

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, NOVEMBER 17TH, 2025.

**1. CALL TO ORDER**

Mayor Hudson called the meeting to order at 5:05 p.m.

**2. OPENING PRAYER - Pastor Mike Schneider - Faith Baptist Church**

**3. PLEDGE OF ALLEGIANCE**

**4. ROLL CALL**

Present: Commissioner Michael Broderick; Commissioner Arnold Gaines;  
Commissioner Curtis Johnson, Jr.; Mayor Linda Hudson

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

**5. APPROVAL OF MINUTES**

- A. Approval of Minutes from the November 3, 2025 regular meeting.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Arnold Gaines to approve the minutes.

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

**6. PROCLAMATIONS**

**7. LETTERS TO COMMISSION**

- A. Letter from Sophia and Gebre Kassaye expressing appreciation to Heather Debevec, Code Enforcement Officer, for her professional, respectful and helpful way she explained the city's rules regarding landscaping debris.

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

Clerk Cox indicated that the applicant of Item 12B, the quasi-judicial hearing for Ordinance 25-035 rezoning property at 4945 Edwards Road has requested a continuance to a date certain of December 15, 2025 in order to meet with concerned residents.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to continue item 12B to December 15, 2025.

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

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to set agenda as printed with the item postponed.

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

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.

Charles Wilson

**10. MISCELLANEOUS REPORTS**

**A. Fort Pierce Infrastructure Surtax Citizens Oversight Committee Annual Report 2024**

Selena Griffett, Project Engineer, provided the 2024 Annual Report on behalf of the Infrastructure Surtax Citizen Oversight Committee. In fiscal year 24/25, the city received approximately 2.9 million dollars in surtax revenues, bringing the total funds received since its inception to 16.5 million dollars. Last year, Ohio Avenue was completed from 11th Street to US 1. In 2025, 1.54 miles were resurfaced. Since 2020, a total of 13.78 miles of roads have been resurfaced.

Upcoming projects include Indian River Drive, Avenue D from 29th to US 1 and Nebraska Avenue Sidewalks. The committee works hard and makes sure the funds collected are being spent as promised.

**11. CONSENT AGENDA**

- A. Approval of Specific Authorization No. 2025 - 2: Professional Engineering Services for the Coach Fenn Park Improvement Project in an amount not to exceed \$119,320 which will be reimbursed from CDBG funds.
- B. Approval of a St. Lucie County piggyback contract with Culpepper & Terpening for Construction Engineering and Inspection services for the Avenue D (from 29th Street to US 1) resurfacing project in the amount of \$236,298.00.
- C. Approval of Specific Authorization No. 2 with Architects Design Collaborative, LLC. for Architectural Services and MEP Design for the 4th Floor of the Sunrise Center in an amount not to exceed \$96,500.00.
- D. Approval of the First Amendment to the Lease Agreement between the Housing Authority of Fort Pierce and the City of Fort Pierce for the premise located at 2304 Avenue I (R.I.C.H. House).
- E. Approval of Lease Agreement with Glynda Cavalcanti and Marlene Howard for a Temporary Parking Lot at Avenue E and Indian River Drive in the amount equal to the annual property taxes (\$3,250.93 for 2025) for a period of two years with an option of a one-year renewal.
- F. Approval of expenditure to increase Purchase Order No. 260203 for De La Hoz Builders, Inc. in the amount of \$11,324.00 to provide rehabilitation services for 902 Hickory St, Fort Pierce 34947, total project cost from \$83,590.00 to \$94,914.00.

Commissioner Broderick pulled Items 11 B and E.  
Commissioner Johnson pulled Item 11A.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Arnold Gaines Items 11 C, D and F.

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

As to Item A, Commissioner Johnson expressed concerns regarding the condition of the park and the vandalism of newly installed equipment at the park. He asked for input by the Commission and the community into plans for improvements to the park to insure community buy-in. Marsha Commond, Public Works Special Projects Coordinator, explained the agenda item was to develop drawings needed to solicit bids. City Manager Chess stressed the extremely tight timeline we were facing in order to maintain access to the grant funds available for the park improvements.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to approve item 11A.

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

As to Item 11B, Commissioner Broderick asked to pull the item to bring attention to the item because of the costs and to simply make the public aware of our efforts. Mark Zrallak, City Engineer, explained that the contract was for professional services needed to provide oversight of the project; that city staff does not have the ability to provide the oversight of all of the projects that the city has going on without additional assistance.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve Item 11B.

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

As to Item 11E, Commissioner Broderick explained that the landowner had inquired of him about a very small parcel adjacent to the property that was subject to the lease on the agenda. There was a question as to whether both parcels should be considered as part of the lease. Jason Atkinson, Public Works Director and Mark Zrallak, City Engineer, confirmed that the additional parcel was not needed for parking and would not add any additional parking spaces if considered. The small parcel would be outside of the roped area that is subject to the leased premises.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve Item 11E.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines,  
Commissioner Curtis Johnson, Jr., Mayor Linda Hudson  
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 25-034 Voluntary application to extend the territorial limits of the City of Fort Pierce florida to include one (1) parcel located at or near the corner of E. South Market Avenue and S US Highway 1, containing approximately 2.03 acres. The City Future Land Use designation is General Commercial (GC) and Zoning designation is General Commercial (C-3). Parcel ID: 2434-501-0004-000-5. FIRST READING

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

ORDINANCE NO. 25-034 AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) PARCEL LOCATED AT OR NEAR THE CORNER OF E. SOUTH MARKET AVENUE AND S. US HIGHWAY 1 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, 2026; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; ESTABLISHING THE FORT PIERCE ZONING DESIGNATION; ESTABLISHING THE FORT PIERCE 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. FIRST READING

Kerry Driver, Senior Planner, provided an overview of the request of Goose Development to annex a parcel consisting of approximately 2 acres. The annexation is consistent with the City's comprehensive plan and Florida statutes. The Planning Board recommended approval.

Mayor Hudson opened the Public Hearing.

Juan Chappa, Applicant representative was available for questions. Seeing no one else, she closed the Public Hearing.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve Ordinance 25-034.

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

Passed

- B. **APPLICANT IS REQUESTING A CONTINUANCE OF THIS ITEM TO A DATE CERTAIN, DECEMBER 15, 2025, IN ORDER TO ENGAGE WITH NEIGHBORS OBJECTING TO THE PROJECT.**

Quasi-Judicial Hearing - Ordinance 25-035. Amending the City's Zoning Atlas and rezoning two parcels generally located at or near 4945 Edwards Road, containing approximately 17.58 acres of land, more or less, from an existing Planned Unit Development (PUD) and Medium Density (R-4) to a Planned Development (PD); approving a Master PD site plan; approving a Master planned development zoning agreement; providing for a severability clause; providing for repeal of ordinances or parts thereof in conflict herewith and providing for an effective date. FIRST READING

This item was not heard.

**13. CITY COMMISSION**

A. Resolution 25-R78 accepting special election returns

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

RESOLUTION NO. 25-R78 A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, ACCEPTING THE RETURNS OF THE PRIMARY SPECIAL ELECTION HELD ON NOVEMBER 4, 2025, AS PROVIDED BY THE COUNTY SUPERVISOR OF ELECTIONS; PROVIDING FOR AN EFFECTIVE DATE.

Clerk Cox announced that candidates Donna Benton received 761 votes, Chris Dzadovsky received 1035 votes and Jaimebeth Galinis received 796 votes. There will be a run-off election on January 13, 2026. Supervisor of Elections Gertrude Walker is in the audience and is available to answer any questions. Once the returns are accepted, we do have some other guidance we will be seeking.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Michael Broderick to approve Resolution 25-R78.

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

Passed

City Clerk, Linda Cox, indicated that we are seeking direction regarding early voting. We had early voting for the primary special election, and the recommendation is that we also have early voting for the run-off election. The estimated cost is \$22,500.00. Additionally, Precinct 60 only had 1 in person voter and Precinct 12 only had 2 in-person voters. It was recommended that those two precincts be merged with neighboring precincts which would be a savings of \$5000.00. Supervisor of Elections, Gertrude Walker, was present and concurred with the recommendation to proceed with early voting and to merge Precinct 60 with Precinct 16, and to merge Precinct 12 with Precinct 40 which is just down the street on Oleander. After a brief discussion, the Commissioners agreed with the recommendations.

**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.

Lainey Francisco  
Svetlana Sena  
Charles Wilson  
Jennifer Frey  
Stacy Annone  
Linda Hall  
Rosie Otero  
Diego Otero  
Rick Reed  
Donna Regan

**15. COMMENTS FROM THE CITY MANAGER**

City Manager Richard Chess announced that the City plans to host an event at the recreation center to honor the Firehawks team and that the team will also be recognized at a future City Commission meeting. He thanked the community for coming out to support the youth and stated that any customer service concerns are currently being addressed.

With regard to the update on the Police Chief interviews, Mr. Chess stated that November 24<sup>th</sup> & 25<sup>th</sup> will be the 1<sup>st</sup> round of interviews, followed by a community meet and greet of the final candidates on December 2<sup>nd</sup>. The final interviews are tentatively scheduled for December 3<sup>rd</sup>, and the mayor and commissioners will meet individually with the candidates on December 2<sup>nd</sup>.

Mr. Chess stated that this commission meeting is the last for our Public Works Director, Jason Atkinson, who resigned and will be going back to his community as the City Manager. He congratulated Mr. Atkinson and wished him well in his new role.

Mr. Chess also congratulated Deputy Chief Kenny Norris on his retirement.

A. Reports

**16. COMMENTS FROM THE COMMISSION**

Commissioner Gaines clarified that the City of Fort Pierce has always recognized youth championship teams and will honor the Fire Hawks, noting the game occurred only days ago and that claims of neglect are misinformation. As a commissioner and youth coach, he stressed the priority of supporting young people.

He also requested clearer information on the purpose, authority, and decision-making of the Hutchinson Island Committee, emphasizing transparency and public understanding.

Commissioner Broderick said he was unsure what the committee was asking of the Commission and expressed concern about potential revenue loss, noting that online searches for "Hutchinson Island" route users to Jensen Beach. He requested a full presentation on the committee's goals and stressed the importance of confirming that they intend to work with, not separate from the City of Fort Pierce.

Commissioner Johnson supported allowing the matter to proceed but stressed the need for clear standards on how items are placed on the agenda. He welcomed a presentation but said relevant departments should be involved beforehand. He also acknowledged the committee's strong organization and accomplishments. City Manager Mr. Chess reminded everyone that an ordinance outlines the process for requesting agenda placement.

Commissioner Broderick added that the recreation center is in disrepair, citing fire ants and broken fencing, and asked Public Works to address the issues. Regarding Hutchinson Island, he said that while the committee must follow required procedures, he still wants them to present.

Mayor Linda Hudson also noted that she and Mr. Chess recently attended a Fire Hawks homecoming game, where a promotional video was created and shared. She emphasized that the team has been recognized and celebrated.

Mr. Chess added that the association's president sent a letter praising the event's organization, the conduct of players and parents, the cleanliness of the field, and the recognition of every student, including the presentation of roses.

Mayor Hudson also commended the Fire Hawks for their academic achievements and reiterated the Commission's pride in the team.

**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 7:04 p.m.

ATTEST:

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CITY CLERK

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MAYOR COMMISSIONER