

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, JANUARY 06, 2025.

1. CALL TO ORDER

Mayor Hudson called the January 06, 2025 Regular Meeting of the City Commission to order at 5:05 P.M.

2. OPENING PRAYER - Bishop Craig Cobb with City of Faith

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

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

Staff Present: Acting City Manager Linda Cox
Deputy City Clerk Latoya Ransom
City Attorney Sara Hedges

5. APPROVAL OF MINUTES

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

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve the minutes of the December 16, 2024 Regular Meeting.

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

Passed

6. PROCLAMATIONS

7. LETTERS TO COMMISSION

- a. Dave Strothmann, Vice President, Ocean Village Property Owners Association, commended Danielle Goncalves, a Permit Specialist in the Building Department, for her exceptional communication, helpfulness, and professionalism during a challenging permit process.
- b. The City of St. Petersburg Public Works professionals expressed heartfelt gratitude for the City of Fort Pierce's donation to the Disaster Recovery Assistance program, which provided essential supplies and support for storm-affected staff.

8. ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to approve the agenda as set.

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

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.

Emily Fingerhut

Scott Hawkins

Michelle Longarzo

Gus Guitierrez

10. MISCELLANEOUS REPORTS

11. CONSENT AGENDA

- a. Approval of travel for Commissioner Curtis Johnson to attend the FBC-LEO Annual Conference in Orlando, Florida from February 27, 2025, to February 28, 2025, in the amount of \$900.69.
- b. Approval of Change Order No. 1 for Specific Authorization No. 5 with Culpepper & Terpening in the amount not to exceed \$19,175.00 for engineering services for the Little Jim Fish Camp sanitary sewer connection.
- c. Approval of a corrected Memorandum of Understanding between the City of Fort Pierce and the Fort Pierce Utilities Authority relating to the Interpretation of the Charter Provisions Governing the FPUA Distribution to the City to correct a typographical error in Section 3(B) related to the replacement of FPUA employees by FMPA employees.
- d. Approval of Interlocal Agreement between St. Lucie County and the City of Fort Pierce on Non-Annexation of Airport Property.
- e. Approval of Change Order No. 2 for Specific Authorization No. 4 with Kimley-Horn & Associates, Inc. in an amount not to exceed \$49,980.00 for the Indian River Drive Historic Downtown Waterfront Corridor Improvements.
- f. Approval to award Bid No. 2024-025 for Police Department Service pistols to the lowest responsive bidder, Lawmen's & Shooter's Supply Inc., in an amount not to exceed \$170,051.40.
- g. Recommendations from the Arts and Culture Advisory Board seeking approval of the Mayor and City Commission to include sponsorship of the Highwaymen Festival in the amount of \$20,000 and soliciting bids for a mural on the Highwaymen Museum.

Commissioner Broaderick pulled items 11d and 11g.
Commissioner Johnson pulled item 11e.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve items 11a-11c and 11f of the consent agenda.

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

Passed

As to item 11d

Commissioner Broderick commented on the interlocal agreement and the
annexation.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner
Curtis Johnson, Jr. to approve item 11d of the consent agenda.

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

Passed

As to item 11e

Jack Andrews, Engineering, explained that this is for the design of the Indian River
Drive project and is necessary for the pavement and bridge improvements.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by
Commissioner James Taylor to approve item 11e of the consent agenda.

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

Passed

As to item 11g

Commissioner Broderick inquired if this was done last year.
Acting City Manager Linda Cox explained that this sponsorship also took place
last year and includes a bid for a Highwaymen mural.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner
Curtis Johnson, Jr. to approve item 11g of the consent agenda.

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

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 25-001 - Economic Development Ad Valorem Tax Exemption. FIRST READING.

Deputy City Clerk, Latoya Ransom, introduced the Ordinance, read by title only,
into the record.

ORDINANCE NO. 25-001

AN ORDINANCE OF THE CITY OF FORT PIERCE, FLORIDA; PROVIDING FOR
THE IMPLEMENTATION OF THE ECONOMIC DEVELOPMENT AD VALOREM
TAX EXEMPTION AS PROVIDED BY SECTION 3, ARTICLE VII, OF THE
CONSTITUTION OF THE STATE OF FLORIDA; CREATING THE ECONOMIC

DEVELOPMENT AD VALOREM TAX EXEMPTION REGULATIONS OF THE CITY OF FORT PIERCE; ESTABLISHING AN EXEMPTION OF CERTAIN AD VALOREM TAXATION FOR CERTAIN NEW AND EXPANDING BUSINESS PROPERTIES; PROVIDING DEFINITIONS AND REQUIREMENTS; PROVIDED FOR PROCEDURES FOR APPLICATION FOR EXEMPTION; SPECIFYING DUTIES OF THE PROPERTY APPRAISER IN CONNECTION WITH SUCH PROPERTY; REQUIRING A WRITTEN TAX EXEMPTION AGREEMENT; PROVIDING FOR A SUNSET CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE. FIRST READING

Linda Cox, Acting City Manager, commented that the ordinance merely codifies the will of the taxpayers for formalization.

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. 25-001.

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

Passed

- b. Legislative Hearing-Ordinance 25-007, Amending Chapter 103, Article IX - Buildings and Building Regulations, Providing for Public Access to the International Property Maintenance Code. FIRST READING

Deputy City Clerk, Latoya Ransom, introduced the Ordinance, read by title only, into the record.

ORDINANCE NO. 25-007

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING CHAPTER 103 – BUILDINGS AND BUILDING REGULATIONS, ARTICLE IX – PROPERTY MAINTENANCE ORDINANCE AND HOUSING CODE, SECTION 103-338 – PROPERTY MAINTENANCE ORDINANCE AND HOUSING CODE TO PROVIDE FOR PUBLIC ACCESS TO THE INTERNATIONAL PROPERTY MAINTENANCE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE. FIRST READING

Paul Thomas, Building Director, explained the recent HUD determination and making the reference materials accessible.

The Commission briefly discussed the changes and the adoption of the policy.

Mr. Thomas explained that this is a Federal policy.

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. 25-007.

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

Passed

- c. Legislative Hearing-Ordinance 25-008, Amending Chapter 103, Article XI, Buildings and Building Regulations - Mobile and Manufactured Homes Ordinance, Section 103-403, Providing for Public Access to the Mobile/Manufactured Home Repair and Remodeling Guidelines. FIRST READING

Deputy City Clerk, Latoya Ransom, introduced the Ordinance, read by title only, into the record.

ORDINANCE NO. 25-008

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING CHAPTER 103 – BUILDINGS AND BUILDING REGULATIONS, ARTICLE XI – MOBILE AND MANUFACTURED HOMES ORDINANCE, SECTION 103-403 – MOBILE AND MANUFACTURED HOMES ORDINANCE TO PROVIDE FOR PUBLIC ACCESS TO THE MOBILE/MANUFACTURED HOME REPAIR AND REMODELING GUIDELINES; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE. FIRST 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. 24-008.

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

Passed

13. CITY COMMISSION

- a. Resolution 25-R01 Appointing Christopher Widing to the City of Fort Pierce Planning Board as Commissioner Broderick's appointee.

Deputy City Clerk, Latoya Ransom, introduced the Resolution, read by title only, into the record.

RESOLUTION NO. 25-R01

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.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve Resolution No. 25-R01.

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

Passed

- b. Resolution 25-R02 Asserting no objection to St. Lucie County abandoning portions of an unnamed rights-of-ways at or near the Southeast Corner of S US Highway 1 and South of E. South Market Avenue.

Deputy City Clerk, Latoya Ransom, introduced the Resolution, read by title only, into the record.

RESOLUTION NO. 25-R02

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, ASSERTING NO OBJECTION TO ST. LUCIE COUNTY ABANDONING PORTIONS OF AN UNNAMED 25 FOOT RIGHT OF WAY, AN UNNAMED 50 FOOT RIGHT OF WAY, AND AN UNNAMED 60 FOOT RIGHT OF WAY WITHIN THE PLAT OF ST. JAMES PARK; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Linda Cox, Acting City Manager, commented the County requested this agreement to ensure the City has no issues.

Motion was made by Commissioner James Taylor, seconded by Commissioner Michael Broderick to approve Resolution No. 25-R02.

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

Passed

- c. Resolution 25-R03 appointing an at-large position to serve on the FPUA Board, filling the unexpired term of Larry Lammers.

Deputy City Clerk, Latoya Ransom, introduced the Resolution, read by title only, into the record.

RESOLUTION NO. 25-R03

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CERTIFYING THE APPOINTMENT OF AN AT-LARGE MEMBER OF THE FORT PIERCE UTILITIES AUTHORITY BOARD; PROVIDING FOR AN EFFECTIVE DATE.

- d. Resolution 25-R05 either granting approval or denying approval of the Sale of the Plat of Villas at King's Landing from Audubon Development, Inc to Kings Landing Ft Pierce, LLC.

Deputy City Clerk, Latoya Ransom, introduced the Resolution, read by title only, into the record.

RESOLUTION NO. 25-R05

A RESOLUTION OF THE CITY OF FORT PIERCE, FLORIDA, REGARDING THE CITY'S APPROVAL OR DENIAL OF THE SALE OF THE VILLAS PLAT AT KING'S LANDING; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE.

Attorney Scott Hawkins and Johnathan Bell of INB Homes explained the plans to move forward with the villas as the first construction that aligns with the original plans.

The Commission commented on concerns with separating the project, the performance bond, and the impact of sequencing.

Kevin Freeman, Planning Director, commented on the major site plan amendment as it is independent of this resolution.

Sara Hedges, City Attorney, commented on and clarified the date requirements for moving forward.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Michael Broderick to approve Resolution No. 25-R05.

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

NAY: Commissioner Arnold Gaines

Passed

- e. Resolution 25-R06 Authorizing the Lease of Space in City Hall to Brian Mast, United States Representative

Deputy City Clerk, Latoya Ransom, introduced the Resolution, read by title only, into the record.

RESOLUTION NO. 25-R06

A RESOLUTION OF THE CITY OF FORT PIERCE, FLORIDA AUTHORIZING THE LEASE OF SPACE IN CITY HALL, 100 NORTH US HIGHWAY 1, FORT PIERCE, FL 34950 TO BRIAN MAST, UNITED STATES REPRESENTATIVE; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; PROVIDING AN EFFECTIVE DATE.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve Resolution No. 25-R06.

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

Passed

- f. Selection of Mayor Pro Tem pursuant to Section 23 of the City Charter which requires the City Commission to select one (1) of their number as Mayor Pro Tem at the first regular meeting following January 1.

According to the traditional rotation, Commissioner Johnson is next in line as Mayor Pro Tem.

Motion was made by Commissioner James Taylor, seconded by Commissioner Michael Broderick to approve the selection of Commissioner Johnson as Mayor Pro Tem.

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

Passed

g. City Manager Applicant Review and Shortlist Interview Selection.

Jared Sorensen, Human Resources Manager, and Lynda Aransevia Human Resources Coordinator, provided the applications submitted for review, reducing the applications down to six or eight, and the interview process.

The Commission discussed the applications and reducing them.

Commissioner Johnson requested hiring a staffing service to increase the applicant pool.

The Commission discussed the time frame and cost of hiring a staffing service.

Sara Hedges, City Attorney, commented that the decision does not have to be made tonight and recommended a special meeting.

The Commission agreed on a special meeting to be held on January 16, 2025, at 4 p.m.

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.

Michelle Longarzo

15. COMMENTS FROM THE CITY MANAGER

a. Reports

Linda Cox, Acting City Manager, announced the Commission Day Meeting on Monday, January 13th at 9 a.m., the FPRA Meeting on Tuesday, January 14th, the Staff Strategic Planning Meeting on January 7th, the Commission Strategic Planning Meeting on January 23rd, and that the City is monitoring the weather to determine if the cold weather shelter at Percy Peek Gym will open.

16. COMMENTS FROM THE COMMISSION

Commissioner Gaines commented on the cold weather shelter.

Commissioner Taylor wished the City a Happy New Year, commented on the City's direction, and St. Lucie County officials and new chiefs' swearing-in tomorrow.

Commissioner Johnson wished the City a Happy New Year and commented on the MLK Parade, new fire station dedication, and TSERTA.

Commissioner Broaderick wished the City a Happy New Year, commented on his optimism for the upcoming year, and expressed the need to address security concerns with the marina and protocols.

Mayor Hudson wished the City a Happy New Year and thanked the staff for their work in 2024.

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 7:52 p.m.

ATTEST:

CITY CLERK

MAYOR COMMISSIONER