

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, DECEMBER 15, 2025.

1. CALL TO ORDER

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

2. OPENING PRAYER - Devoshay Johnson, Deputy City Manager

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

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

Absent: Commissioner Michael Broderick

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

Commissioner Michael Broderick made the Commission aware that he would be late and entered the chambers at 5:10 p.m.

5. APPROVAL OF MINUTES

- a. Approval of Minutes from the December 1, 2025 regular meeting.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to approve the minutes from the December 1, 2025 regular meeting.

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

Passed

7. PROCLAMATIONS

- A. Hibiscus Park Neighborhood Association Special Presentation

Mike Menard, President, and members from the Hibiscus Park Neighborhood Association presented a donation of \$250 towards the rehabilitation of Glidden Park due to termite damage.

- B. National CRNA Week

8. LETTERS TO COMMISSION

9. ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA

City Manager Richard Chess requested agenda items 12D and 12E to be deleted as the final language for the agreement is still being worked on.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Michael Broderick to delete agenda items 12D and 12E and approve agenda as amended.

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

Passed

10. 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 comments.

11. MISCELLANEOUS REPORTS

- A. Update on Leisure Services Division 2025 programs and services.

Devoshay Johnson, Deputy City Manager, gave a thorough presentation covering the Leisure Services Division 2025 programs and services. Mr. Johnson discussed the results of the SWOT (Strength, Weakness, Opportunities, and Threats) survey the Leisure Services Division sent out. The Commission congratulated the Firehawks teams on their championship wins. The Commission showed appreciation to the families, and the volunteer coaches. The Commission suggests other sports to reach a larger number of youth in Fort Pierce.

Byron Daniels, the volunteer Karate instructor, discussed the other avenues that his program provides for community safety such as: "Danger Danger" for children protection along with Women and Senior Self-Defense courses. Mr. Daniels also informed the Commission that a friend of his is a swim coach and will reach out to see if he will be able to assist in Fort Pierce. The Commission is appreciative of all his efforts.

12. CONSENT AGENDA

- A. Approval of the Florida Department of Law Enforcement (FDLE) FY2025-2026 State Financial Assistance Award in the amount of \$241,423; funds to be used to purchase specialized equipment and software licenses.
- B. Approval of an Interlocal Agreement between the City and Fort Pierce Utilities Authority (FPUA) to provide direct fiber connection between the police department and the Saint Lucie County Emergency Operations Center.

Mayor Linda Hudson entertained a motion to approve the Consent Agenda items.

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

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

Passed

13. 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 25-020 - Review and approval of an application to rezone a single parcel containing approximately 11.54 acres and being located at or near 3804 Sunrise Boulevard in Fort Pierce, from Single Family Zone (R-1) zoning to Planned Development (PD) together with a Planned Development Final Site Plan for forty-eight (48) single-family residences. The application is submitted by applicant Blaine Bergstresser, KMA Engineering & Surveying, on behalf of owner DT VENTURES 1 LLC. - SECOND READING

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

ORDINANCE 25-020 AMENDING THE CITY'S ZONING ATLAS FOR ONE (1) PARCEL CONTAINING APPROXIMATELY 11.54 ACRES, MORE OR LESS, AND BEING LOCATED AT OR NEAR 3804 SUNRISE BOULEVARD IN FORT PIERCE, FLORIDA FROM (R-1) SINGLE FAMILY LOW DENSITY ZONING TO PLANNED DEVELOPMENT (PD); ESTABLISHING THE SUNRISE LAKES PLANNED DEVELOPMENT ZONE WITH A FINAL DEVELOPMENT SITE PLAN AND CONDITIONS OF DEVELOPMENT; APPROVING A PLANNED DEVELOPMENT ZONING AGREEMENT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

Key Freeman, Planning Director, introduced the revisions made by the applicant which include a tighter radius to accommodate school buses, additional parking spaces, and a dog park. Based on findings that the proposal is in compliance with the Comprehensive Plan and that the proposal promotes the public health, safety and general welfare, through site design and infrastructure improvements, and that the proposed and revised application meets the standards of the City's Code Section 125-212, and 125-314.

Mayor Hudson opened the Public Hearing.

Public Comments:

Krista Storey

Judy Biglin

Blaine Bergstresser

Mayor Hudson closed the public hearing and indicated now was the time for deliberations.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Michael Broderick to approve item 12A with the 13 staff conditions established in the December 1, 2025 meeting.

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

Passed

- B. Legislative Hearing - Ordinance 25-036. Amending the City's Zoning Atlas and rezoning two parcels containing approximately 75.981 acres of land, more or less, and being generally located at or near the southwest corner of Okeechobee Road and the Florida Turnpike and approximately 1500 feet south of Okeechobee Road in Fort Pierce, from (AG-1) Saint Lucie County Agricultural 1 Dwelling Unit per Acre to Planned Development (PD); approving a Final PD site plan; approving a 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. SECOND READING

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

ORDINANCE 25-036 AMENDING THE CITY'S ZONING ATLAS AND REZONING TWO (2) PARCELS CONTAINING APPROXIMATELY 75.981 ACRES, MORE OR LESS, AND BEING LOCATED AT OR NEAR THE SOUTHWEST CORNER OF OKEECHOBEE ROAD AND THE FLORIDA TURNPIKE AND APPROXIMATELY 1500 FEET SOUTH OF OKEECHOBEE ROAD IN FORT PIERCE, FLORIDA FROM (AG-1) SAINT LUCIE COUNTY AGRICULTURAL 1 DWELLING UNIT PER ACRE TO PLANNED DEVELOPMENT (PD); APPROVING THE GORDY CREEK PLANNED DEVELOPMENT ZONE WITH A FINAL DEVELOPMENT PLAN; APPROVING A PLANNED DEVELOPMENT ZONING AGREEMENT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

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 item 12B with the 16 staff conditions established in the December 1, 2025 meeting.

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

Passed

- C. Legislative Hearing - Ordinance 25-038 - Review and approval of a Voluntary Annexation by owner, Bernard Jones of Round Hill Development Group, Inc., to extend the territorial limits of the City of Fort Pierce, Florida, to include one (1) parcel at or near 906 Skylark Drive. The proposed City Future Land Use designation is Medium-Density Residential (RM), and the Zoning designation is Medium-Density Residential (R-4). Parcel ID: 2427-702-0115-000-1. FIRST READING

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

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) PARCEL AT OR NEAR 906 SKYLARK DRIVE, 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 ZONING DESIGNATION OF MEDIUM DENSITY RESIDENTIAL (R-4); ESTABLISHING THE LAND USE DESIGNATION OF MEDIUM DENSITY RESIDENTIAL (RM); 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.

Vennis Gilmore, Senior Planner and Historic Preservation Officer, presented a volunteer annexation application by owner, Bernard Jones of Round Hill Development Group Inc., for subject property located at or near 906 Skylark Drive. Staff has confirmed that the property is located within unincorporated St. Lucie County, is contiguous to the Fort Pierce City municipal boundary, and is within the FPUA service area. At the October 13th, 2025 the Planning Board voted unanimously to approve the annexation as the annexation is consistent with Section 125-136 of City Code and the Comprehensive Plan and does not

adversely affect the public health, safety, convenience, and general welfare.

Mayor Hudson opened the Public Hearing. Seeing no one, she closed the Public Hearing.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve item 12C.

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

Passed

- D. PULLED AT REQUEST OF STAFF - Legislative Hearing - Ordinance 25-009: An Ordinance by the City Commission of the City of Fort Pierce, Florida; Amending the Future Land Use Map of the Comprehensive Plan to change the designation of two (2) parcels generally located at or near 2721 South Jenkins Road, from City of Fort Pierce (GC) General Commercial to City of Fort Pierce (RM) Medium Density Residential; Parcel (IDs): 2324-413-0000-000-9 and 2324-431-0001-000-2. FIRST READING
- E. PULLED AT REQUEST OF STAFF - Quasi-Judicial Hearing - Ordinance 25-037 - Review and approval of a Zoning Map Amendment by applicant Leslie Olson to change the zoning of two (2) parcels of land from General Commercial Zone, C-3, to Planned Development, PD at 2721 S Jenkins Road, more specifically at Parcel ID(s): 2324-413-0000-000-9 & 2324-431-0001-000-2 - FIRST READING.
- F. 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 **Continued from November 17, 2025.**

The applicant, Leslie Olson with District Planning Group representing developer Golden Arrow Development LLC, has entered a request for continuance to a later date. Kev Freeman, Planning Director, agrees to the continuation.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Arnold Gaines to approve the continuance of item 12F to a later date not yet specified.

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

Passed

14. CITY COMMISSION

- A. Resolution 25-R62 Correcting Scrivener's Errors and Clarifying Language regarding Solid Waste Service Delivery

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

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; ADOPTING UPDATED SOLID WASTE ADMINISTRATIVE GUIDELINES AND APPROVING THE SCHEDULE OF FEES FOR COLLECTION AND DISPOSAL OF GARBAGE AND TRASH; AMENDING THE LANGUAGE OF THE ADMINISTRATIVE GUIDELINES TO TRACK THE CODE

OF ORDINANCES, INCLUDING BULK YARD WASTE COLLECTION FOR MULTIPLE FAMILY DWELLINGS, CHANGING THE DATE OF RESIDENTIAL REFUSE CONTAINER PICKUP TO THURSDAYS, AND CORRECTING THE MECHANICAL DUMPSTER FEE RATES; IN ACCORDANCE WITH SECTION 30-33 OF THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

City Attorney, Sara Hedges, confirmed the purpose of the Resolution is to clarify the wording and intent of the Resolution.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Arnold Gaines to approve Resolution 25-R80.

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

Passed

15. 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.

Judy Biglin
Perry Lloyd

16. COMMENTS FROM THE CITY MANAGER

City Manager, Richard Chess, requested staff to come up and discuss community concerns about public notices. Kev Freeman, Planning Director, stated that the public notices are posted by sign based on the City Code, and by mail which sets a standard of a 500 feet boundary. The Planning department has been reviewing the city code to determine possible improvements to the code. Commissioner Arnold Gaines suggests that the City stays consistent with the County code standards to ensure transparency with the community. Commissioner Michael Broderick agreed with Commissioner Gaines' suggestion to stay consistent with the County Code standards. Commissioner Broderick suggests the City looks into changing the signage currently being used to post the public notices as the current signage has low visibility. Kev Freeman stated that the staff is working on developing a mechanism were the City does not shoulder the cost of the public notices rather the responsibility falls onto the applicant. Mr. Freeman suggested to follow the lead of other municipalities were the applicant handles the notices following the City's standards and supplies the City with an affidavit upon completion of posting the public notice.

City Manager, Richard Chess, stated he only had one comment to share which is that Human Resources is working on finalizing the new Police Chief agreement and is anticipating to have that prepared for the next City Commission meeting on January 5, 2026.

City Clerk, Linda Cox, wished everyone a Merry Christmas, Happy Holidays, and a Happy New Year. Ms. Cox confirmed that there are 2 (two) City Commission meetings prior to the election of the New City Commissioner.

A. Report

17. COMMENTS FROM THE COMMISSION

Commissioner Curtis Johnson, Jr. wished the Commission a Happy Holidays and a safe New Year. Commissioner Johnson stated he is looking forward to the continued momentum of the Commission on projects to solidify the development of the City through avenues that bring new job opportunities and greater revenue to the City. Commissioner Johnson stated that he is encouraged by the great accomplishments by the youth in our community.

Commissioner Arnold Gaines suggested bringing the youth to the Chambers to celebrate their accomplishments. Commissioner Gaines asked for a moment of silence for the individuals who fell victim to the shooting in Australia. Commissioner Gaines asked everyone to go out and vote based on what they believe to be the best choice. Commissioner Gaines wished the Commission and the public a Happy Holidays and to enjoy the New Year and to take a time to rest. Commissioner Gaines touched on the perception that there is a division within the Commission and stated that the debate stays on the dais and the Commission stands for One Fort Pierce.

Commissioner Michael Broderick discussed the comment from Commissioner Arnold Gaines about the perception that there is division within the Commission. Commissioner Broderick stated that he is appreciative of the debates and believes that it is healthy to exchange ideas and the different perspectives representing all areas of the city. Commissioner Broderick extended a safe Holidays to all. Commissioner Broderick stated that Fort Pierce should be a shining example of safety and community and stated that togetherness must start at a local level.

Mayor Linda Hudson stated that Fort Pierce will be 125 years old and the country will be 250 years old in 2026 thus 2026 will be a year of celebration. Mayor Hudson extended a Merry Christmas to the citizens of Fort Pierce and a thank you to the Fort Pierce employees. Mayor Hudson also wished a Merry Christmas and Happy New Year to the staff and fellow Commission.

Both Commissioner Michael Broderick and Commissioner Curtis Johnson, Jr. mentioned past and upcoming holiday events for children and the rest of the community. Commissioner Johnson extended a "Thank you" to the Public Works department for their help with the Lincoln Park Main Street event.

18. 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 7:00 p.m.

ATTEST:

CITY CLERK

MAYOR COMMISSIONER