and institutional amenities. Mr. Creagan also presented a copy of the Site Plan and Design Review Plan. These plans outline six (6) buildings that have twenty-four (24) units each with approximately two hundred thirty-nine (239) parking spaces that allow for a surplus of forty-three (43) parking spaces over code requirements. Access points will include one on Okeechobee Road and one on South 35<sup>th</sup> Street. Sixty-eight (68) notifications were mailed out to property owners within five hundred (500) feet. One notification was received back in favor.

Staff recommends approval subject to nine (9) conditions:

1. A lighting plan or photometric survey shall be submitted at the time of Building Permit.
2. Prior to the issuance of a building permit, all 12 parcels shall be combined via a Unity of Title with the St. Lucie County Clerk of Courts and shall be combined via a Parcel Combination with the St. Lucie County Property Appraiser's Office. A copy of the Unity of Title and Parcel Combination approvals shall be submitted with the Building Permit.
3. A County Right-of-Way permit is required for all work within the County right-of-way and may include a Roadway Improvement Agreement with associated bonding.
4. Sidewalks shall be constructed along the property boundary's fronting the public rights-of-way of South 35<sup>th</sup> Street and South 37<sup>th</sup> Street in accordance with County and City Codes. Options may be considered at the time of site development permitting. The applicant shall coordinate with St. Lucie County regarding sidewalks as the rights-of-way are County owned.
5. South 35<sup>th</sup> Street is identified on the County's Right-of-Way Protection Plan as a future 80-foot right-of-way. A dedication of one half of the remaining required right-of-way in the amount of five (5) feet from the property is required. The applicant shall coordinate with St. Lucie County regarding this right-of-way dedication.
6. South 37<sup>th</sup> Street is a Local Road and not on the County's Right-of-Way Protection Plan. The minimum right-of-way for a local road is 70 feet. The current width is demonstrated at 30 feet. A dedication of 20 feet from the property is required. The applicant shall coordinate with St. Lucie County regarding this right-of-way dedication.
7. Submit three (3) sets of utility plans to the Fort Pierce Utilities Authority to the Water and Wastewater Engineering Division for approval at the time of Building Permit.
8. Coordinate with the Fort Pierce Utilities Authority regarding all requested easements. All easements shall be in place before the first Certificate of Occupancy is granted for the site.
9. A Landscape Bond pursuant to City Code 22-180 shall be required before the final Certificate of Occupancy is approved for the site.

Commission questions for Staff: None.

Applicant questions for Staff: None.

Commissioners have no further questions, Staff was excused.

Applicant presentation: Lee Dobbins, Esq., sworn, from the law firm of Dean Mead was present on behalf of the Applicant. Also present, was Brian Nolan, sworn, from Lucido & Associates, Land Planners on behalf of the Applicant. Mr. Dobbins stated they did not have a presentation but are available to answer any questions.

Commission questions for Applicant: None.

Staff questions for Applicant: None.

Mayor Hudson has opened the hearing for public comment.

Public comment: None.

Seeing no one, Mayor Hudson closed the public hearing.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Rufus Alexander to approve Ordinance 20-003, as recommended by Staff and subject to the following nine (9) conditions:

1. A lighting plan or photometric survey shall be submitted at the time of Building Permit.
2. Prior to the issuance of a building permit, all 12 parcels shall be combined via a Unity of Title with the St. Lucie County Clerk of Courts and shall be combined via a Parcel Combination with the St. Lucie County Property Appraiser's Office. A copy of the Unity of Title and Parcel Combination approvals shall be submitted with the Building Permit.
3. A County Right-of-Way permit is required for all work within the County right-of-way and may include a Roadway Improvement Agreement with associated bonding.
4. Sidewalks shall be constructed along the property boundary's fronting the public rights-of-way of South 35th Street and South 37th Street in accordance with County and City Codes. Options may be considered at the time of site development permitting. The applicant shall coordinate with St. Lucie County regarding sidewalks as the rights-of way are County owned.
5. South 35th Street is identified on the County's Right-of-Way Protection Plan as a future 80-foot right-of-way. A dedication of one half of the remaining required right-of-way in the amount of up to five (5) feet from the property is required. The applicant shall coordinate with St. Lucie County regarding this right-of-way dedication.
6. South 37th Street is a Local Road and not on the County's Right of-Way Protection Plan. The minimum right-of-way for a local road is 70 feet. The current width is demonstrated at 30 feet. A dedication of up to 20 feet from the property is required. The applicant shall coordinate with St. Lucie County regarding this right-of-way dedication.
7. Submit three (3) sets of utility plans to the Fort Pierce Utilities Authority to the Water and Wastewater Engineering Division for approval at the time of Building Permit.
8. Coordinate with the Fort Pierce Utilities Authority regarding all requested easements. All easements shall be in place before the first Certificate of Occupancy is granted for the site.
9. A Landscape Bond pursuant to City Code 22-180 shall be required before the Final Certificate of Occupancy is approved for the site.

AYE: Mayor Linda Hudson, Commissioner Rufus Alexander, Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Commissioner Reginald Sessions  
Passed

- e. **PULLED AT STAFF'S REQUEST.** Quasi-Judicial Hearing - Review and approval of an application for Final Plat, submitted by Property Owner, Granada Street Properties, LLC and Applicant, Henry Loudon, to subdivide approximately 1.9 acres of land for the Granada Street Properties 10 Single-Family Home Cottages to be located at current Lots 3,4,5, and 6, Block 7, Lots 1,3, and 5, Block 8 and a portion of the abandoned right-of-way of Francis Avenue lying between Lot 6, Block 7, and Lot 1, Block 8, in the Palm Haven Subdivision of Fort Pierce, FL. The property is zoned Hutchinson Island Residential (R-4A)

### 13. CITY COMMISSION

- a. Resolution 20-R10 Amending membership eligibility for Fort Pierce Youth Council.

City Clerk Linda Cox introduced Resolution 20-R10, read by title only, into the record.

RESOLUTION NO. 20-R10

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, REVISING THE REQUIREMENTS FOR APPOINTMENT TO THE CITY OF FORT PIERCE YOUTH COUNCIL; AND PROVIDING FOR AN EFFECTIVE DATE.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Reginald Sessions to approve Resolution No. 20-R10.

AYE: Mayor Linda Hudson, Commissioner Rufus Alexander, Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Commissioner Reginald Sessions  
Passed

b. Resolution 20-R11 Appointing members to the Fort Pierce Youth Council

City Clerk Linda Cox introduced Resolution 20-R11, read by title only, into the record.

RESOLUTION NO. 20-R11

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CERTIFYING THE APPOINTMENT OF MEMBERS TO THE YOUTH ADVISORY COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

The following members have been appointed by the City Commission with a term that expires on February 18, 2021:

Mr. Johnson	Appointed by Commissioner Alexander pending receipt of completed Application for Appointment.
Ms. Leah Johnson	Appointed by Mayor Hudson
Ms. Grace Fee	Appointed by Commissioner Perona
Ms. Bree Kazen	Appointed by Commissioner Johnson
Ms. Kate Casey	Appointed by Commissioner Sessions
Ms. Lishonda Franklin	Appointed at large
Ms. Keisha Renoird	Appointed at large

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Rufus Alexander to approve Resolution No. 20-R11.

AYE: Mayor Linda Hudson, Commissioner Rufus Alexander, Commissioner Thomas Perona, Commissioner Reginald Sessions  
Other: Commissioner Jeremiah Johnson (ABSTAIN)  
Passed

Commissioner Johnson filed form 8B as required.

**14. COMMENTS FROM THE PUBLIC**

Any person who wishes to comment on any subject may be heard at this time. Please limit your comments to three (3) minutes or less, as directed by the Mayor, as this section of the Agenda is limited to thirty minutes. The City Commission will not be able to take any official actions under Comments from the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

Rick Reed.

**15. COMMENTS FROM THE CITY MANAGER**

City Manager Nick Mimms discussed the wonderful Highwaymen Festival which brought hundreds of people to our beautiful city to enjoy the food, arts, and music. The historic bus tours were a great success with almost every seat being taken. February 20, 2020 there will be a meeting with FPUA to discuss improvements to the annexation process. Also, on February 20, 2020, the Taylor Creek Publix will have its grand opening. Beginning on February 24, 2020, there will be a soft opening of the Student Perks Program's coffee cart in the lobby of City Hall. The Student Perks Program has partnered with the new Starbucks to provide coffee, muffins, bagels, and fruit for sale. This is a coffee-cart will provide work skills for St. Lucie County's exceptional students. The goal is to offer students the ability to refine their social and work skills which will aid them in the transfer to competitive employment after high school. The coffee cart will be run every Monday starting at 8:30 am. February 25, 2020 will be the Mayor Hudson's State of the City address at the Sunrise Theatre. February 27, 2020 will be the start of the 2020 Citizen's Academy which will teach the inner workings of the City of Fort Pierce government.

City Attorney Peter Sweeney has no reports.

**16. COMMENTS FROM THE COMMISSION**

Commissioner Perona is requesting an update on the Savannah Road Animal Shelter. It is currently a temporary arrangement with the County and the County needs to be involved in the process to move forward. The public wants to be involved and is excited to move forward. Mr. Mimms advised that we are currently in the negotiation of a contract with St. Lucy County for the Savannah Road facility. The City of Port St. Lucie is drafting its formal withdrawal from the Interlocal Agreement. Ms. Arriaz, Code Enforcement Manager, reported that she met with the County on February 13, 2020 to begin drafting a new Interlocal Agreement which will be long-term with short-term goals. This agreement will include financial assistance from the County. Ms. Arriaz will be meeting with Purchasing and Public Works to put a plan together for the bid process so that when the Interlocal Agreement is finalized, we can move forward. The temporary shelter will remain open during this process. Commissioner Perona would like to see the workshop with the County go forward to discuss and share ideas about the various city issues which include but are not limited to the animal shelter, roads, the port, parks, and overall development so that both the City and County are on the same page.

Commissioner Sessions would like to echo the sentiments of working with the County for planning, growth, and development.

Commissioner Alexander is also pleased to work with the County and County Commissioners. Commissioner is concerned with why Port St. Lucie withdrew from the Interlocal Agreement for the Savannah Road animal facility. Commissioner Alexander would like any outstanding issues worked out with developers on the Jenkins Road property proposals.

Commissioner Johnson wished to thank all the staff and dedicated volunteers who attended the Moore's Creek clean up. It was a great success. South Beach Association met and discussed various issues with regard to downtown.

Mayor Hudson also wished to remind everyone about the State of the City address on Tuesday, February 25, 2020 at 6:00 pm at Sunrise Theatre. Friday, February 21, 2020 is the Coffee with the Mayor at the Fort Pierce Yacht Club sponsored by Animal Emergency Referral Center.

**17. ADJOURNMENT**

Immediately following adjournment, please move toward the doors and exit the chambers. This allows for the safe and courteous exit of all persons, and those on the dais. Conversations after the meeting should be held outside of chambers, in the foyer or elsewhere, but not in the commission chambers where lights will be out as soon as the chambers are empty.

Mayor Linda Hudson adjourned the meeting at **9:09 pm**.

ATTEST:

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CITY CLERK

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MAYOR COMMISSIONER