

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 16, 2025.

1. CALL TO ORDER

Mayor Hudson called the June 16, 2025, Regular Meeting of the City Commission to order at 5:05 P.M.

2. OPENING PRAYER - Pastor Rick Palma Jr. - Treasure Coast Baptist Church

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
Assistant City Attorney Felicia Holloman
City Clerk Linda Cox

5. APPROVAL OF MINUTES

- A. Approval of the minutes of the May 19, 2025 Regular Meeting.

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

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

Passed

- B. Approval of the Minutes of the June 02, 2025 Regular Meeting.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to approve the minutes of the June 02, 2025, Regular Meeting.

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

Passed

6. PROCLAMATIONS

- A. Treasure Coast Waterway Clean Up Proclamation

- B. Youth Award Proclamations

7. LETTERS TO COMMISSION

- A. Thank you card from Elizabeth Bowen expressing her family's deep gratitude to the Building Department staff for their professional and supportive assistance in addressing safety concerns, which led to effective action and restored their sense of security at home.

8. ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA

Motion was made by Commissioner Michael Broderick, 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 of an additional \$36,000.00 to purchase order PO 250166, GT Supplies, Riviera Beach, FL, for refurbishing dumpsters city-wide.
- B. Approval of an additional \$35,000.00 to purchase order 250159 with The Tailor Group, Fort Pierce, FL for public restroom cleanings city-wide.
- C. Approval to award RFP 2025-11 for annual contracted Professional Inspection Services to GFA International, Inc. dba Universal Engineering Service of Port St. Lucie, Florida for an amount of up to \$100,000.00 annually.
- D. Approval to award RFP 2025-012 for annual contracted Professional Plan Review Services to GFA International dba Universal Engineering Sciences of Port St. Lucie, Florida for an amount of up to \$100,000.00 annually.
- E. Approval to award RFQ 2025-009 for the annual contract for Community Rating System (CRS) and Climate Resilience Support Services to TetraTech, Inc. of Stuart, Florida for an amount of up to \$100,000.00 annually.
- F. Approval of Specific Authorization No. 2025-1 for Structural Assessment of the Historic Seven Gables House, with a Cost Not to Exceed \$6,426.
- G. Approval of emergency expenditure to Johnson-Davis, Inc. for Thumb Point Drive Emergency Drainage Repairs at 1526 Thumb Point Drive and 1679 Thumb Point Drive in the amount not to exceed \$209,405.00
- H. Approval of Specific Authorization 1 with EXP US Services, INC. for Professional Architectural and Engineering Services for the Downtown Festival Street Redevelopment not to exceed \$195,405.00.

Commissioner Broderick pulled items 11c and 11d of the Consent Agenda.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner James Taylor to approve items 11a, 11b and 11e-11h.

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

Passed

As to items 11c and 11d

Commissioner Broderick inquired on the funding source.

City Manager, Richard Chess, commented that the building department is funding them.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner James Taylor to approve items 11c and 11d 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.cityoffortbierce.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 for application for an innovative, Minor Site Plan, submitted by A-Ok Construction to develop a single-story duplex. The proposed duplex will be developed on 0.31 acres of land located at 209 N. 18th Street, more specifically located at Parcel Control Number: 2409-606-0041-000-0.

Mayor Linda Hudson asked all present to listen carefully to what Assistant City Attorney Felicia Holloman would read regarding Quasi-Judicial Hearings.

Felicia Holloman, Assistant 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:

Kerry Driver, Senior Planner, presented the review and approval for the application for an innovative minor site plan.

RECOMMENDATION:

At the May 12, 2025, Planning Board meeting, the board voted unanimously to approve the innovative site plan with one (1) condition:

1. Prior to issuance of final certificate of occupancy, a Landscape Maintenance Agreement shall be approved and shall acknowledge the following:

a. All approved landscaping shall be installed, irrigated, and maintained in perpetuity in accordance with section 123-7 of the City Code of Ordinances, in order that it continues to present a healthy, neat, and orderly appearance free of refuse and debris, in conformity with the following requirements:

i. Vegetation required by this article shall be replaced with equivalent or better vegetation if it is not living. All trees for which credit is awarded, and which subsequently die, shall be replaced by the same or greater number of living trees according to the standards established in this article

ii. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching, and other horticultural practices to ensure that the landscaping continues to maintain a healthy, neat, and orderly appearance.

Questions of Staff:

The Commission inquired on conditional use, design standards, and who is responsible for landscape maintenance.

Ms. Driver explained the requirement for the conditional use, the developer aligned with the City requirements for innovative use, and that the property owner is responsible for landscape maintenance.

Applicant questions of staff:

Andre Baxam, A-Ok Realty, had no questions for staff and commented on building homes for first time home buyers.

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 the application for an innovative development minor site plan.

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

- B. Quasi-Judicial Hearing - Review and approval of an application for a Conditional Use, with No New Construction by Atlantic Coast Recycling, located at 3301 Avenue D, more specifically located at Parcel Control Number: 2408-214-0001-000-2.

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:

Kevin Freeman, Planning Director, presented an application for a Conditional Use, with No New Construction.

RECOMMENDATION:

Staff recommend that the City Commission **APPROVE** the application for Conditional Use with no new construction.

Questions of staff:

The Commission inquired on the need for a conditional use and landscaping.

Mr. Freeman commented on the conditional use and landscaping, due to the line of sight.

Applicant question of Staff:

Dennis Murphy, Culpepper and Terpening, had no questions of staff and commented on the licensing and conditional use process.

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 Conditional Use with no new construction.

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

C. Legislative Hearing - Ordinance 25-018 Amending Chapter 103, Article III "Contractors".
FIRST READING

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

ORDINANCE NO. 25-018

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING CHAPTER 103 – BUILDINGS AND BUILDING REGULATIONS, ARTICLE III – CONTRACTORS, BY AMENDING SECTION 103-86 BY MODIFYING AND DELETING CERTAIN DEFINITIONS; AMENDING SECTION 103-88 BY CORRECTING REFERENCE TO STATE STATUTE CHAPTER 489; AMENDING SECTION 103-89 BY REDUCING THE NUMBER OF BOARD OF EXAMINERS OF CONTRACTORS MEMBERS, PROVIDING FOR APPOINTMENT, PROVIDING FOR OFFICERS, DELETING THE REQUIREMENT OF REQUIRED MEETINGS, AND RESTATING THE BOARD'S POWER TO ADOPT BY-LAWS AND RULES; AMENDING SECTION 103-131 BY PROVIDING FOR APPLICATION REQUIREMENTS; AMENDING SECTION 103-135 TO DELETE CERTAIN FEES AND TO PROVIDE FOR AN APPEAL FEE; AMENDING SECTION 103-136 TO REFERENCE STATE CERTIFIED SPECIALTY CONTRACTORS, AND PROVIDE FOR ALTERNATIVES AND EXEMPTIONS FOR PROVIDING PROOF OF BUSINESS TAX RECEIPT; AMENDING SECTION 103-141 BY PRECLUDING DISCIPLINE OF STATE CERTIFIED CONTRACTORS AND ELIMINATING AUTOMATIC STAYS ON APPEAL; AMENDING SECTION 103-142 BY SPECIFYING ACTS IN WHICH A REGISTERED OR LOCAL CONTRACTOR MAY BE REPRIMANDED, OR THEIR COMPETENCY CARD MAY BE SUSPENDED OR REVOKED; AMENDING SECTION 103-143 BY MODIFYING PROHIBITIONS OF UNLICENSED CONTRACTORS, PROVIDING FOR ISSUANCE OF CITATIONS BY THE BUILDING OFFICIAL OR THEIR DESIGNEE, AND PROVIDING FOR CIVIL PENALTIES TO BE ASSESSED IN AN AMOUNT ADOPTED BY RESOLUTION; AMENDING SECTION 103-144 BY DELETING ALL EMERGENCY LICENSING PROCEDURES PREEMPTING PROCEDURES TO THE STATE; 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, commented on adjustments to the State licensing for contractors, which impact local licensing, reducing the number of board members, and Commission appointments.

The Commission inquired on the appointments for the Board and the requirement that members be contractors, and possible changes to oversight of the board, including its necessity.

Mr. Thomas commented that the composition of the board is specified by ordinance and clarified changes to the board.

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. 25-018.

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

Passed

D. Legislative Hearing - Ordinance 25-019 Amending Chapter 103, Article II "Building Code,"
Division 2 of the Code of Ordinances Entitled "Building Fees." FIRST READING

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

ORDINANCE NO. 25-019

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING CHAPTER 103, ARTICLE II "BUILDING CODE", DIVISION 2 OF THE CODE OF ORDINANCES ENTITLED "PERMIT FEES", SECTION 103-53 PROVIDING FOR PERMIT FEES AND PLAN REVIEW FEES; PROVIDING A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.FIRST READING

Paul Thomas, Building Director, commented that the changes presented are for verbiage and provided examples.

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. 25-019.

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

Passed

13. CITY COMMISSION

- A. Resolution 25-R47 is for the approval of the lease renewal between the City of Fort Pierce and the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the Submerged lands of the Fort Pierce City Marina Islands.

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

RESOLUTION NO. 25-R47

A RESOLUTION OF THE CITY OF FORT PIERCE, FLORIDA, APPROVING THE RENEWAL OF SOVEREIGNTY SUBMERGED LANDS FEE WAIVED LEASE WITH BOT FILE NO.560344636 FOR THE TERM OCTOBER 23, 2024, THROUGH OCTOBER 23, 2029; AUTHORIZING THE MAYOR TO EXECUTE THE LEASE RENEWAL DOCUMENT; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve Resolution No. 25-R47.

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.

No public comments.

15. COMMENTS FROM THE CITY MANAGER

- A. Reports

City Manager, Richard Chess, introduced Jared Sorenson, Human Resources Manager, to provide an update on Police Chief recruitment.

Mr. Sorenson provided an update on recruitment for the Chief of Police and the cost associated with the search including the process with Narloch and Associates.

The Commission briefly discussed the process, including their inclusion in the interview process.

City Clerk, Linda Cox - Commented on assembling the information requested by the Commission regarding board and committee attendance.

City Attorney, Felicia Hollomon - No comments

16. COMMENTS FROM THE COMMISSION

Commissioner Gaines commented on the Juneteenth Celebration, FPRA absence, meeting with the police union, and Fire Board inquiry regarding an email received.

Commissioner Broderick commented on a meeting with the police union, attended the South Kings Highway HOA meeting, and expansion of FPUA boundaries to service the community.

Mayor Hudson commented on Majorie Harrell.

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 6:39 P.M.

ATTEST:

CITY CLERK

MAYOR COMMISSIONER