

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, APRIL 21, 2025.

1. CALL TO ORDER

Mayor Hudson called the April 21, 2025 Regular Meeting of the City Commission to order at 5:05 P.M.

2. OPENING PRAYER - Pastor Candace Star with C-Star Ministry Inc.

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

5. APPROVAL OF MINUTES

- a. Approval of the Minutes from the April 07, 2025 Regular Meeting.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to approve the minutes of the April 07, 2025 Regular Meeting.

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

Passed

6. PROCLAMATIONS

- a. Jack Andrews, Years of Service Proclamation

7. LETTERS TO COMMISSION

- a. Letter from the Florida Department of Law Enforcement recognizing Detective David Teitelbaum for his valuable assistance in Operation Safe Highways that led to the successful prosecution of a human trafficking case.
- b. Britta Santana sent an email thanking Leroy Lewis and his team at Solid Waste for their prompt, professional, and courteous handling of recent issues with waste management.

8. ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA

Motion was made by Commissioner Michael Broderick, 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.

No comments

10. MISCELLANEOUS REPORTS

11. CONSENT AGENDA

- a. Approval of travel for Commissioner James Taylor to attend the Corridor Connect Summit 2025 in Lake Buena Vista, Florida, from June 03, 2025, to June 05, 2025, in the amount of \$891.40.
- b. Approval of an additional \$38,000.00 to purchase order 250011 with The Peterbuilt Store-Fort Pierce, FL for refuse truck parts and service.
- c. Approval of expenditure in the amount of \$308,771 to JSR Fueling Technologies, LLC for Fuel Station Improvements.
- d. Approval of Specific Authorization 1 with Architects Design Collaborative, LLC. for design services of the 4th Floor of the Sunrise Center into a functional and attractive meeting and event venue in an amount not to exceed \$22,500.00.
- e. Approval of City Hall Lobby Mural Artist Services Agreement with Sitki Dogan in the amount of \$4,800.00 for a mural located in the lobby of City Hall.
- f. Approval for the Letter of Support for expansion of the Veterans Center at Indian River State College (IRSC).
- g. Approval for the Letter of Support for Indian River State College's (IRSC) Ballistics Innovation and Testing Center.

Commissioner Broderick pulled item 11c.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve items 11a, 11b and 11d -11g 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 11c

Jason Atkinson, Public Works Director commented that funds had been set aside to replace the major components of the fuel station.

The Commission inquired on who would have access, protections in place to prevent personal use, fuel reports, and longevity,

Mr. Atkinson commented on access, prevention of personal use, and reports, and longevity.

City Manager Chess, commented on the monitoring of fuel trend use and access to usage.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve item 11c 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. Quasi-Judicial Hearing - Review and Approval of an application for a Final Plat by applicant Jerardo Ayala of The Outdoors Quality LLC, to subdivide three (3) parcels into fourteen (14) residential lots; the Mohawk Final Plat is located at the northwest corner of Mohawk Avenue and Bryant Road. Parcel ID(s): 1428-702-0425-000-7, 1428-702-0382-000-3, 1428-702-0050-000-7

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.

City Clerk, Linda Cox, confirmed that the City complied with the advertisement and notice requirements.

Ex parte communications

Commissioner Broderick – No
Commissioner Gaines – No
Commissioner Johnson – No
Commissioner Taylor – No
Mayor Hudson – No

City Clerk, Linda Cox, swore in those wanting to speak during the Quasi-Judicial hearing.

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

Staff Presentation:

Kevin Freeman, Planning Director, presented the application for a Final Plat.

RECOMMENDATION:

The proposed Final Plat application adheres to the requirements of the City Land Development Code and the guidelines of the City's Comprehensive Plan. Therefore, Staff recommends that the City Commission APPROVE the Mohawk Final Plat subject to the two (2) conditions:

1. The applicant will supply two (2) Mylars for appropriate signatures prior to the plat being recorded with the St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.
2. Prior to endorsement of the Mylars by the City's reviewing Surveyor, a fully executed St. Lucie County Road Improvement Agreement shall be provided.

Commission Questions of Staff:

The Commission inquired on County requirements, boundaries, and road improvements.

Mr. Freeman commented on County requirements, land use, and road improvements.

Question of the Applicant:

Jerado Ayala, developer, had no questions of Staff and commented on road improvements requested by the County, water and sewer, target market and price point.

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

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Michael Broderick to approve the application for Final Plat with the two staff conditions.

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

Passed

- b. Legislative Hearing - Ordinance 25-016 - An ordinance amending the Code of Ordinances of the City of Fort Pierce, Florida, Establishing Chapter 125-Zoning, Article VII - Supplementary Regulations, Division 1 - Generally, Section 125-328 - Boardinghouses and Roominghouses; to regulate the standards of operation of Boardinghouses and Roominghouses. FIRST READING.

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

ORDINANCE NO. 25-016

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA, ESTABLISHING CHAPTER 125-ZONING, ARTICLE VII - SUPPLEMENTARY REGULATIONS, DIVISION 1 -GENERALLY, SECTION 125-328 - BOARDINGHOUSES AND ROOMING HOUSES TO REGULATE THE STANDARDS OF OPERATION OF BOARDINGHOUSES AND ROOMINGHOUSES; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

Kevin Freeman, Planning Director, presented the amendments to the Code of Ordinance to regulate the standards of operation of boarding and rooming houses.

RECOMMENDATION:

Staff recommendation is for the City Commission to APPROVE the proposed zoning text amendments in respect of Boardinghouse and Rooming house uses.

Questions of Staff:

The Board inquired on zoning criteria, current non compliant units, reporting and enforcement, current boarding and rooming house standards, zoning, parking, and

exterior maintenance.

Mr. Freeman commented on compliance, reporting of non compliant properties, standards of safety, zoning and impacts, review of current properties, parking types, and exterior maintenance.

Mayor Hudson opened the public hearing.

Diane Williams-Johnson commented on a rooming house in the Lincoln Park area.

Commissioner Broderick inquired if this would be a Code Enforcement issue.

Mr. Freeman explained Code Enforcement's involvement.

Commissioner Johnson commented that standards are required to protect homeowners and the community.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to approve Ordinance No. 25-016.

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

Passed

13. CITY COMMISSION

- a. Resolution 25-R35 appointing Ginetta Bernard and Emily Fingerhut to the Arts and Culture Advisory Board as appointees of the Board.

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

RESOLUTION NO. 25-R35

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CERTIFYING THE APPOINTMENT OF MEMBERS TO THE ARTS AND CULTURE ADVISORY BOARD; PROVIDING FOR AN EFFECTIVE DATE.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Michael Broderick to approve Resolution No. 25-R35 appointing Ginetta Bernard and Emily Fingerhut to the Arts and Culture Advisory Board.

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

Passed

- b. Resolution 25-R36 accepting City Audit on all funds for the fiscal year ended September 30, 2024, as prepared by DiBartolomeo, McBee, Hartley & Barnes, P.A.

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

RESOLUTION NO. 25-R36

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; ACCEPTING THE CITY OF FORT PIERCE'S FY2024 ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024; AND PROVIDING FOR AN EFFECTIVE DATE.

Mark Barnes, Auditor, presented the City Audit for the fiscal year ending September 30, 2024.

The Commission commented on operating expenses, adjustment of user fees,

elimination of negative cash flow, and reducing expenses.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to approve Resolution No. 25-R36.

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.

Bill Abramowicz

15. COMMENTS FROM THE CITY MANAGER

City Manager, Richard Chess, thanked Mr. Barnes and the Finance Department for their work on the City Audit, and commented on the upcoming work on the City budget and expenses.

City Clerk, Linda Cox -No comments

City Attorney, Sara Hedges – No comments

16. COMMENTS FROM THE COMMISSION

Commissioner Johnson commented on the upcoming quarterly clean -up and the restoration of 25th Street, land clearing near the old Garden City School, and a new Fire Board requirement regarding parking garage sprinklers and car fires.

Commissioner Gaines commented on the passing of Mr. Lewis of the St. Lucie Fire Board.

Mayor Hudson commented on the Legislature and various bills that are critical.

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 7:21 p.m.

ATTEST:

CITY CLERK

MAYOR COMMISSIONER