

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, JULY 07, 2025.

1. CALL TO ORDER

Mayor Hudson called the July 07, 2025 Regular Meeting of the City Commission to order at 5:05 P.M

2. OPENING PRAYER

- a. Minister Belinda Pizarro - River of Life Fellowship

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 June 16, 2025 Regular Meeting.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Michael Broderick to approve the minutes of the June 16, 2025 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

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 award of Bid No. 2025-027 for SHIP Residential Rehabilitation for 902 Hickory Street, Fort Pierce, FL to De La Hoz Builders, Inc. in an amount not to exceed \$83,590.00
- B. Approval of award of Bid No. 2025-026 for SHIP Residential Rehabilitation for 2509 Avenue K, Fort Pierce, FL to De La Hoz Builders, Inc in an amount not to exceed \$72,420.00
- C. Approval of award of Bid No. 2025-023 for CDBG Residential Rehabilitation for 2803 Avenue M, Fort Pierce, FL to Zorion LLC in an amount not to exceed \$87,220.36
- D. Approval of Change Order No. 13 - General Contractor Services, Second Floor Leveling in the amount of \$8,385.68 for the City of Fort Pierce Florida Highwaymen Museum renovation project.
- E. Review of Change Order No. 14 - General Contractor Services, Replacement of Windows in the amount of \$26,166 for the City of Fort Pierce Florida Highwaymen Museum renovation project.
- F. Approval of Change Order No. 15 - General Contractor Services for a Dumpster Enclosure in the amount of \$26,775 for the City of Fort Pierce Florida Highwaymen Museum renovation project as required per the City Code.
- G. Approval of Change Order No. 16 - General Contractor Services, Expanded Parking Lot Scope in the amount of \$41,229.43 to correct the parking lot elevation to prevent water intrusion for the Highwaymen Museum renovation.
- H. Approval of U.S. DOE, Office of Energy Efficiency and Renewable Energy - Energy Efficiency Conservation Block Grant (EECBG) Program Special Terms and Conditions-Grant Agreement in the amount of \$76,720.00.
- I. Approval of a public service agency grant award to E.N.D. It, Corporation in the amount not to exceed \$5000.00.
- J. Approval of expenditure of Law Enforcement Trust Fund (LETF) Contribution in the amount of \$5,000.00 to Mustard Seed Ministries for their Sarah's Kitchen pantry to provide hot meals to youth involved in the Fort Pierce Police Department's Courageous Kids program.
- K. Accept the 2024 Incentives Strategies Report of the the Affordable Housing Advisory Committee (AHAC).

- L. Approval of increase of Purchase Order No.250521, Complete Production Resources from \$50,000 to \$100,000 for monthly lighting equipment rental at the Sunrise Theatre.

- M. 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.

Commissioner Broderic pulled items 11D - 11 G, 11L, and 11M.
Commissioner Johnson pulled item 11 I

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Michael Broderick to approve items 11A-11C, 11H,11J, and 11K of the Consent Agenda.

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

Passed

As to items 11D-11G

Commissioner Broderick inquired whether these were the final purchase orders, specifically referencing the impact windows, garbage enclosures, and the parking lot bids.

Audria Moore, Special Projects Coordinator, confirmed that these were the final purchase orders for completion of the project.

Mark Zrallack, City Engineer, commented that the existing parking lot plan was revised to lower one corner by four to six inches through grading and milling the asphalt, while leaving most of the underlying material intact unless unforeseen issues arise.

The commission discussed drainage issues, security considerations, and cost-saving modifications to asphalt and grading plans.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner James Taylor to approve items 11D, 11F, and 11G of the Consent Agenda.

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

Passed

Building Official, Paul Thomas, indicated the existing windows were Miami-Dade-rated impact windows.

Ms. Moore reported that the doors were already replaced with hurricane doors.

Motion was made by Commissioner James Taylor, seconded by Commissioner Michael Broderick to deny 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 11I

Commissioner Johnson expressed concern with the disappointing number of completed applications for the PSA summer grant, as only one application was successfully submitted.

Donnella Clarke, Grants Administration Division Manager, commented that the advertisement ran for 30 days starting in December 2024, during which 24 applications were initiated, but only two were completed and submitted. Concerns were raised with the transition to an online application system, which may have discouraged applicants, and historically active organizations such as the Boys & Girls Club did not apply.

Kimberlee Henton, Reporting and Grants Specialist, commented that the grant was advertised through multiple channels, the application period was extended, direct outreach was conducted to agencies, and unallocated funds were redirected to support a city-run summer camp and youth activities.

The Commission expressed a need for better outreach and training for community organizations.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines 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 items 11L and 11M

Marisa Quijano, Interim Executive Director, commented that the theater is renting modern lighting and sound equipment on a month-to-month basis due to initial emergency needs and operational uncertainty, with interest in exploring a lease-to-own option as both systems would cost approximately \$150,000–\$200,000 each to purchase.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve items 11L and 11M 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 25-018 Amending Chapter 103, Article III "Contractors". SECOND 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. SECOND READING

Paul Thomas, Building Official, commented that Items A and B are second readings tied to related Items 13B and 13C, which address rule changes and the fee schedule, and while not identical, all four are connected and need to be approved together.

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

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to approve Ordinance No. 25-018.

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

Passed

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

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

Passed

- C. Quasi-Judicial Hearing - an application for Conditional Use with New Construction Site Plan submitted by property owner, St. Lucie Kings, LLC and Representative HJA Design Studio, to construct a flex space for wholesale trade and warehouse freight on 3.57 acres at 4600 & 4650 Okeechobee Rd., Fort Pierce, FL. The properties are zoned General Commercial (C-3). Parcel IDs: 2419-122-0001-050-9 and 2419-122-0001-040-6.

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:

Kerry Driver, Senior Planner, an application for Conditional Use with New Construction Site Plan.

RECOMMENDATION:

Staff's recommendation is Approval of the conditional use with new construction application with the following nine (9) conditions:

1. A Unity of Title with the St. Lucie County Clerk of Courts and Parcel Combinations with the St. Lucie County Property Appraiser is required prior to submitting for building permits.
2. After completion of the Unity of Title and Lot Combination, a General Address Request Form for the newly created Parcel ID and for each proposed building shall be submitted to the Planning Dept. prior any land clearing or development permits
3. A notarized Landscape Maintenance Agreement is required prior to the issuance of the Certificate of Occupancy
4. An updated Environmental Report will be required prior to any earth moving activities
5. Prior to Development Permit Compliance Review approval, provision of St. Lucie County Fire District documentation that existing fire connection is not needed
6. The applicant shall donate property to the Department (FDOT) if right-of-way

dedication is required to implement the improvements

7. Drainage mitigation is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage). The drainage mitigation shall meet all FDOT Drainage Manual criteria and will be reviewed/approved as part of an access permit.

8. The applicant to investigate/install a minimum 6ft. height private buffer on north end of property

9. The applicant should provide a different color palette for the buildings

Questions of Staff:

The Commission inquired about conditional use triggers, regulations, privacy buffers, C3 Zoning, permitted uses, Five Mile Creek flooding, and the Commission's responsibility in the conditional use application process.

Ms.Driver clarified the conditional use triggers, C3 use provision, landscape plan, permitted uses, and that drainage concerns are addressed in the conditions.

Ms. Hedges commented on the location of the C3 allowable use on the zoning table and clarified the conditional use and expressed concern with its blanket use.

Applicant Questions of Staff:

Erika Beitler, HJA Design Studio, inquired on possible changes to the site's parking plan and presented the intended use of the property as an industrial flex space.

Commission Question of the Applicant

The Commission inquired on blanket conditional use.

Ms. Beitler commented on the desire for flexibility as presented.

Commissioner Taylor pointed out the ten (10) specific conditional use types that were identified on the application.

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

Commission Discussion:

The Commission discussed its responsibility in the conditional use process and clarified the proposed and permitted conditions.

Ms. Hedges commented on the conditional use table and the permitted uses.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Michael Broderick to approve the application with the (9) nine conditions and the (10) ten conditional use types. 1) Light Industrial Service/Manufacturing 2) Warehouse and Freight 3) Environmental Research and Education Facilities 4) Day Care Center (Adult/Child) 5) Medical Facilities 6) Social Service Institution 7) Building Maintenance Facilities and Services 8) Microbrewery 9) Marine-Related Industrial 10) Vehicle Storage.

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

Passed

13. CITY COMMISSION

A. Selection of 2025 FLC Annual Conference Voting Delegate.

Motion was made by Commissioner James Taylor, seconded by Commissioner Curtis Johnson, Jr. to select Commissioner Gaines as the voting delegate for the 2025 FLC Annual Conference.

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

Passed

B. Resolution No. 25-R42 Amending the Rules of Procedure for the Board of
Examiners of Contractors

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

RESOLUTION NO. 25-R42

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE,
FLORIDA; ADOPTING REVISED CITY OF FORT PIERCE BOARD OF
EXAMINERS OF CONTRACTORS RULES OF PROCEDURE; PROVIDING FOR
AN EFFECTIVE DATE.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by
Commissioner Arnold Gaines to approve Resolution No. 25-R42.

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

Passed

C. Resolution No. 25-R48 Building Department Fee Schedule

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

RESOLUTION NO. 25-R48

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE,
FLORIDA; ADOPTING AN UPDATED BUILDING DEPARTMENT FEE
SCHEDULE; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL
RESOLUTIONS IN CONFLICT HERewith; AND PROVIDING FOR AN
EFFECTIVE DATE.

Motion was made by Commissioner James Taylor, seconded by Commissioner
Arnold Gaines to approve Resolution No. 25-R48.

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 Mr. Sorenson and Zrallack to provide City updates.

Human Resource Manager Jared Sorenson provided an update on recruitment for the Police Chief.

City Engineer, Mark Zrallack, provided an FDOT update.

City Clerk, Linda Cox - No comments

City Attorney, Sara Hedges - No comments

16. COMMENTS FROM THE COMMISSION

Commissioner Gaines commented on City cleanliness after the holiday.

Commissioner Taylor thanked Mainstreet and the Yacht Club and completed a ride-along with the Public Works Director.

Commissioner Broderick commented on the Sunrise Theatre, allowing staff to speak on their behalf, conversations with Congressman Mast and expanding parking.

Ms. Hedges directed them to the City Manager's office.

Mayor Hudson commented on the introduction of the Vision Council.

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 7:08 p.m.

ATTEST:

CITY CLERK

MAYOR COMMISSIONER