

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 9 A.M. ON MONDAY, NOVEMBER 10, 2025.

1. **Call to Order**

Mayor Hudson called the November 10, 2025, Day Meeting to order at 9:00 A.M.

2. **Pledge of Allegiance**

3. **Roll Call**

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

Absent: Commissioner Arnold Gaines

Staff Present: City Manager Richard Chess
City Attorney Sara Hedges
City Clerk Linda Cox

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to excuse Commissioner Arnold Gaines' absence.

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

Passed

4. **Approval of Minutes**

A. Approval of the minutes from the October 13, 2025 Day Meeting.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Michael Broderick to approve the minutes from the October 13, 2025 Day Meeting.

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

Passed

5. **Proclamations**

A. Law Enforcement Records Personnel Week

B. Hospice and Palliative Care Month

6. **Additions or deletions to agenda and approval of the agenda.**

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Michael Broderick to approve the agenda.

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

Passed

7. 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.

Christina Lasera
James Vanhorn
Matt Samuel

Mayor Hudson called for a recess at 9:17 A.M. as a result of a disturbance, and recontinued the meeting at 9:22 A.M.

8. Miscellaneous Reports and Presentations

- A. Main Street Fort Pierce, Inc. annual program update covering FY2025 (October 31, 2024 to September 30, 2025).

Donna Sizemore with Fort Pierce Main Street and Michelle Cavalcanti, Interim Director of Fort Pierce Main Street, presented the Main Street Fort Pierce annual program update for FY2025. The Commission commended their work on all the events throughout the year like the weekly Farmers Market and the annual Ghost Walk. Ms. Cavalcanti stated the upcoming Christmas parade has interest from all over the community from the Sheriff's office to Fire Rescue, and St. Lucie County.

- B. Lincoln Park Main Street, Inc. annual program update covering the FY2025 (October 31, 2024 to September 30, 2025).

Pamela Carrithers with Lincoln Park Main Street presented the Lincoln Park Main Street annual program update for FY2025. Mayor Hudson asked why the 250 properties should be considered for historic designation and Ms. Carrithers stated she has a spreadsheet she will provide to the Commission that shows the research completed by multiple consultants for why these properties should be designated as historic. The Commission thanked Ms. Carrithers and the team at Lincoln Park Main Street for all their hard work.

9. Consent Agenda

- A. Approval of Main Street Fort Pierce Inc.'s Fourth Quarter Disbursement in the amount of \$12,500 subject to the acceptance of the Fourth Quarter Report, covering July 1, 2025 to September 30, 2025.
- B. Approval of Lincoln Park Main Street Inc.'s Fourth Quarter Disbursement in the amount of \$12,500 subject to acceptance of the Fourth Quarter Report, covering July 1, 2025 to September 30, 2025.

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

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

Passed

10. City Commission - Resolutions

- A. Resolution 25-R72 Entering into an Interlocal Funding Agreement between the FPRA and the City of Fort Pierce for the Avenue D Resurfacing Project where the city will accept \$1,500,000.00 in funding from the FPRA.

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

RESOLUTION 25-R72.

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, ENTERING AN INTERLOCAL FUNDING AGREEMENT BETWEEN THE FORT PIERCE REDEVELOPMENT AGENCY, A DEPENDENT SPECIAL DISTRICT OF THE CITY OF FORT PIERCE, FLORIDA, AND THE CITY OF FORT PIERCE FOR THE AVENUE D RESURFACING PROJECT; PROVIDING FINDINGS; PROVIDING AUTHORIZATION; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve Resolution 25-R72.

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

Passed

- B. Resolution 25-R77 Approving an Amendment to the Interlocal Agreement between the City of Fort Pierce, Fort Pierce Redevelopment Agency, and St. Lucie County for the Development of the Avenue D Model Block Project

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

RESOLUTION 25-R77.

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, APPROVING AN AMENDMENT TO THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF FORT PIERCE, THE FORT PIERCE REDEVELOPMENT AGENCY, AND ST. LUCIE COUNTY FOR THE DEVELOPMENT OF THE AVENUE D MODEL BLOCK PROJECT; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Michael Broderick to approve Resolution 25-R77.

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

Passed

11. New Business - City Commission Discussion Items

- A. Discussion of the City's Annexation Strategy in relation to:
 - 1. The Fort Piece Utility Authority (FPUA) Service Area.
 - 2. Existing Development Enclaves.

Planning Director Kevin Freeman, gave the Annexation Strategy presentation. The Commission discussed the benefits of annexing commercial properties over residential. The commercial properties will have a larger impact on the City's revenue because bringing more commercial properties will bring more jobs. If the City annexes more residential areas, it will create a need for more public services like police and fire. They will start out west and with the existing commercial businesses near Indrio Road, Kings Highway, North and South Industrial Park Airport area and this will help to offset the costs when the City annexes the development enclaves.

12. City Commission Boards and Committees Updates

Commissioner Johnson mentioned he did not have any updates for the TPO or Fire Board. He did mention the cold weather shelter will open this evening at Percy Peek Gym at 6 P.M.

Commissioner Broderick did not have any updates for his Boards or Committees but did thank the officers for their professionalism from the disturbance at the start of today's meeting.

Mayor Hudson mentioned the Boards and Committees she is a part of will be meeting soon. She was a part of the Canvassing Board for the upcoming election with Ms. Cox and Ms. Hedges, where they observed the election process. She let everyone know the next election date is January 13th, 2026.

13. 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 11:51 A.M.

ATTEST:

CITY CLERK

MAYOR COMMISSIONER