

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, OCTOBER 07, 2024.

1. CALL TO ORDER

Mayor Hudson called the October 07, 2024, Regular Meeting of the City Commission to order at 5:05 P.M.

2. OPENING PRAYER

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: Records Management Coordinator Tina Rel
Acting City Manager Linda Cox
City Attorney Sara Hedges

5. APPROVAL OF MINUTES

- a. Approval of the Minutes from September 16, 2024 Regular Meeting

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Jeremiah Johnson to approve the minutes of the September 16, 2024, Regular Meeting.

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

Passed

6. PROCLAMATIONS

- a. National Disability Employment Awareness Month

7. LETTERS TO COMMISSION

8. ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA

Acting City Manager. Linda Cox requested that Deputy Chief Ridle provide an update on Hurricane Milton and preparedness under miscellaneous reports.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Jeremiah Johnson to approve the agenda as amended.

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.

Pastor Pinkie Hendley

10. MISCELLANEOUS REPORTS

Deputy Chief Ridle, provided an update on Hurricane Milton.

The Commission inquired on bridge closure, reopening, and current debris.

Deputy Chief Ridle commented that the bridge would close when sustained winds reached forty miles an hour and reopen when they decrease and requested that debris be reported for removal.

11. CONSENT AGENDA

- a. Approval of First Amendment to Lease Agreement with the Boys and Girls Clubs of St. Lucie County for the Human Development and Resource Center Gymnasium
- b. Approval of Construction Contract with PRP Construction Group, LLC for the Frances Avenue Roadway Improvements project, Bid No. 2024-020.
- c. Approval of expenditure for lease quote from John Deere for new golf course maintenance equipment to arrive approximately 10/1/2025, for an amount not to exceed \$97,000 annually, for a total amount of \$424,937.06.
- d. Approval of Blanket Purchase Orders for the Public Works Department for Fiscal Year 2024-2025 to ensure efficient maintenance, service and repair of all city-owned facilities, amenities and equipment, in the total budgeted amount of \$3,658,139.42.
- e. Approval to piggyback the Florida Sheriff's Association Contract No. FSA23-VEF17.0 for a Ram Promaster Van and Versalift from Stmm Manufacturing, Fort Pierce, FL, in accordance with the attached quote, for the amount not to exceed \$120,000.00
- f. Approval to piggyback Florida Sheriff's Association Contract No. FSA23-EQU21.0 (bid effective from 10/01/23 through 9/30/25), Specification No. 71, for purchase of a Mini Excavator from National Equipment Dealers, LLC., Lexington, NC, in accordance with the attached quote, for the amount not to exceed \$100,658.90.
- g. Approval of a small business grant award to Brighter Care Adult Daycare Center LLC in the amount not to exceed \$5000.00.
- h. Approval of a small business grant award to Goddess Natural Beauty & Healing Space LLC in the amount not to exceed \$5000.00.
- i. Approval of a small business grant award to Taps Multi Services in the amount not to exceed \$5000.00.

- j. Approval of a small business grant award to EMS Safety & Healthcare Training Center LLC in the amount not to exceed \$5000.00.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Curtis Johnson, Jr. 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 24-037: Review and approval of a Voluntary Annexation by applicant James Hackett - H&L Planning and Development on behalf of owner Savannah Landing Partners LLC, to extend the territorial limits of the City of Fort Pierce, Florida, to include two (2) parcels at or near the intersection of S. US Highway 1 and Dickson Drive, establishing Future Land Use, establishing Zoning. Parcel IDs: 3427-801-0056-000-3 and 2427-801-0053-000-2 (310 Dickson Drive) - SECOND READING

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

ORDINANCE NO. 24-037

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT

PIERCE, FLORIDA, TO INCLUDE TWO (2) PARCELS AT OR NEAR THE INTERSECTION OF S US HIGHWAY 1 AND DICKSON DRIVE AND PARCEL TWO BEING LOCATED AT OR NEAR APPROXIMATELY 310 DICKSON DRIVE 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 ZONING CLASSIFICATION OF HIGH DENSITY RESIDENTIAL (R-5); ESTABLISHING LAND USE DESIGNATION OF HIGH DENSITY RESIDENTIAL (RH); 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. 24-037.

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

Passed

- b. Legislative Hearing - Ordinance 24-038: Review and approval of a Voluntary Annexation by owner Jason Merritt, to extend the territorial limits of the City of Fort Pierce, Florida, to include two (2) parcels at 1835 Sandridge Rd. and 1839 Sandridge Rd, establishing Future Land Use, establishing Zoning. Parcel ID: 2404-111-0003-010-1 and 2404-111-0003-000-8. - SECOND READING

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

ORDINANCE NO. 24-038

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE TWO (2) PARCELS AT OR NEAR 1835 SANDRIDGE ROAD AND AT OR NEAR APPROXIMATELY 1839 SANDRIDGE ROAD 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 ZONING DESIGNATION OF GENERAL COMMERCIAL (C-3); ESTABLISHING LAND USE DESIGNATION OF GENERAL COMMERCIAL (GC); 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. 24-038.

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

Passed

- c. Quasi-Judicial Hearing - Review and Approval of an application for a Final Plat by applicant, Rasim Cinar, to subdivide 2 parcels into sixty-seven (67) platted residential lots, two (2) Road Tracts, two (2) Stormwater Tracts, one (1) Open Space Tract, one (1) Recreation Tract, and associated easements and buffers, located at 4150 and 4200 Gator Trace Road in Fort Pierce, Florida, more specifically located at Parcel Control Number(s): 2435-311-0001-000-4, 2435-243-0001-000-6.

Mayor Linda Hudson asked all present to listen carefully to what City Attorney Sara Hedges would read regarding Quasi-Judicial Hearings.

Sara Hedges, City Attorney, reviewed the quasi-judicial hearing rules and procedures.

Mayor Linda Hudson called the proceeding to order.

Records Management Coordinator, Tina Rel confirmed that the City complied with the advertisement and notice requirements.

Commissioner Broderick – Email
Commissioner Gaines – Email
Commissioner Curtis Johnson – Email
Commissioner Jeremiah Johnson – Email
Mayor Hudson – Email

Records Management Coordinator, Tina Rel, swore in those wanting to speak during the Quasi-Judicial hearing.

Staff Presentation:

Vennis Gilmore, Assistant Planning Director, presented the Review and Approval of an application for a Final Plat at 4150 and 4200 Gator Trace Road.

RECOMMENDATION:

The proposed Final Plat application adheres to the requirements of the City Land Development Code and guidelines of the City's Comprehensive Plan. Therefore, Staff recommends APPROVAL of the requested application with the following conditions:

1. The applicant will supply two (2) Mylars for appropriate signatures and then the plat is recorded with St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.
2. Prior to final endorsement of the Plat Mylars by the City of Fort Pierce, the following original documents must be remitted to the City of Fort Pierce Engineering Department:
 - a. Bond No. 800124491 issued on May 9, 2023, in an amount of \$872,353.90.
 - b. Bond Continuation Certificate issued on August 16, 2024, which extends the expiration date of Bond No. 800124491 to May 9, 2025.
 - c. Bond Rider issued on July 11, 2024, which increases the value of Bond No. 800124491 from \$872,353.90 to \$1,202,841.20.
 - d. Bond Rider issued on August 29, 2024, which increases the value of Bond No. 800124491 from \$1,202,841.20 to \$1,213,661.01.

ALTERNATIVES:

- APPROVAL of the proposed FINAL PLAT with the two (2) Staff recommended conditions.
- APPROVAL of the proposed FINAL PLAT with alternative conditions.
- DENIAL of the proposed FINAL PLAT.

Commission questions of Staff:

The Commission inquired on the bond requirements

Mr. Gilmore commented that the engineering department recommended approval with the conditions for prior approval adherence and confirmed the guidelines of the development agreement.

Ms. Cox clarified the bond agreement.

Applicant questions of Staff:

Rasim Cinar, the applicant, expressed his gratitude to the Planning Department and presented the proposed project.

Commission questions of the applicant:

None

Mayor Hudson opened the public hearing,

Ekrem Uzman, the property owner, commented on the bond.

Mayor Hudson closed the public hearing.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Arnold Gaines to approve the application for the final plat.

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

Passed

13. CITY COMMISSION

- a. Submittal of applications to serve on the Civil Service Appeals Board.

This item will come back before the Commission at the next meeting for voting.

Mayor Hudson inquired on the residency guidelines.

Ms. Cox clarified that you must be a resident of St. Lucie County.

- b. Resolution 24-R51 appointing members to serve on the Communitywide Council.

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

RESOLUTION NO. 24-R51

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

The Resolution will come back before the Commission at the next meeting to address the additional application(s) submitted and for voting.

- c. Resolution 24-R52 establishing polling places for the November 5, 2024 General Election.

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

RESOLUTION NO. 24-R52

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, PROVIDING FOR PUBLICATION OF THE DESIGNATED PRECINCT POLLING PLACES IN THE CITY OF FORT PIERCE FOR THE GENERAL ELECTION TO BE HELD ON NOVEMBER 5, 2024; PROVIDING FOR AN EFFECTIVE DATE.

The Commission discussed two polling locations at Westwood Academy.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Curtis Johnson, Jr. to approve Resolution No. 24-R52.

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

Passed

- d. Resolution 24-R53 appointing members to serve on the Fort Pierce Youth Council.

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

RESOLUTION NO. 24-R53

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 Commission discussed the need for parental approval and considering additional names for appointment.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to approve Resolution No. 24-R53.

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

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.

Delores Johnson

Lina Pepper

Pinkie Hendley

15. COMMENTS FROM THE CITY MANAGER

a. Reports

Acting City Manager Linda Cox commented that the FPRA meeting has been canceled, an ethics class was held for employees and will be added to the onboarding process, the Indian River Drive mural and Kings Landing update, the acquisition and expansion of the Flock Safety program, union contracts, and short-term rental fees will be discussed during the City Commission Day Meeting. In addition, a State of Emergency will be declared before Hurricane Milton.

Records Management Coordinator, Tina Rel – No comments

City Attorney, Sara Hedges - No comments

16. COMMENTS FROM THE COMMISSION

Commissioner Gaines thanked Ms. Johnson for the comments on the Housing Authority, commented on IATAC and Lina Pepper, the Great American Clean Up, storm preparation, praying for North Carolina and Florida, and the Florida League of Cities Policy meeting and the surcharge discussion.

Commissioner Jeremiah Johnson commented on the surcharge, the Housing Authority, thoughts with North Carolina and North Florida, TPO meeting, and thanked everyone for doing what they can during the hurricane season.

Commissioner Curtis Johnson welcomed IATAC to Fort Pierce, prayers with the City, losses within the community, and the State legislature.

Commissioner Broderick commented on the FPUA, Port St. Lucie Budget increase in relation to the City, Congressman Mast and federal funding, requested to ride with the Police Department, and reminded citizens to consider their pets during the hurricane.

Mayor Hudson commented on the State of Emergency, mayoral power, charrette attendance, FPUA, The Housing Authority, White Cane Awareness Day, and the naming of the all-access playground at Jaycee Park.

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 6:41 p.m.

ATTEST:

CITY CLERK

MAYOR COMMISSIONER