

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, FEBRUARY 03, 2025.

1. CALL TO ORDER

Mayor Hudson called the February 03, 2025 Regular Meeting of the City Commission to order at 5:05 P.M

2. OPENING PRAYER - Bishop Joel Case with The Church of Jesus Christ of Latter-Day Saints

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
Records Management Coordinator Tina Rel
City Attorney Sara Hedges

5. APPROVAL OF MINUTES

- a. Approval of Minutes from the January 13, 2025 Regular Meeting.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to approve the minutes of the January 13, 2025 Regular Meeting.

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

Passed

- b. Approval of Minutes from the January 16, 2025 Special Meeting.

Motion was made by Commissioner James Taylor, seconded by Commissioner Curtis Johnson, Jr. to approve the minutes of the January 16, 2025 Special Meeting.

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

Passed

- c. Approval of the Minutes from the January 21, 2025 Regular Meeting.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Michael Broderick to approve the minutes of the January 21, 2025 Regular Meeting.

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

Passed

6. PROCLAMATIONS

- a. Engineers Week Proclamation
- b. Violence Awareness & Prevention Organization

7. LETTERS TO COMMISSION

8. ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA

Acting City Manager, Linda Cox, requested the addition of the partnership agreement between Fort Pierce and St. Lucie County for the Highwayman Festival.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve the agenda with the addition of item 13a.

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.

Michael Jaquin

10. MISCELLANEOUS REPORTS

11. CONSENT AGENDA

- a. Approval of a Unit Price Construction Contract with R.K. Contractors of Fort Pierce, FL, for general contractor services to replace an existing 6-inch cast iron water main with a new 8-inch PVC water main on Avenue B and Indian River Drive.
- b. Approval of a Lump Sum Construction Contract with Remnant Construction, LLC, Fort Pierce, FL, to provide general contractor services for floodproofing the non-residential structure known as Little Jim Bait & Tackle, for Bid No. 2024-004.
- c. Approval of a small business grant award to King TV Network, Inc in the amount not to exceed \$5000.00.
- d. Approve award of RFP 24-044 for the Avenue D Model Block Project to Pinnacle Communities and authorize staff to enter into negotiations.
- e. Approval of a contract with Tiki Taxi & Cruises to provide pickup and drop off services at the City Marina for taxi services on the Fort Pierce Waterways.

- f. Approval of Agreement between Indian River State College and the Fort Pierce Police Department establishing a police substation on the Massey Campus.
- g. Approval of expenditure to CentralSquare Technologies for the annual software maintenance renewal in the amount not to exceed \$139,703.34.

Commissioner Broderick pulled item 11b

Commissioner Johnson pulled item 11d

Mayor Hudson pulled item 11e.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner James Taylor to approve items 11a and 11c 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 11b

Commissioner Taylor recused himself due to a conflict of interest.

Commissioner Broderick inquired on the flood mitigation plan.

Paul Thomas, Building Department Director, explained the flood mitigation plan and its importance.

Commissioner Broderick inquired on what is included in the mitigation plan for the current tenant and why the City is incurring the cost.

Mr. Thomas commented on the investigation completed by the building department, occupant load, and restrooms pertaining to the flood mitigation plan. In addition, the previous City Manager made the determination for the City to incur the cost.

The Commission inquired on the mitigation plan life span, site violation documentation, concerns about additional charges, requested moving the item to the second meeting in February, and who is responsible for what.

Mr. Thomas explained that the engineers' plans included violations, and explained the current plan.

Acting City Manager, Linda Cox, commented on the new violations on site and confirmed they are aware of them.

City Attorney, Sara Hedges, requested clarification for future tenants if modifications are allowable, and if this could be included in the RFP process,

Mr. Thomas explained that the flood mitigation plan is law and modifications would have to meet the current standards, and this should be included in the lease.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Michael Broderick to move item 11b to the February 18, 2025 Regular Meeting.

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

Passed

As to item 11d

Commissioner Johnson expressed concerns with the interlocal agreement, design, affordability and the need for community engagement.

Shyanne Harnage, Community Redevelopment Agency Administrator, explained the adoption of the interlocal agreement and referenced the renderings and community engagement.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines 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

Mayor Hudson requested additional information on the business.

Dean Kubitschek, Marina Manager, introduced Kyle Kaufman, Operations Supervisor, and Gene Kuyrkendall, owner/operator of the Tiki Taxi & Cruises.

Mr. Kuyrkendall provided background on the business and the proposed operation in Fort Pierce.

Ms. Cox requested clarification on the contract which has no fee.

Mr. Kubitschek explained that business is not being charged.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. 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

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 25-002 - Review and approval of Voluntary Annexation by owner Frances Casner, to extend the territorial limits of the City of Fort Pierce, Florida, to include one (1) parcel at 3302 Avenue B. The proposed City Future Land Use designation is Residential Low Density (RL) and Zoning classification of Single-family Moderate Density (R-3). Parcel ID: 2408-506-0002-000-5. SECOND READING

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

ORDINANCE NO. 25-002

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) PARCELS AT OR NEAR 3302 AVENUE B 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; ESTABLISHING LAND USE DESIGNATION; 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. 25-002.

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

Passed

- b. Legislative Hearing - Ordinance 25-004 - An Ordinance amending the Code of Ordinances of the City at Chapter 121-Subdivisions, to amend the plat procedures.
SECOND READING

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

ORDINANCE NO. 25-004
AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA, CHAPTER 121 – SUBDIVISIONS TO AMEND THE PRELIMINARY PLAT PROCEDURES; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; 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 Arnold Gaines to approve Ordinance No. 25-004.

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

Passed

- c. Legislative Hearing - Ordinance 25-005 - Amending the Code of Ordinances of the City of Fort Pierce Chapter 111, Article II, Section 111-151 Delegation of Review Authority to revise the Certificate of Appropriateness (COA) approval Matrix. -
SECOND READING

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

ORDINANCE NO. 25-005

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA CHAPTER 111, ARTICLE II, SECTION 111-151 DELEGATION OF REVIEW AUTHORITY TO REVISE THE CERTIFICATE OF APPROPRIATENESS APPROVAL MATRIX; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; 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 James Taylor, seconded by Commissioner Arnold Gaines to approve Ordinance No. 25-005.

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

Passed

- d. Legislative Hearing - Ordinance No. 25-010: 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 two (2) parcels generally located at or near 3398 Selvitz Road, from City of Fort Pierce (RL) Low Density Residential to City of Fort Pierce (CO) Conservation and Open Space; Parcel (IDS): 2430-411-0001-000-6 and 2429-321-0003-000-0. SECOND READING

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

ORDINANCE NO. 25-010

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 TWO (2) PARCELS GENERALLY LOCATED AT OR NEAR 3398 SELVITZ ROAD, FROM CITY OF FORT PIERCE (RL) LOW DENSITY RESIDENTIAL TO CITY OF FORT PIERCE (CO) CONSERVATION AND OPEN SPACE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF 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 James Taylor to approve Ordinance NO. 25-010.

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

Passed

- e. Legislative Hearing - Ordinance No. 25-011: An Ordinance by the City Commission of the City of Fort Pierce; amending the City's Zoning Atlas and Rezoning two (2) parcels generally located at or near 3398 Selvitz Road, Fort Pierce, Florida, containing approximately 12.357 acres of land, more or less, from (R-1) Single-Family Low Density Zone to (OS-2) Conservation Open Space Zone; Parcel ID(s): 2430-411-0001-000-6 and 2429-321-0003-000-0. SECOND READING

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

ORDINANCE NO. 25-011

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE; AMENDING THE CITY'S ZONING ATLAS AND REZONING TWO (2) PARCELS GENERALLY LOCATED AT OR NEAR 3398 SELVITZ ROAD, FORT PIERCE, FLORIDA CONTAINING APPROXIMATELY 12.357 ACRES OF LAND, MORE OR LESS, FROM (R-1) SINGLE[1]FAMILY LOW DENSITY ZONE TO (OS-2) CONSERVATION OPEN SPACE ZONE; 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. 25-011.

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

Passed

13. CITY COMMISSION

- a. Approval of partnership agreement between St. Lucie County and the City of Fort Pierce for use of a portion of the parking lot located at 435 N. 7th Street for the Highwaymen Heritage Trail Art Show and Festival.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Michael Broderick to approve the partnership agreement between St. Lucie County and the City of Fort Pierce for the Highwaymen Heritage Trail Art Show and Festival.

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

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.

Darryl Epps

Dennis Pierre

15. COMMENTS FROM THE CITY MANAGER

- a. Reports

Acting City Manager, Linda Cox, commented that Pinewood Park will offer pickle ball courts, strategic planning is February 10, Special Meeting February 5th, Fire Hawks still need coaches with registration opening February 10th, the EDC with be working on the King's Landing and hotel project, The Highwaymen Festival is February 15th from 10a.m. to 3 p.m. at Moore's Creek, and Sunrise Theatre Foundation handrail installation is February 5th at 5:30 p.m.

Tina Rel, Records Coordinator - No comments

Sara Hedges - City Attorney - No comments

16. COMMENTS FROM THE COMMISSION

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 6:38 p.m.

ATTEST:

CITY CLERK

MAYOR COMMISSIONER