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 9 A.M. ON MONDAY, OCTOBER 12, 2026.

1. **Call to Order**

Mayor Hudson called the October 12, 2026, Day Meeting to order at 9:00 A.M.

2. **Pledge of Allegiance**

3. **Roll Call**

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

Staff Present: City Manager Richard Chess

Interim City Attorney Camille Wallace

City Clerk Linda Cox

4. **Approval of Minutes**

A. Approval of the minutes from the September 14, 2026 Day Meeting.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to approve the minutes from the September 14, 2026, Day Meeting.

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

Passed

5. **Proclamations**

A. Domestic Violence Awareness Month, SafeSpace Inc.

B. Deputy Chief Robert Ridle's Retirement, Fort Pierce Police Department

6. **Additions or deletions to agenda and approval of the agenda.**

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to approve the agenda as set.

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

Passed

7. 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.

Rick Reed

8. **Miscellaneous Reports and Presentations**

A. Mobile and Itinerant Retail Produce Vendor Discussion

The discussion of the Mobile and Itinerant Retail Produce Vendors was presented by Shaun Coss, Community Response Director. He described the current mobile and itinerant retail produce vendor's procedures and the differences between Port St. Lucie, the City of Fort Pierce, and St. Lucie County's current codes for the vendors. Planning Director Kevin Freeman commented that the site plans will need to go through them as well. He also discussed Food Truck Courts, a park with multiple food trucks and pads for them to park on, and utilities for each building. Building, Code, Planning, and Engineering will need to come together to create the site plan process for the permanent food trucks. The Commissioners asked about regulations for storm season, and they expressed their concerns for the brick and mortar businesses who have gone through the extensive process to be a valid business in the city and now their businesses are losing out to a food truck business whose owners do not reside in the city and didn't go through proper inspections. They also expressed concerns about health risks and the cleanliness issues the food trucks pose from not moving regularly to dispose of the waste the cooking on a truck creates. Mr. Coss let the Commission know the Code Enforcement Department counted about 60 food trucks throughout the city. Commissioner Dzadovsky questioned the business license requirements for city residents versus non-residents, and City Clerk Linda Cox let them know if a food truck owner comes into the city that does not live within city limits, they will need to provide their business license from where their home is located. If they live within the City of Fort Pierce jurisdiction, they will go through the Home-Based Business Certificate of Use process. The reason we are currently asking them to provide a business license from where their home is located is because a mobile food truck moves around, and we cannot issue Certificates to each individual location the food truck stops to vend.

B. Discussion and Direction on Crabby's Dockside Lease

City Manager Richard Chess led the discussion and direction on Crabby's Dockside Lease. They are requesting direction on outstanding issues. The current recommendations are to provide direction on whether to pursue recovering the outstanding balance owed by Winking Starfish LLC, to waive the amount of approximately $330,942.71, to determine whether to continue assignment efforts, to initiate termination of the existing lease, or to direct staff on whether to proceed with RFP for the site. We have other businesses that are interested in the location. Commissioner Gaines and Commissioner Broderick agreed termination of the lease needs to happen ASAP. They need to get a new tenant for the location through an RFP process. Requirements of the RPF process will come back to the commission for review.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Arnold Gaines to terminate the lease with Crabby's Dockside.

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

Passed

C. Discussion and direction regarding Municipal Election local qualifying fees and proposed ordinance for citizen initiated charter amendments.

The discussion and direction regarding municipal election local qualifying fees and a proposed ordinance for citizen initiated charter amendments was led by City Clerk, Linda Cox. Ms Cox let the Commission know that petitions cannot be made to avoid the election assessment fee. Under FS 99.092, each person seeking election will pay a filing fee and election assessment fee. Election assessment fee is 1% of the annual salary of the positions they are looking to fill. They can file an undue burden waver however, the petition would be to waive the $25 filing fee. Ms. Cox asked the Commission if they would like to create a local qualifying fee, and if created, they could also create a waiver for it that would waive the fee if they collected enough signatures through a petition. They discussed the option of adding the qualifying fee, how much it would cost, and the amount of petition signatures that would be required. They agreed the local qualifying fee would be 1% of the annual salary for the position they're running for, and the petition amount would be 1% as per Florida state statute.
Regarding citizen-driven charter amendments, FS 166.031 lays out the basics of amending the charter. Ms. Cox is looking to create something in our code that outlines the process and meets the city's guidelines for a citizen who wants to amend the city's charter. Ms. Cox discussed the draft ordinance language and the timeline required. Commissioner Johnson questioned the vote by mail only option and Ms. Cox let him know it would be up to the Commission how the election would take place, whether it would be vote by mail only, waiting until the next election, or holding a special election. The Commission asked to reach out to other cities and the Florida League of Cities for guidance on drafting this ordinance. This item will be put on a regular evening meeting for the public to comment on the ordinance.

9. **Consent Agenda**

10. **City Commission - Resolutions**

11. **New Business - City Commission Discussion Items**

12. City Commission Boards and Committees Updates

Commissioner Johnson, Commissioner Broderick, Commissioner Gaines, and Commissioner Dzadovsky stated they did not have any updates from their board and committees.
Mayor Hudson mentioned at the TPO meeting they discussed the proposed amendment 3. The FPUA received the Utilities of the Future award for the wastewater treatment plant.
Commissioner Johnson mentioned there will be a discussion taking place on October 14 at the Percy Peek Gym to discuss the proposed amendment 3.

13. **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 11:52 A.M.

ATTEST:

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CITY CLERK MAYOR COMMISSIONER