

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 TUESDAY, JANUARY 20, 2026.

1. CALL TO ORDER

Mayor Hudson called the meeting to order at 5:09pm.

2. OPENING PRAYER - Pastor Kenneth Johnson - Friendship Missionary Baptist Church

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 informed the Commission that he would not be able to attend this meeting.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to excuse Commissioner Michael Broderick's absence.

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

Passed

5. APPROVAL OF MINUTES

A. Approval of the minutes from the January 5, 2026, Regular Meeting.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to approve the minutes from the January 5, 2026 regular meeting.

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

Passed

6. PROCLAMATIONS

A. Treasure Coast Chapter of The Links, Incorporated's 50th Anniversary

7. LETTERS TO COMMISSION

- A. Thank you from Tricia Hamid commending Shaun Coss, Katherine Calderon and Charmaine Kirkland of Community Response for their professional, kind and courteous service which was provided in assisting her with her father's new Property Owners Association.

8. ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA

City Manager Richard Chess would like to pull item 11K to be discussed at a future meeting.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to pull 11K and to approve the agenda as amended.

AYE: 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.

No comments.

10. MISCELLANEOUS REPORTS

11. CONSENT AGENDA

- A. Approval of the 2026 Operation Agreement between the City of Fort Pierce and Indian River State College (IRSC) for a school resource officer which is funded by IRSC.
- B. Approval to award Bid No. 2025-038 for CDBG Residential Rehabilitation for 2803 Avenue M, Fort Pierce, FL to De La Hoz Builders, Inc. for an amount not to exceed \$91,469.00.
- C. Approval to award Bid No. 2026-012 for CDBG Residential Rehabilitation for 1701 N. 19th Street, Fort Pierce, FL to DMS Contractors, LLC for an amount not to exceed \$64,367.50.
- D. Approval to award Bid No. 2026-005 for CDBG Residential Rehabilitation for 2708 Avenue H, Fort Pierce, FL to Burch Construction, for an amount not to exceed \$60,255.00.
- E. Approval to award Bid No. 2026-013 for SHIP Residential Rehabilitation for 2300 San Marcos Avenue, Fort Pierce, FL to DMS Contractors, LLC, for an amount not to exceed \$69,882.10.
- F. Approval of the continuing services contract in response to RFQ No. 2025-022 for Professional Engineering Services awarded to WGI, Inc. for a period two (2) years with three (3) one-year renewal options.

- G. Approval to award Bid No. 2025-039 Landscape Maintenance of Medians to Elite Landscaping Services, Inc., dba Partnership Landscaping, Wellington, FL in the amount of \$86,400.00.
- H. Approval of the expenditure to piggyback Sourcewell Contracts, 112624-KBA, & Related Attachments 082923-KBA, for the purchase of one (1) Kubota SCL1000 with a Mini Vibratory Plow Attachment from Crystral Tractor, Leesburg, FL, in accordance with the attached quote, for an amount not to exceed \$56,611.81 subject to future contract approval.
- I. Approval of the expenditure in the amount of \$83,717.84 for a 2026 Isuzu NPR-HD, Crew Cab Dump Truck pursuant to the Florida Sheriff's Association Contract No.FSA25-VEH23.0, subject to piggyback contract approval at a later date.
- J. Approval of expenditure for cloud-based communications archiving services with Smarsh, Inc, Portland, OR in the amount not to exceed \$56,476.44.
- K. PULLED AT THE REQUEST OF STAFF. Approval of expenditure for Annual Purchase Orders for the Public Works Department for Fiscal Year 2026 to ensure efficient maintenance, service, and repair of all city-owned facilities, amenities, and equipment, in the total budgeted amount of 2,767,000.00

Commissioner Curtis Johnson Jr. requested to pull Consent Agenda item 11C for discussion.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to approve items 11A, 11B, and 11D through 11J of the Consent Agenda.

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

As to item 11C, Commissioner Curtis Johnson Jr. stated that there has been discussion between the City Commission, City Manager, and City Attorney regarding the SHIP and CDBG grants to establish better accountability from the City. From these discussions, Commissioner Johnson wanted to make the community aware that there will be new procedures in place for SHIP and CDBG grants to ensure that the property owners will be protected and that the end product is up to the City's expectations. Mayor Linda Hudson questioned who will have oversight of the contractors. City Manager Richard Chess confirmed that the Grants Administration will have an individual from their department to oversee the contractors. Mr. Chess stated that the individual from the Grants Administration will also receive assistance from the City Staff or contractors to ensure that someone with expertise in the field can ensure that the work is being done properly. Commissioner Arnold Gaines is appreciative that these procedures will be put in place and hopes to assist individuals who received SHIP and CDBG grants previously but are still displaced or received unsatisfactory results.

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

AYE: 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 26-001 - Amending Chapter 8, Article II, Section 8-19 of the Code of Ordinances to Extend the FPRA Sunset Date to Its Original Expiration of December 8, 2042. SECOND READING

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

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA, CHAPTER 8, ARTICLE II – REDEVELOPMENT AGENCY, SEC. 8-19-ESTABLISHMENT; PURPOSE, AS FOLLOWS: AMENDING SECTION 8-19 TO EXTEND THE EXPIRATION DATE OF THE FORT PIERCE REDEVELOPMENT AGENCY (FPRA) TO DECEMBER 8, 2042 AS AUTHORIZED UNDER SECTION 163.3755, FLORIDA STATUTES; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HERewith; PROVIDING SEVERABILITY; PROVIDING CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

Mayor Hudson opened the Public Hearing. Seeing no movement, she returned to the Commission for a motion.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to approve item 12A.

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

Passed

- B. Legislative Hearing - Ordinance 26-002. An Ordinance of the City Commission of the City of Fort Pierce, Florida, relating to Comprehensive Planning; Amending the City's Comprehensive Plan Pursuant to the Evaluation and Appraisal Review Based Amendments; to include revisions to the Land Use Element; Transportation Element, Infrastructure Element, Conservation Element, Coastal Management Element; Housing Element; Recreational and Open Space Element; Intergovernmental Coordination Element; Public Facilities Management Element; and the Public Schools Facilities Element; providing for a severability clause; providing for repeal of Ordinances or parts thereof in conflict; providing for an effective date. FIRST READING

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

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING THE CITY'S COMPREHENSIVE PLAN PURSUANT TO THE EVALUATION AND APPRAISAL REVIEW (EAR) BASED AMENDMENTS; PROVIDING FOR INCORPORATION OF THE AMENDMENTS TO THE CITY'S COMPREHENSIVE PLAN; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND APPLICABLE REVIEWING AGENCIES; AUTHORIZING THE MAYOR TO EXECUTE AN AFFIDAVIT ATTESTING TO THE LEGAL COMPLIANCE OF THE COMPREHENSIVE PLAN AMENDMENTS; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HERewith; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Stephanie Heidt, Deputy Executive Director, of the Treasure Coast Regional Planning Council gave an in-depth presentation reviewing the amendments to the City's Comprehensive Plan with changes, statutory corrections, and recommendations. The Treasure Coast Regional Planning Council added narratives and data analysis to each of the elements of the comprehensive plan. Updated the future land use designation tables and population projections,

housing based on owner and renter-occupied housing so that the City can look at both ownership and rental, the neighborhood park and community park needs, the level of service standards for public facilities' infrastructure needs, the intergovernmental agencies so that the City has clear understanding of who they are communicating and working with, and all of the maps within the Comprehensive plan. Informed the Commission that the state requires two planning periods: 10 and 20 years. Stated that the Urban Service boundary is FPUA's water and sewer boundary. Added a table to the future land use maps to allow for cross-reference of which zoning districts fall under future land uses. Revised some of the Economic Development element to promote some of the City's big industries such as marine and aviation. Added a new policy that defines the future land use area as FPUA's map and prohibits the annexation outside of the urban service boundary. Removed an outdated policy related to a mobility fee methodology study. Added the terminology "The City Shall" to create consistency across policies. Added a policy to state the City shall consult with FDOT on proposed plan amendments and development projects that may affect the State Strategic Intermodal System.

The Treasure Coast Regional Planning Council added a policy to implement a Bicycle Facilities Improvement Plan, and a policy in relation to the 2023 Sewer to Septic bill to ensure the City is consistent with legislation. Revised outdated language and references to reports and plans regarding infrastructure elements, revised the policy adopting the 2025 Water Sewage Facilities Work Plan, and corrected Scrivener's errors in the Conservation elements. Revised the Coastal management policies to include language related to at-risk, neglected, deteriorating, and or derelict vessel per Florida Statute 327.4107. Added a policy to the coastal management element for maintaining, restoring, and enhancing the overall quality of the coastal zone environment, a policy to the coastal management to ensure flood-resistant construction requirements per the Peril of Flood legislation from 2015, a policy related to working with for-profit and non-profit builders to provide infill housing, and a policy related to funding programs supported by private sector resources. Informed the Commission that legislation passed the bill Y.I.G.B.Y. (Yes in God's Backyard) which will allow a lot more freedom working with Church organizations to provide affordable housing. Nothing was added to the policy, but this information is to be kept in mind for future updates. Updated the level of service standards for Recreation and Open Space elements. Created a policy that states the City will create an inventory of private and public recreation open space by January 2027 and will maintain the inventory moving forward.

The Treasure Coast Regional Planning Council revised policies for requirements for residential development to have hurricane-hardened buildings for sheltering and a policy to state the City will refrain from selling and or otherwise disposing of recreation lands within City limits and annexation areas. Added a policy related to private recreation amenities that are done through a development order, to keep them accessible and in perpetuity and not sold or discontinued. Updated policy within the Intergovernmental Coordination element to ensure that they are consistent with Florida Statute 186.509. Updated references of regional passenger rail services to encompass any regional passenger rail services, not only Amtrak, and updated Table 8-1 under Intergovernmental Coordination to include the coordinating agencies as an appendix. Included current FY 2025-2026 5-Year Capital Improvement Projects plan as an appendix. Revised the goal of the Capital Improvements to indicate the level of service standards resides in the Public Facilities Management element. Added a policy to ensure consistency with stormwater pollution goals listed in the City's Base Management Action Plan, a policy to state that incremental additional impact to public facilities will be assessed as part of FLUM amendments and zoning changes, and added a list of public schools located within the City. Changed the name from Public schools to St. Lucie Public Schools in the Public School element. Additionally, added a purpose to the Property Rights element per legislation from 2021.

The Treasure Coast Regional Planning Council Planning Board recommends moving forward with the previously stated changes and corrections to the Comprehensive Plan and including the amendment made to Future Land Use Policy 1.11.10.

Tom Lanahan, Executive Director, of the Treasure Coast Regional Planning Council was available to answer the Commission's questions. Mr. Lanahan explained the Planning Board's recommendation to remove the last sentence of the Future Land Use Policy 1.11.10 to ensure the City is not overextending itself. Mayor Linda Hudson asked if the Hutchinson Island Overlay District was considered in the Future Land Use policy changes. Kev Freeman, Planning Director, provided clarification that no changes have been made to the current Future Land Use policy.

Commissioner Curtis Johnson questioned if the changes made to the Comprehensive Plan follow upcoming legislative bills and expressed concern that the changes will limit the City's leadership and turn majority control of the City to the State. Ms. Heidt stated that nothing in the Comprehensive Plan has been changed to remove anything the City put into place rather, the Treasure Coast Regional Planning Council made changes to ensure the City's Plan is statutorily correct. Mayor Hudson asked if the changes to the Storm Water Pollution Reduction goals had Engineering involvement, Ms. Heidt stated the changes are statutory. Mayor Hudson questioned if the changes to the Public Facilities Management involved FPUA; Ms. Heidt confirmed that FPUA had strong involvement and gave plenty of feedback on the current service standards to reflect in the changes to that section. Mayor Hudson requested if the language for section 7.6.2 could be reconsidered so not to tie the City's hands. Mayor Hudson stated maybe the phrasing could be changed to "carefully consider" rather than "refrain," Ms. Heidt stated that would change would be acceptable.

City Manager Richard Chess raised concern with the phrasing for section 7.6.2 for the City to refrain from selling and or discontinuing private recreation amenities and questioned if a policy was added or if the Treasure Coast Regional Planning Council is recommending the City to add a policy. Ms. Heidt and Mr. Lanahan clarified that this phrasing is to be added to City Development Orders with private developers to keep the developers accountable.

Mayor Linda Hudson questioned section 7.1.4 for the City to do an inventory of all public and private recreation open spaces within a one-year time frame and raised concern if the City Staff will be able to complete the inventory within the timeframe given. City Manager Richard Chess questioned if the one-year time frame could be adjusted to allow the Staff a bit more time to complete the inventory. Mr. Lanahan confirmed that the time frame can be extended, there just needs to be a timeline set in place. Mr. Lanahan stated that the Inventory the City implements ensures that the City is always meeting requirements when making Land-Use changes and approving projects. Commissioner Arnold Gaines questioned if the timeline can be extended to July 1, 2027, Mr. Lanahan and Ms. Heidt confirmed that would be acceptable.

Mayor Linda Hudson questioned if the change to section 3, to add a policy related to Sewage Treatment and Disposal Systems for Development is statutory. Ms. Heidt confirmed the changes are statutory and must be completed by 2030 to meet statutory requirements. Mayor Hudson questioned if the Hurricane Hardening in 7.4.1.1 is statutorily required. Ms. Heidt provided clarification that the Treasure Coast Regional Planning Council is only recommending the policy to be added, it is not statutorily required.

Commissioner Curtis Johnson Jr asked for clarification if the next round of recommendations from the State will be in a meeting or through Staff. Ms. Heidt confirmed the recommendations will be reviewed one-by-one during the Adoption Hearing which will be open to public viewing. Mayor Hudson and Commissioner Johnson questioned if the City could deny any recommendations made by the State. Ms. Heidt clarified it depends if the recommendations from the State are comments or something that is found in legislation that must be changed because it is inconsistent.

Commissioner Arnold Gaines requested if someone would be able to provide a recap of the Comprehensive Plan to the Public once it is finalized. Ms. Heidt stated that the Treasure Coast Regional Planning Council can get with City Staff to possibly schedule the recap to be completed during a City Commission Day Meeting.

Commissioner Arnold Gaines requested clarification on the changes being made

to section 1.11.10 and raised concern if this will prohibit the City from being able to expand in the annexation areas in the future. Ms. Heidt clarified that the language being removed is to give the City allowance to expand into the annexation areas in the future. Mr. Lanahan based on recommendation from Kev Freeman, Planning Director, gave the Commission a suggestion to change the phrasing in the underlined sentence of section 1.11.10 to "...shall be referred to as priority Future Annexation Area," to allow future expansion in the annexation areas. City Attorney Sara Hedges listed the finalized changes to be made to the Comprehensive Plan for confirmation from the Commission; the Commission confirmed agreement on the changes listed.

Mayor Hudson opened the Public Hearing. Seeing no movement, she returned to the Commission for a motion.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to approve Ordinance 26-002 with the following changes: 7.1.4 date will be July 1, 2027, 7.6.2 will read "carefully consider" rather than refrain, and 1.11.10 will have the prohibited annexation language removed and add "Priority" Future Annexation Area.

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

Passed

- C. 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

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

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; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Staff Presentation: Vennis Gilmore, Historic Preservation Officer/Senior Planner, reviewed the history of the property, surrounding zoning and the proposed development of the Pulte-Cornerstone Master Plan Development Future Land Use Map Amendment. The Planning Board recommended approval of the proposed Future Land Use Map Amendment at their December 9, 2024 meeting. Staff recommended approval of the proposed Future Land Use Map Amendment as the subject parcel is adjacent to existing Future Land Use Designations of RM, Medium Density Residential, 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.

Commission questions to Staff: No questions.

Public Comments: Leslie Olson, District Planning Group was available for any questions.

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

Commissioner Curtis Johnson Jr. stated that Jenkins Road is a very busy and

growing intersection and that he feels that this Development would be beneficial to the growth in this area. Commissioner Johnson wanted to inform the Community that this planned development is less intrusive than the original general commercial development and that he is in favor of the change being brought forth through Ordinance 25-009.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to approve the Land Amendment Change detailed in Ordinance 25-009.

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

Passed

- D. 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.

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

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING THE CITY'S ZONING ATLAS AND REZONING TWO (2) PARCELS CONTAINING APPROXIMATELY 49.92 ACRES, MORE OR LESS, AND BEING LOCATED AT OR NEAR 2721 SOUTH JENKINS ROAD IN FORT PIERCE, FLORIDA FROM (C-3) GENERAL COMMERCIAL ZONE TO PLANNED DEVELOPMENT (PD); ESTABLISHING THE PULTE CORNERSTONE PLANNED DEVELOPMENT ZONE WITH A MASTER PLANNED DEVELOPMENT SITE PLAN; APPROVING A PLANNED DEVELOPMENT ZONING AGREEMENT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

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.

Ex parte communications:

Commissioner Gaines – Yes; met with the applicant.

Commissioner Johnson – Yes; met with the applicant.

Mayor Hudson – No

Staff Presentation: Vennis Gilmore, Historic Preservation Officer/Senior Planner, reviewed the history of the property, surrounding zoning and the proposed development of the Pulte-Cornerstone Master Plan Development Rezoning. The linear park leverages a creative use of stormwater facilities by transforming them into bioswales and rain gardens through which a meandering 1/3 mile long walking path winds, with resting stops overlooking the naturalized and lake vistas. At the southwest corner of the property, and the terminus of the linear park, lies a pocket park where a sculptural art installation is proposed. This art installation will be visible to the travelling public on I-95 and is intended to create a beautiful and unique sense of arrival in the City of Fort Pierce while exhibiting the quality of design homebuyers will find in the new Pulte Cornerstone neighborhood. The site is designed with a grid network of streets which have been designed to minimize lots directly adjacent to I-95. The Planning Board recommended approval of the

Zoning Atlas Map Amendment at their November 10, 2025 with the following fourteen (14) conditions:

1. A Final PD shall be required prior to any development activities with the Master Site Plan by HJA Design Studio, Job No. 2024-31.
2. The minimum Open Space shall be 20% of the Final PD site area.
3. The maximum Density shall be 5 dwelling units per acre of the Final PD site area.
4. The Final PD plan shall conform to the requirements of the City Code of Ordinances unless alternate standards are approved through the Planned Development Agreement.
5. A Gopher Tortoise Survey shall be submitted within ninety (90) days of land clearing.
6. After approval of the Final PD Site Plan, a detailed stormwater and drainage plan and statement shall be submitted at the time of Building Permit.
7. The Final PD site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.
8. The Final PD site plan shall include a general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for the development.
9. Prior to approval of the Final PD site plan, the applicant shall submit a proposed declaration of covenants governing the use, maintenance, and continued protection of the common open space or other shared areas within the planned development. The declaration shall bind successors in title to any commitments concerning completion of the project, its maintenance, and operation.
10. Phasing of this project will require the following at the time of Final PD:

The approximate date when construction of the project can be expected to begin.

The number of phases in which the project will be built and the approximate date when construction of each phase can be expected to begin and completed.

A general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for each phase of the development.

11. The Final PD site plan shall contain the following information, at minimum
 - a. A Landscape plan per section 123-4 of the City Ordinance.
 - b. Proposed lot lines and other divisions of land for management, use or allocation purposes.
 - c. The heights of proposed buildings and structures.
 - d. The location and size of all areas proposed to be conveyed, dedicated, or reserved for streets, parks, playgrounds, public and semi-public buildings, and similar uses.
 - e. The existing and proposed vehicular circulation system, including off-street parking, and loading areas.
 - f. The pedestrian circulation system, including its interrelationships with the vehicular circulation system, within the development to adjacent streets, showing all curb cuts and sidewalks.
 - g. The proposed buffering treatment of the perimeter of the planned development, refuse stations, storage areas, or loading areas, including materials and techniques used such as screens, fences, and walls.
12. The property may not be subdivided into single-family lots unless the applicant obtains a subdivision plat approval in accordance with all applicable City Code requirements.
13. Prior to plat approval, developer shall obtain a sound study to determine if the noise within the property from the I-95 off-ramp exceeds FDOT Noise Abatement Criteria for residential properties (which is 66 db(A), as set forth in Figure 18-1 of Part 2, Chapter 18, Highway Traffic Noise, from the FDOT PD&E Manual) and shall deliver a copy of the study to the City. If the foregoing FDOT Noise Abatement Criteria is exceeded at the location of any proposed homes within the development, then the developer shall commit to

implement noise reduction measures for such homes calculated to meet the HUD interior noise goal set forth in 24 CFR Subpart B, 51.101(a)(9) (i.e. not to exceed a day-night average sound level of 45 db(A)). Such noise reduction measures may include the measures set forth in the FDOT PD&E Manual, Part 2, Chapter 18, Figure 18-3 Building Noise Reduction Factors, and the City will accept FDOT's calculations of noise reduction as set forth in Figure 18-3. Prior to plat approval, the City shall review the sound study and developer's proposed noise reduction measures (if such measures are required), to confirm this condition has been satisfied.

Attached is FDOT PD&E Manual Chapter 18, Part 2, Highway Traffic Noise. From Figure 18-1 Noise Abatement Criteria:

From Figure 18-3 Building Noise Reduction Factors:

Attached is HUD 24 CFR Part 51, Subpart B, Noise Abatement and Control.

From 24 CFR Subpart B, 51.101(a)(9), Interior Noise Goals:

14. The project site is party to an access easement (recorded at ORB 3093, PG 2587) in favor of the owner of the 1.51-acre parcel located 2627 S. Jenkins Road (Parcel ID 2324-800-0001-000-4), immediately adjacent to the north. At the time of Final Plat application submittal for any phase contemplated under the Final Development Plan, the applicant will provide staff with a copy of a recorded easement negotiated between the applicant and the adjacent property owner for their mutual benefit, preserving the adjacent owner's right of access through the project site.

Commission questions to Staff: Commissioner Arnold Gaines questioned condition 13 regarding the noise abatement and requested clarification of how they are going to control the noise to minimize complaints. Kev Freeman, Planning Director, provided clarification that FDOT will do a final analysis and sign off on the sound study. Mayor Linda Hudson questioned if the Solid Waste pickup is discussed in this plan. Mr. Freeman clarified that the Solid Waste pickup will be finalized in the Final Plan with a full analysis from Public Works provided.

Applicant presentation: Lee Dobbins, Attorney representing the applicant, provided clarification on Commissioner Gaines question regarding the noise abatement. Mr. Dobbins stated that the developer worked with Staff to create a provision to tie noise requirements and noise abatement requirements to FDOT standards which will require a noise analysis to be done by FDOT to determine if any of the houses on sight will exceed the FDOT criteria for residences. If any of the houses exceed the criteria, the developer would then follow FDOT's recommendations for noise abatement to bring it down to HUD's requirement of noise levels inside of the home based on federal standards. Commissioner Arnold Gaines expressed his appreciation for the clarification and for the transparency for those of the public.

Leslie Olson, District Planning Group representing Pulte-Cornerstone, provided printed exhibits to the staff. Ms. Olson stated that this development will bring something new and exciting to the City of Fort Pierce with a pleasing and welcoming sight from I-95—a possibly tower feature that the site developer is working on—that may become a landmark of the City. Ms. Olson stated this development will create a resilient, amenity-rich neighborhood, convenient access to schools, jobs, and essential services, with safe, shaded sidewalks that support walkability and safe schoolbus wait areas. Mayor Hudson asked about the two entrances. Ms. Olson clarified the locations of the two entrances. Commissioner Curtis Johnson Jr. questioned if there are dedicated turn lanes into the entrances. Ms. Olson confirmed that both entrances are full access. Mr. Freeman requested clarification from the applicant that the site plan, landscape plan, phasing plan, and the school bus stop locations are all consistent with the Staff's presentation. Ms. Olson confirmed all plans are consistent.

Public Comments: no additional comments.

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 Arnold Gaines to approve the Quasi-Judicial Hearing Ordinance 25-037 with the 14 Staff conditions.

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

Passed

13. CITY COMMISSION

- A. Resolution 26-R03 Establishing Auditor Selection Committee; selection of the Committee chair from among the Commission.

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

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA ESTABLISHING AN AUDITOR SELECTION COMMITTEE, IN ACCORDANCE WITH SECTION 218.391, FLORIDA STATUTES; PROVIDING FOR COMMITTEE PURPOSE, MEMBERSHIP, AND DUTIES; AND PROVIDING AN EFFECTIVE DATE.

City Clerk Linda Cox reviewed Section 218.391(2)(b), Florida Statutes, requires the governing body of a municipality to establish an Auditor Section Committee. Florida Statutes require that the Auditor Selection Committee consists of a minimum of three (3) members, which must include one (1) member of the Fort Pierce City Commission who will serve as the committee chair. Four (4) members of the Auditor Selection Committee will be appointed by City Commission provided they possess a general understanding of governmental financial reporting and auditing, as defined in Section 218.391, Florida Statutes and the City's Finance Director and/or City Manager will serve as an advisor to the Auditor Section Committee.

Commissioner Curtis Johnson Jr. volunteered for the Auditor Selection Committee. Ms. Cox requested for the Commission to have their appointments from the members of the Public by the next Commission meeting. City Manager Richard Chess and Johnna Morris, Finance Director, stated the process for the RFP should take about a month or two at most as they already have a draft in process.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to approve Resolution 26-R03 and Commissioner Curtis Johnson Jr. as the Chair.

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

Passed

- B. Resolution 26-R04 accepting returns of Special Run-Off Election

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

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, ACCEPTING THE RETURNS OF THE SPECIAL RUN-OFF ELECTION HELD ON JANUARY 13, 2026, AS PROVIDED BY THE COUNTY SUPERVISOR OF ELECTIONS; PROVIDING FOR AN EFFECTIVE DATE.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to approve Resolution 26-R04.

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

Passed

- C. ADDED ITEM: Resolution 26-R05 Appointing Kori Benton as an alternate member of the Civil Service Appeals Board.

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

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CERTIFYING THE APPOINTMENT OR REAPPOINTMENT OF MEMBERS TO THE CIVIL SERVICE APPEALS BOARD; PROVIDING FOR AN EFFECTIVE DATE.

City Clerk Linda Cox clarified that this item was added to the agenda to ensure that the Civil Service Appeals Board has a full board in anticipation of a Hearing held on January 21, 2026.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to approve Resolution 26-R05.

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

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 comments.

15. COMMENTS FROM THE CITY MANAGER

City Manager Richard Chess had two updates: the Swearing In of the New Police Chief will take place on February 2, 2026. Also on February 2, 2026, the City will be holding a celebration for the 125th anniversary of the City. Mayor Linda Hudson stated that the Swear In for the New Police Chief will take place at 2pm and the Swear In for Commissioner Chris Dzadozsky will take place at 4:30pm.

- A. Reports

16. COMMENTS FROM THE COMMISSION

Commissioner Arnold Gaines stated that the MLK parade was a great parade and he thanks everyone for coming out. Commissioner Gaines wishes Mayor Hudson and Commissioner Johnson safe travels for their conference in Tallahassee.

Commissioner Curtis Johnson Jr. echoed Commissioner Gaines' thanks to the community for participating and going to the MLK parade. Commissioner Johnson stated he is looking forward to engaging with legislation regarding upcoming legislative decisions at the conference in Tallahassee.

Mayor Linda Hudson echoed Commissioner Johnson's comment that she is also looking forward to engaging with legislation with her concerns on upcoming legislative decisions. Mayor Hudson stated that the Ribbon Cutting for the FPUA Water Treatment was a great celebration and hopes that legislation continues to support the City with similar events.

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 7:15pm.

ATTEST:

CITY CLERK

MAYOR COMMISSIONER