

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 5:05 P.M. ON MONDAY, AUGUST 19, 2024.

1. CALL TO ORDER

Mayor Hudson called the August 19, 2024, Regular Meeting of the City Commission to order at 5:05 P.M.

2. OPENING PRAYER - Pastor Hazel Hoylman with In the Image of Christ

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

Present: Commissioner Michael Broderick; Commissioner Arnold Gaines; Commissioner Curtis Johnson, Jr.; Commissioner Jeremiah Johnson; Mayor Linda Hudson

Staff Present: City Clerk /Acting City Manager Linda Cox
Records Management Coordinator Tina Rel
City Attorney Sara Hedges

5. APPROVAL OF MINUTES

- a. Approval of the minutes from the August 5, 2024 meeting.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve the minutes from the August 05, 2024 Regular Meeting.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson
Passed

6. PROCLAMATIONS

- a. Recognizing the years of Special Magistrate service of Fran Ross, Esq.

7. LETTERS TO COMMISSION

8. ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA

Mayor Hudson requested that item 13c precede item 11, the Consent Agenda.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Jeremiah Johnson to approve the agenda as amended moving item 13c before item 11, the Consent Agenda.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson
Passed

9. 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.

Reginald Sessions

Rick Reed

Chris Gardner

Kris Einstein

10. MISCELLANEOUS REPORTS

11. CONSENT AGENDA

- a. Approval of Contract for Analysis of Law Enforcement Services with Center for Public Safety Management, LLC for the amount of \$78,500 fee plus the costs of travel and in-person attendance.
- b. Approval Indian River Mural Artist Service Agreement with Sean Coffey in the amount of \$23,705.00 for a mural to be located on the west side of the wall along Northbound Indian River Drive, between Citrus Avenue and Atlantic Avenue.
- c. Approval of award of Bid No. 2024-037 for CDBG Residential Rehabilitation for 318 N. 18th Street Fort Pierce, FL to Gentile Corp in an amount not to exceed \$71,800.00.
- d. Approval of award of Bid No. 2024-038 for CDBG Residential Rehabilitation for 720 Maple Street Fort Pierce, FL to Blue CS Construction LLC in an amount not to exceed \$65,700.00.
- e. Approval of award of Bid No. 2024-039 for CDBG Residential Rehabilitation for 2708 Avenue H, Fort Pierce, FL to Gentile Corp in an amount not to exceed \$57,575.00.
- f. Approval of award of Bid No. 2024-041 for CDBG Residential Rehabilitation for 1127 Colonial Road, Fort Pierce, FL to Andros Roofing & Construction LLC in an amount not to exceed \$58,659.25.
- g. Approval of award of Bid No. 2024-042 for CDBG Residential Rehabilitation for 902 Hickory Street, Fort Pierce, FL to Andros Roofing & Construction LLC in an amount not to exceed \$60,021.00.
- h. Approval of letter of support on behalf of FPUA for a Federal Highway Administration grant for the installation of EV Chargers in various areas within the City.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to approve the Consent Agenda.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

12. PUBLIC HEARINGS

Quasi-Judicial Hearings follow a strict set of rules and procedures which can be found on the City's website using this link: <https://www.cityoffortpierce.com/DocumentCenter/View/6740/Quasi-Judicial-Procedures>. All Quasi-Judicial decisions by the City Commission must be based on competency substantial evidence. Competent substantial evidence is evidence which will establish a substantial basis from which the fact at issue can reasonably be inferred. It includes fact or opinion evidence offered by an expert on a matter that requires specialized knowledge and that is relevant to the issues to be decided. It is evidence a reasonable mind could accept as having probative weight and adequate to support a legal conclusion. Hypothetical, speculative, fear or emotion based generalized statements that do not address the relevant issues and that cannot be reasonably said to support the action advocated, are not competent substantial evidence.

- a. Legislative Hearing - Ordinance 24-023 - City Initiated Annexation of one (1) parcel owned by KG Concrete & Development LLC located at or near 4105 Mariah Cir. Parcel ID#:2407-114-0002-000-9 - SECOND READING

Records Management Coordinator, Tina Rel, introduced the Ordinance, read by the title only, into the record.

ORDINANCE NO. 24-023

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4105 MARIAH CIR IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL LIGHT (IL) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE. SECOND READING

Mayor Hudson opened the public hearing.
Seeing no one, she closed the public hearing.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to approve Ordinance No. 24-023.

AYE: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

- b. Legislative Hearing - Ordinance 24-024 - City Initiated Annexation of one (1) parcel owned by Lawn Chair Properties LLC located at or near 4106 Mariah Cir. Parcel ID#:2407-111-0001-000-3 - SECOND READING

ORDINANCE NO. 24-024

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4106 MARIAH CIR IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL LIGHT (IL) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE. SECOND READING

Mayor Hudson opened the public hearing.
Seeing no one, she closed the public hearing.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Curtis Johnson, Jr. to approve Ordinance No. 24-024.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

- c. Legislative Hearing - Ordinance 24-025 - City Initiated Annexation of one (1) parcel owned by Unity Three Office Bldg LLC located at or near 4075 Virginia Ave. Parcel ID#:2420-602-0013-000-8 - SECOND READING

Records Management Coordinator, Tina Rel, introduced the Ordinance, read by the title only, into the record.

ORDINANCE NO. 24-025

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4075 VIRGINIA AVE IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF COMMERCIAL GENERAL (CG) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF COMMERCIAL (COM); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE. SECOND READING

Mayor Hudson opened the public hearing.
Seeing no one, she closed the public hearing.

Records Management Coordinator, Tina Rel, introduced the Ordinance, read by the title only, into the record.

ORDINANCE NO. 24-025

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4075 VIRGINIA AVE IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF COMMERCIAL GENERAL (CG) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF COMMERCIAL (COM); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE. SECOND READING

Mayor Hudson opened the public hearing.
Seeing no one, she closed the public hearing.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to approve Ordinance No. 24-025.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

- d. Legislative Hearing - Ordinance 24-026 - City Initiated Annexation of one (1) parcel owned by Unity Three Office Bldg LLC located at or near 2304 S 41st Street. Parcel ID#:2420-602-0016-000-9 - SECOND READING

Records Management Coordinator, Tina Rel, introduced the Ordinance, read by the title only, into the record.

ORDINANCE NO. 24-026

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 2304 SOUTH 41ST STREET IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF COMMERCIAL GENERAL (CG) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF COMMERCIAL (COM); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE. SECOND READING

Mayor Hudson opened the public hearing.
Seeing no one, she closed the public hearing.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to approve Ordinance No. 24-026.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

- e. Legislative Hearing - Ordinance 24-027 - City Initiated Annexation of one (1) parcel owned by Jose & Rosemary Torres located at or near 4351 S 25th Street. Parcel ID#:2432-414-0005-000-9 - SECOND READING

Records Management Coordinator, Tina Rel, introduced the Ordinance, read by the title only, into the record.

ORDINANCE NO. 24-027

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4351 SOUTH 25TH STREET IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF AGRICULTURAL-1 (AR-1) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF RESIDENTIAL SUBURBAN (RS); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE. SECOND READING

Mayor Hudson opened the public hearing.
Seeing no one, she closed the public hearing.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve Ordinance No. 24-027.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

- f. Legislative Hearing - Ordinance 24-028 - City Initiated Annexation of one (1) parcel owned by Italian Castle Of The Treasure Coast LLC located at or near 4560 S 25th Street. Parcel ID#:2433-333-0001-000-6 - SECOND READING

Records Management Coordinator, Tina Rel, introduced the Ordinance, read by the title only, into the record.

ORDINANCE NO. 24-028

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4560 SOUTH 25TH STREET IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATIONS OF AGRICULTURAL-1 (AR-1) AND RELIGIOUS FACILITIES (RF) AND INSTITUTIONAL (I) AND THE ST. LUCIE COUNTY FUTURE LAND USE CATEGORIES OF PUBLIC FACILITIES (P/F) AND RESIDENTIAL SUBURBAN (RS); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE. SECOND READING

Mayor Hudson opened the public hearing.
Seeing no one, she closed the public hearing.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Michael Broderick to approve Ordinance No. 24-028.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

- g. Legislative Hearing - Ordinance 24-029 - City Initiated Annexation of one (1) parcel owned by Accurate Septic Holdings LLC located at or near 4120 Selvitz. Parcel ID#:2432-233-0001-000-6 - SECOND READING

Records Management Coordinator, Tina Rel, introduced the Ordinance, read by the title only, into the record.

ORDINANCE NO. 24-029

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4120 SELVITZ RD IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL HEAVY (IH) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE. SECOND READING

Mayor Hudson opened the public hearing.
Seeing no one, she closed the public hearing.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Arnold Gaines to approve Ordinance No. 24-029.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

- h. Legislative Hearing - Ordinance 24-033 - Voluntary annexation to include one (1) parcel at or near 3804 Sunrise Boulevard, Parcel ID: 2433-123-0001-000-1. SECOND READING

Records Management Coordinator, Tina Rel, introduced the Ordinance, read by the title only, into the record.

ORDINANCE NO. 24-033

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) PARCEL AT OR NEAR 3804 SUNRISE BOULEVARD, AND SHOWN ON EXHIBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; ESTABLISHING THE ZONING DESIGNATION OF SINGLE-FAMILY LOW DENSITY (R-1); ESTABLISHING THE LAND USE DESIGNATION OF RESIDENTIAL LOW DENSITY (RL); DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE. SECOND READING

Mayor Hudson opened the public hearing.

Lona Parry – Consider road impact, services, and safety.

Gene Woodard – Inquired as to the annexed funds.

Mayor Hudson closed the public hearing.

Mayor Hudson commented that the annexed funds go into the general fund.

The Commission discussed meeting with St. Lucie County, infrastructure, and the TPO.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Jeremiah Johnson to approve Ordinance No. 24-033.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

- i. Legislative Hearing - Ordinance 24-030 - Amending the Code of Ordinances of the City of Fort Pierce Chapter 125, Article 1, Section 125-3 - Definitions Generally, to provide for additional definitions, clarify existing definitions, to remove conflicts with State Statute and internal conflicts with the Code of Ordinances, and to provide consistency with the City's Comprehensive Plan. FIRST READING.

Records Management Coordinator, Tina Rel, introduced the Ordinance, read by the title only, into the record.

ORDINANCE NO. 24-030

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA CHAPTER 125, ARTICLE 1, SECTION 125-3 DEFINITIONS GENERALLY TO PROVIDE FOR ADDITIONAL DEFINITIONS AND CLARIFY OTHER DEFINITIONS; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE. FIRST READING

Staff Presentation:

Kevin Freeman, Planning Director, presented the amending of chapter 125, Article 1, Section 125-3 of the Code of Ordinance.

RECOMMENDATION:

Staff recommends APPROVAL of the proposed Zoning Text Amendment to Sec. 125-3 - General Definitions.

Questions of Staff:

The Commission inquired on the change of definitions, guest houses, and indoor entertainment, including pickleball.

Mr. Freeman explained the need to better define accessory structures, and indoor structures.

Ms. Hedges clarified the definition of guest houses.

Mayor Hudson opened the public hearing.
Seeing no one, she closed the public hearing.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to approve Ordinance No 24-030.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

- j. Legislative Hearing - Ordinance 24-031 - Amending the Code of Ordinances of the City of Fort Pierce Chapter 125 - Zoning, Article IV - Basic Zoning Districts, Section 125-187 - Allowed Uses, to amend the use table and to require Innovative Community Development as a conditional use in certain zoning districts - FIRST READING.

Records Management Coordinator, Tina Rel, introduced the Ordinance, read by the title only, into the record.

ORDINANCE NO. 24-031

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING CHAPTER 125 – ZONING, ARTICLE IV – BASIC ZONING DISTRICTS, SECTION 125–187 – ALLOWED USES TO AMEND THE USE TABLE AND TO CREATE INNOVATIVE COMMUNITY DEVELOPMENT WITHIN CERTAIN ZONING DISTRICTS; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.FIRST READING

Staff Presentation:

Kevin Freeman, Planning Director, presented the amending of Chapter 125 - Zoning, Article IV - Basic Zoning Districts, Section 125-187

RECOMMENDATION:

Staff recommend APPROVAL of the text amendment to Sec. 125-187 of the City code of Ordinances.

The Commission inquired on the logic behind R4 and R4a Use and innovative applications.

Mayor Hudson opened the public hearing.

Keandrea Davis – In support of affordable housing.

Gene Woodard – Specifics on Conditional Use

Mayor Hudson closed the public hearing.

Mayor Hudson inquired as to the results of not following the conditions of use.

Mr. Freeman explained the process for violators of conditional use.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Curtis Johnson, Jr. to approve Ordinance No. 24-031.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

- k. Legislative Hearing - Ordinance 24-032 - Amending the Code of Ordinances of the City of Fort Pierce Chapter 125 - Zoning, Article V - Conditional Uses, Section 125-243 - Innovative Residential Developments, to revise the title to 'Innovative Community Developments', and to provide updates to the purpose, general standards for approval, potential uses, minimum lot size, residential densities, development standards, common open space and compatibility. - FIRST READING.

Records Management Coordinator, Tina Rel, introduced the Ordinance, read by the title only, into the record.

ORDINANCE NO. 24-032

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING CHAPTER 125 – ZONING, ARTICLE V – CONDITIONAL USES, SECTION 125-243 – INNOVATIVE RESIDENTIAL DEVELOPMENTS TO REVISE THE TITLE TO INNOVATIVE COMMUNITY DEVELOPMENT; TO PROVIDE FOR UPDATES TO THE PURPOSE, GENERAL STANDARDS FOR APPROVAL, POTENTIAL USES, MINIMUM LOT SIZE, RESIDENTIAL DENSITIES, DEVELOPMENT STANDARDS, COMMON OPEN SPACE, AND COMPATIBILITY; AND TO INCORPORATE TITLE CHANGE THROUGHOUT; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE. FIRST READING

Staff Presentation:

Kevin Freeman, Planning Director, presented the amending the Code of Ordinances of the City of Fort Pierce Chapter 125 - Zoning, Article V - Conditional Uses, Section 125-243 - Innovative Residential Developments,

SUMMARY:

This item proposes the amendment of the existing city code to introduce the concept of Innovative Community Development to create an opportunity for the development of small homes and enable the location of accessory dwelling units on such lots. As such, the proposed code places emphasis on encouraging the supply of housing designed to respect the character, rhythm and architecture of the community through an innovative community development process.

The proposed code change sets out to achieve the following in compliance with the City's Comprehensive Plan:

1. Allow 'Innovative Community Development'.
2. Promote innovation and creativity in site design.
3. Promote the use of small residential and commercial zoned lots.
4. Promote mixed-use.
5. Allow 'meantime' uses.

Applications submitted

under the 'Innovative Residential Development' code will follow the 'Conditional Use Process'.

Proposals will be considered by the Planning Board then forwarded to the City Commission with a recommendation of approval or denial.

RECOMMENDATION:

Staff recommends APPROVAL of the proposed Zoning Text Amendment to Sec. 125-243 - Innovative Community Developments

Mayor Hudson opened the public hearing.

Mayor Hudson inquired who will use this.
Mr. Freeman explained the criteria and its use.

The Commission commented on the purpose, infill lots, and what falls into the criteria of innovative housing.

Reginald Sessions – Expressed concerns with funding for these types of housing, infrastructure, and red lining.

Erin O'Brien – Supports modification of the ordinance and the guidelines.

Christa Stone – Thanked the Board for consideration of the modifications.

Mayor Hudson closed the public hearing.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve Ordinance No. 24-032.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson
Passed

- I. Legislative Hearing - Ordinance 24-034 establishing the Koa Bay Community Development District which is generally located north of W. Midway Road, south of Okeechobee Road, and west of Interstate 95, and contains approximately 200.23+/- acres, as shown on the map below. FIRST READING

Records Management Coordinator, Tina Rel, introduced the Ordinance, read by the title only, into the record.

ORDINANCE NO. 24-034

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, ESTABLISHING THE KOA BAY COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR THE NAME, POWERS, AND DUTIES; PROVIDING FOR DESCRIPTION AND BOUNDARIES; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING NOTICE OF REQUIREMENTS; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ORDINANCES OR PARTS THEREOF IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE.FIRST READING

Staff Presentation:

Acting City Manager. Linda Cox presented the establishment of the Koa Bay Community Development District.

Questions of Staff:

The Commission commented on the understanding of the special development designation and taxation.

Mayor Hudson opened the public hearing.

Wesley Haber, Kuta Rock Attorney at Law, explained a community development district, documentation, requirements, and assessment levied.

Gene Woodard – Inquired on lots, bonds, infrastructure and services.

Mr. Haber clarified the Board requirements initially, bond and services.

Mayor Hudson closed the public hearing.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Michael Broderick to approve Ordinance No. 24-034.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson
Passed

13. CITY COMMISSION

- a. Resolution 24-R45 appointing a member to the Planning Board.

Records Management Coordinator, Tina Rel, introduced the Resolution, read by the title only, into the record.

RESOLUTION NO. 24-R45

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CERTIFYING THE APPOINTMENT OF A MEMBER TO THE CITY PLANNING BOARD; PROVIDING FOR AN EFFECTIVE DATE.

Commissioner Broderick – Anton Kreisl

Commissioner Jeremiah Johnson - Anton Kreisl

Commissioner Gaines – KeAndrea Davis

Commissioner Curtis Johnson - Anton Kreisl

Mayor Hudson - Anton Kreisl

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Michael Broderick to approve Resolution No. 24-R45 reappointing Anton Kreisl to the Planning Board.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

- b. Resolution 24-R46 Recognizing the portion of North 14th Street lying between Avenue Q and Orange Avenue as "Lillian P. Owens Street (North 14th Street)".

Records Management Coordinator, Tina Rel, introduced the Resolution, read by the title only, into the record.

RESOLUTION NO. 24-R46

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; RECOGNIZING THE PORTION OF NORTH 14TH STREET LYING BETWEEN AVENUE Q AND ORANGE AVENUE AS "LILLIAN P. OWENS STREET (NORTH 14TH STREET)"; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL RESOLUTIONS IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.

Marsha Commond, Special Projects Coordinator, was available for questions.

Commissioner Curtis Johnson inquired on the installation time frame.

Ms. Commond commented that she did not have specifics on the installation time frame.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to approve Resolution 24-R46.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

- c. Resolution 24-R47 Designating an Acting City Manager

Records Management Coordinator, Tina Rel, introduced the Resolution, read by the title only, into the record.

RESOLUTION NO. 24-R47

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, PLACING NICHOLAS MIMMS ON ADMINISTRATIVE LEAVE WITH PAY; DESIGNATING AN ACTING CITY MANAGER; DIRECTING STAFF TO PROVIDE FOR AN INVESTIGATION; DIRECTING REVIEW OF ACTIONS HEREIN; PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Sara Hedges provided the updated Resolution including an increase of ten percent, termination at any time of the acting role, procurement of an outside entity for

evaluation and actions related to Ms. Cox.

Commissioner Gaines inquired on the documentation provided by outside counsel and the duties of the City Manager and City Clerk by City Charter.

Ms. Hedges commented on the roles of acting versus direct appointment.
Commissioner Broderick commented on the intended investigations and clarified that the FDLE investigation and City Investigations are different and separate.

Commissioner Curtis Johnson commented that once the HR policy investigation is complete it is important for the Commission to proceed properly, and inquired on the salary of the Deputy City Managers.

Ms. Hedges commented that the Deputy City Managers received an increase in pay upon appointment.

Commissioner Jeremiah Johnson commented on employees' morale during these times and the criminal versus HR policy investigations.

Mayor Hudson commented on her reason for recommending Ms. Cox for the the Acting City Manager position.

Commissioner Curtis Johnson inquired on the status of Mr. Andrews as Deputy City Manager.

Ms. Hedges and Mr. Andrews clarified that he was acting in Mr. Mimms absence and was not at the time of his arrest.

Commissioner Broderick commented on the process moving forward with Mr. Mimms replacement and asked that there not be a rush to judgment.

Commissioner Jeremiah Johnson referenced the Charter for the Commission's responsibility to appoint and inquired on types of leaves and drop.

Ms. Hedges commented on the types of leave and the updated information that could change last weeks decisions.
Jared Sorenson, Human Resources Manager, commented on the history of leave in this situation and referenced administrative leave paid versus unpaid leave and how his dropped status is determined by his contact.

The Commission discussed concerns with the memorandum provided by outside counsel pertaining to possible dual responsibilities, the city charter, law, the appointment of both Deputy City Managers, and the continuity of operations.

Ms. Hedges commented on the appointment of the Deputy City Managers, Commission authority, and the investigation.

Ms. Hedges restated the Resolution and clarified Ms. Cox responsibilities as requested by Commissioner Curtis Johnson.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Michael Broderick to approve Resolution No. 24-R47.

AYE: Commissioner Michael Broderick, Commissioner Jeremiah Johnson, Mayor Linda Hudson

NAY: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr.

Passed

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.

Kris Einstein

Lisa Prince

Christa Stone

Rick Reed

Mary Stephens

Fabian Zamora

Reginald Sessions

Jacques Chester

Chris Gardener

15. COMMENTS FROM THE CITY MANAGER

Acting City Manager, Linda Cox thanked the Commission for their confidence and commented that the City will continue to move forward.

Records Management Specialist, Tina Rel - No comments

City Attorney, Sara Hedges - No comments

16. COMMENTS FROM THE COMMISSION

Commissioner Broderick - No comments

Commissioner Curtis Johnson - Commented on the staff meetings, County updates, the desire for a summit with Port St. Lucie, and the commitment to address current issues with the Union.

Commissioner Jeremiah Johnson - No comments

Commissioner Gaines commented on the conversations during the Florida League of Cities, the police department, and the City budget.

Mayor Hudson thanked the police officers who stayed and commented on the budget.

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 Hudson adjourned the meeting at 8:47 P.M.

ATTEST:

CITY CLERK

MAYOR COMMISSIONER