

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, June 02, 2025.

**1. CALL TO ORDER**

Mayor Hudson called the June 02, 2025 Regular Meeting of the City Commission to order at 5:05 P.M

**2. OPENING PRAYER - Pastor Jose Martinez with Jesus is King Church, 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 Manager Richard Chess  
City Attorney Sara Hedges  
City Clerk Linda Cox

**5. APPROVAL OF MINUTES**

- a. Approval of the Minutes of the May 19, 2025 Special Meeting.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to approve the minutes of the May 19, 2025 Special Meeting.

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

Passed

**6. PROCLAMATIONS**

- a. National Garden Week

**7. LETTERS TO COMMISSION**

**8. ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA**

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

**10. MISCELLANEOUS REPORTS**

**11. CONSENT AGENDA**

- a. Approval and acceptance of the Florida Department of Law Enforcement (FDLE) FY23 – Project Safe Neighborhoods – Southern District of Florida (PSS) Grant Program, award number W1002 in the amount of \$181,338 to be used to purchase specialized equipment, overtime for officers and mentors participating in Operation Cease Fire through the Courageous Kids Program and R.I.C.H. House, along with overtime for civilian staff of the Police Department assigned to assist the officers and mentors.
- b. Approval of the Florida Department of Law Enforcement (FDLE) FY23 JAG - Countywide Grant Award Agreement in the amount of \$34,041.67
- c. Approval of the Amendment to the grant agreement between the State of Florida, the Department of State and the City of Fort Pierce extending the grant period for the Highwaymen Museum project to December 31, 2025.
- d. Approval of letter of support on behalf of the Treasure Coast Food Bank in their submission of a T-Mobile Hometown Grant for their Food Distribution Center.
- e. Acceptance of the St. Lucie County Regional Resilience Vulnerability Assessment Final Report.
- f. Approval of Amendment No. 1 to Agreement No. 24PLN31 for the City of Fort Pierce Comprehensive Vulnerability Assessment FDEP Resilient Florida Grant Agreement in the amount of \$159,665.00.
- g. Approval of expenditure from the City Commission to use funds from the Law Enforcement Trust Fund, not to exceed \$24,000 to purchase needed safety equipment for Officers.
- h. Approval of Kimley-Horn and Associates, Inc. Specific Authorization No. 10 for the City of Fort Pierce Comprehensive Vulnerability Assessment FDEP Resilient Florida Grant Agreement in the amount not to exceed \$159,665.00.
- i. Approval of Second Amendment to the Amended and Restated MOU for the Smart City Initiative with FPUA.
- j. Approval of Increase of Purchase Order No.250544 - Jack Hammer Audio from \$50,000 to \$80,000 for monthly sound equipment rental at the Sunrise Theatre.
- k. Approval of expenditure of Building Department funds in the amount of \$153,000.00 to renew the Forerunner Software proposal for a three (3) year term.

- I. Approval of the Fort Pierce Youth Council's recommendations for the recipients of the City of Fort Pierce Youth Award: Hollice Fortune, Humanitarian Award; Jose Hernandez, Student Athlete Award; and Milan Taylor, Visionary Award - Students will be recognized at a future City Commission meeting.

Commissioner Johnson pulled item 11c.  
Commissioner Gaines pulled item 11i.  
Commissioner Broderick pulled item 11j.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Arnold Gaines to approve items 11a, 11b, 11d-11h, 11k and 11l 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

Commissioner Johnson expressed his concerns with the progress and timeline of funding purchase/change orders, the progress of the project, and final inspections.

The Commission discussed the quality of the windows, dumpster enclosure, and second floor leveling funding and clarification of processes.

Audria Moore, Special Projects Coordinator, provided a progress update on the Highwaymen Museum including change orders 13-16, which are currently under review by the City Attorney's office. Additionally, Ms. Moore elaborated on confirmation from Paul Thomas, Building Official, that the current windows are high impact windows, and failure of the final inspection which extends the completion timeline.

Mark Zrallack, City Engineer, provided an update on change order 6 as a proposal was provided by the vendor that was unsatisfactory. It was rebid, and is now satisfactory.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Michael Broderick to approve item 11c on the Consent Agenda.

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

Passed

Commissioner Gaines pulled item 11i in error.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Michael Broderick to approve item 11i 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 11j.

Commissioner Broderick inquired on the background, purchase and or lease options, and requested a lease to own option for review and approval.

Holland Ryan, Sunrise Theatre, explained that the increase is due to equipment failure and that a lease to own option has been requested which would include the fees that have been paid to current.

Commissioner Johnson inquired on the increase of thirty thousand, is interested in learning more about the operations, and how this is being funded.

Mr. Holland clarified that the increase is to the fiscal year.

Richard Chess, City Manager, commented that an update could return to capital equipment.

City Attorney, Sara Hedges, suggested that this item be pulled and readdressed at the next meeting so that it can be reviewed.

The Commission inquired of Ms. Hedges the proper level of solicitation and the timeline of the RFP.

Ms. Hedges clarified the proper level of solicitation and that the RFP will come back before the Commission in July.

Shyanne Harnage, Community and Economic Development Director, commented that the RFP is closed, and the evaluation committee is meeting to evaluate the proposal or request presentation.

Commissioner Taylor inquired as to how the item made it before the Commission without multiple bids.

Ms. Hedges commented that this will be reviewed.

Mr. Chess commented on tabling the item.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Michael Broderick requested that the item be pulled for staff review.

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

Passed

Commissioner Broderick inquired on the transfer of ownership to the FPRA.

Ms. Harnage provided an update including an issue with the survey which had to be addressed.

The Mayor inquired as to the reason for the transfer.

Ms. Harnage commented on the reason for the transfer, the open RFP, and getting the process completed with the City Attorney's office.

## 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 Major Site Plan (Development Review & Design Review) by property owner, Mehul Patel, and representative, PHMI WS Fort Pierce LLC, to construct a four-story, one-hundred and twenty-two (122) room hotel, grossing approximately 48,100 square feet with associated site improvements, located at 2480 South Jenkins Road in Fort Pierce, FL, more specifically located at Parcel Control Number: 2419-232-0003-000-6.

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.

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

Mayor Linda Hudson inquired with the Commission regarding 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.

Staff Presentation:

Vennis Gilmore, Senior Planner, presented the review and approval of an application for a Major Site Plan at 2480 South Jenkins Road.

The proposed Major Site Plan Amendment (Development) 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. A Landscape Maintenance Agreement will be required and approved by the Planning Department prior to Final Certificate of Occupancy.
2. A Landscape Inspection will be required and approved by the Planning Department prior to Final Certificate of Occupancy.
3. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.
4. Install a landscaped area around the proposed monument sign base which extends a minimum distance of three (3) feet in all directions. Such landscaped area shall be completely covered by ground cover and shrubs, hedges, or similar vegetative materials.
5. Update the dumpster enclosure to the current standards by the Solid Waste Department which includes a pedestrian entrance.
6. Install a concrete, wood, or vinyl fence to buffer from the residential uses to the north and east.
7. Install a streetscape improvement such as tables or benches around or near the stormwater pond area or an outdoor recreation area.

Commission Questions of Staff:

Commissioner Broderick inquired on the out parcel and the parking ratio meeting City standards.

Mr. Gilmore commented on the parcel and clarified that the parking ratio meets City standards.

Applicant Questions of Staff:

Nelson Mojarena, Civil Engineer, Woolpert, had no questions of staff but commented on the type of fence being vinyl.

Kevin Freeman, Planning Director, commented that the fence is to protect the visual aspect.

Mayor Hudson opened the public hearing.

Seeing no one, she closed the public hearing.

Commission Discussion:

Commissioner Taylor recommended the inclusion of opaque fencing as an additional condition.

Commissioner Broderick commented on Jenkins Rd, a County road, and the need for road improvements.

Commissioner Johnson commented that the improvements are scheduled to occur over the next five years and requested a sequence of projects approved on or near Jenkins Road that can be provided to the TPO for review.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve the site plan application with the (7) seven conditions and the addition of opaque fencing.

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

Passed

### 13. CITY COMMISSION

- a. Resolution 25-R43 appointing Clarice Jean as an at-large member of the Fort Pierce Youth Council.

RESOLUTION NO. 25-R43

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.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to approve Resolution No. 25-R43 appointing Clarice Jean as an at-large member of the Fort Pierce Youth Council.

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

Passed

- b. Resolution 25-R44 appointing Allyson Mendez as Commissioner Gaines' appointee to the Board of Adjustment.

RESOLUTION NO. 25-R44

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

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Michael Broderick to approve Resolution No.25-R44 appointing Allyson Mendez as Commissioner Gaines' appointee to the Board of Adjustment.

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.

Sandra Ruiz

**15. COMMENTS FROM THE CITY MANAGER**

a. Reports

City Manager, Richard Chess, provided an update on Chief of Police recruitment, including vendor selection and a timeline.

City Clerk, Linda Cox - No comments

City Attorney, Sara Hedges - No comments

**16. COMMENTS FROM THE COMMISSION**

Commissioner Gaines commented on the youth council and local clean up this weekend.

Commissioner Taylor commented on the parking lot next to the Manatee Center and attendance reports of Keep Fort Pierce Beautiful.

Commissioner Johnson commented on the Highwaymen project and better policies and procedures and the dedication of the new fire station.

Commissioner Broderick commented on the Indian River parking lot, the need for additional parking, better policies and procedures for RFP's.

Mayor Hudson attended the graduation mass at San Juan Diego church.

A moment of silence to remember Ra'Myl Pierre.

**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 6:21 p.m.

ATTEST:

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CITY CLERK

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MAYOR COMMISSIONER