

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, FEBRUARY 2, 2026.

**1. CALL TO ORDER**

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

**2. OPENING PRAYER - Pastor Jose Martinez - Jesus Is King Church Inc.**

**3. PLEDGE OF ALLEGIANCE**

**4. ROLL CALL**

Present: Commissioner Michael Broderick; Commissioner Chris Dzadoovsky;  
Commissioner Curtis Johnson, Jr.; Mayor Linda Hudson

Absent: Commissioner Arnold Gaines

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

Mayor Linda Hudson entertained a motion to excuse Commissioner Arnold Gaines' absence.

Motion was made by Commissioner Chris Dzadoovsky, seconded by Commissioner Curtis Johnson, Jr. to excuse Commissioner Arnold Gaines' absence.

AYE: Commissioner Michael Broderick, Commissioner Chris Dzadoovsky,  
Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

**5. APPROVAL OF MINUTES**

- A. Approval of minutes from the January 20, 2026 Regular Meeting.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve the minutes from the January 20, 2026 regular meeting.

AYE: Commissioner Michael Broderick, Commissioner Chris Dzadoovsky,  
Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

**6. PROCLAMATIONS**

- A. True Amor Foundation, True Amor Month  
B. Recognition of the winners of the "If I Were Elected Mayor" Essay Contest.

**7. LETTERS TO COMMISSION**

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

Item 11C was pulled at the request of Staff.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to pull 11C and to approve the agenda as amended.

AYE: Commissioner Michael Broderick, Commissioner Chris Dzadovsky,  
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.

**10. MISCELLANEOUS REPORTS**

**11. CONSENT AGENDA**

- A. Approval of a construction contract with C.W. Roberts Contracting, Inc. for Avenue D resurfacing (29th Street to US-1), Bid No. 2025-024, in the amount of \$4,072,873.50.
- B. Approval of a Service Agreement for Bid No. 2026-004 for City Park Restroom Cleaning in the amount of \$100,400.00 annually.
- C. PULLED AT THE REQUEST OF STAFF. Approval of Infill Lien Reduction Program Development Agreement with Franco Prado, owner of 1118 N 16th Ct.
- D. Approval of Change Order No.1 for the 2025 Annual Resurfacing Project (Bid No. 2023-044) in the amount of \$151,826.14.
- E. Approval to award Bid No. 2026-010 for SHIP Residential Rehabilitation for 1201 Palm Walk Lane Fort Pierce, FL to De La Hoz Builders, Inc., for an amount not to exceed \$61,510.00.
- F. Approval to award Bid No. 2026-015 for CDBG Residential Rehabilitation for 1512 Citrus Avenue, Fort Pierce, FL to DMS Contractors, LLC for an amount not to exceed \$99,960.00.
- G. Approval of the continuing services contract in response to RFQ No. 2025-022 for Professional Engineering Services awarded to Consor North America, Inc. for a period of two (2) years with three (3) one-year renewal options.
- H. Approval of Amendment No. 1 to the continuing services contract with Culpepper & Terpening, Inc., RFQ No. 2025-022, to clarify "professional services" to allow for surveying services to be contracted, as well as engineering services.
- I. Approval of Amendment No. 1 to the continuing services contract with Kimley-Horn, Inc., RFQ No. 2025-022, to clarify "professional services" to allow for surveying services to be contracted, as well as engineering services.
- J. Approval of Amendment No. 1 to the continuing services contract with WGI, Inc., RFQ No. 2025-022, to clarify "professional services", to allow for surveying services to be contracted, as well as engineering services.

- K. Approval of Amendment No. 1 to the continuing services contract with CAPTEC Engineering, Inc, RFQ No. 2025-022, to clarify "professional services", to allow for surveying services to be contracted, as well as engineering services.
- L. Approval of Amendment No. 1 to the continuing services contract with Consor North America, Inc., RFQ No. 2025-022 to clarify "professional services", to allow for surveying services to be contracted, as well as engineering services.
- M. Approval of a Land Use Agreement between Saint Lucie County and the City of Fort Pierce for the use of County-owned property located at 435 N. 7th Street, Fort Pierce, Florida on February 20, 2026, for event staging, and on February 21, 2026, for the 9th Annual Highwaymen Heritage Trail Art Show and Festival.
- N. Approval to piggyback the CXT, Inc. agreement for the CDBG Coach Fenn Park Improvement Project for the manufacturing and installation of a prefabricated restroom, at a cost not to exceed \$146,809.91.
- O. Acceptance of Final St. Lucie County Regional Resilience Plan report (RRP) and Resilience Vulnerability Assessment-Other Hazards (RVA-OH).
- P. Approval of Letter of Support on behalf of Indian River State College in their efforts to seek funding for improvements to their Veterans Center of Excellence at the Pruitt Campus in St. Lucie West.
- Q. Added Item: Approval of Letter of Support for FDOT's Grant Application for the Statewide Advancement of Feature Enhancements at Intercity Passenger Rail Crossings (SAFE-IPR) Program.

Commissioner Michael Broderick requested to pull item 11O. Commissioner Curtis Johnson, Jr. requested to pull item 11N.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Chris Dzadoovsky to approve the items 11A, 11B, 11D-M, 11P, and 11Q of the Consent Agenda.

AYE: Commissioner Michael Broderick, Commissioner Chris Dzadoovsky,  
Commissioner Curtis Johnson, Jr., Mayor Linda Hudson  
Passed

As to item 11N, Commissioner Curtis Johnson, Jr. wanted to highlight and commend the Lions Club and their partnership with the City in developing Coach Fenn Park. The development in Coach Fenn Park will provide restroom facilities which will be beneficial to those who utilize the park like neighboring programs such as the Boys and Girls Club and the RICH House. Commissioner Johnson wants to ensure the City is doing what it can to protect this asset from vandalism and is curious about the proposed self-locking mechanism of the restroom facility. Marsha Commond, Special Projects Coordinator Public Works Department, confirmed that the restroom facility will have an electronic-timed locking system operated by the facilities maintenance team. Ms. Commond stated that this development will set a precedent for future programs as the electronic-timed locking systems will increase efficiency, durability, mitigate vandalism, and will allow the City better control to protect their assets. Commissioner Johnson voiced support of this investment and requested support from Community partners such as the Housing Authority, the Boys and Girls Club, the RICH House to help ensure that this remains a safe, clean environment for those utilizing the park.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Chris Dzadoovsky to approve Consent Agenda item 11N.

AYE: Commissioner Michael Broderick, Commissioner Chris Dzadoovsky,  
Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

As to item 110, Commissioner Michael Broderick previously requested the projected costs for the rehabilitative assets around the city and was seeking an update on the matter. Paul Thomas, Building Director, and Sandra Bogan, Resilience Navigator St. Lucie County, have worked together to compile data for the County-wide Vulnerability assessment. The GIS maps and the second resilience assessment that is being presented will allow the City to see current impacts of rainfall, storm surge, sea level rise, and other types of hazards that affect the community. With the City's acceptance of the newly presented resilience plan, it will put the City in a competitive position to win funding for the rehabilitation of City assets. Commissioner Broderick is appreciative of the work that the resilience team has done to put the information together and is looking forward to analyzing the report. Mayor Linda Hudson added that these are issues faced across the entire state of Florida. Mr. Thomas stated that the City of Fort Pierce is also working on a local resilience plan so that the City can establish plans for local vulnerability areas. Commissioner Broderick thanked Mr. Thomas for his work. Commissioner Curtis Johnson added that the City will have to know the conditions for these vulnerable assets and the costs to bid for funding for these operations. Commissioner Chris Dzadoovsky added that with the resilience plans in place, it allows the City to anticipate the financial conditions that will have to be put towards these vulnerability assets in the long-term. Commissioner Dzadoovsky stated that this will allow the City to see what is important, financially, for the City so that they may budget and save upfront to better investments in the long run.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Chris Dzadoovsky to approve Consent Agenda item 110.

AYE: Commissioner Michael Broderick, Commissioner Chris Dzadoovsky,  
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 25-009 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. SECOND 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.

Commissioner Chris Dzadoovsky asked about the fiscal impacts of changing from a commercial to a residential development. Planning Director Kev Freeman stated that they are working with City Manager Richard Chess to create a comprehensive analytical methodology to look at the costs of development on City services. Commissioner Chris Dzadoovsky requested an overview of the noise study. Mr. Freeman provided the overview. Lee Dobbins, Attorney for Pulte, and Leslie Olson, District Planning Group were available for questions. Commissioner Chris Dzadoovsky questioned whether the bus stops are at the best location inside of the communities rather than outside the entrance. Commissioner Michael Broderick provided some historical insight as to why the bus stops have been incorporated inside of the development plans recently for the protection of the children. Commissioner Dzadoovsky was appreciative of the information. Mayor Linda Hudson questioned if the sculpture has been finalized yet. Ms. Olson stated the team is working on finalizing the design.

Mayor Hudson opened the Public Hearing. Seeing no one, she closed the Public Hearing and indicated now was the time for deliberations.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve Ordinance 25-009.

AYE: Commissioner Michael Broderick, Commissioner Chris Dzadoovsky,  
Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

- B. Legislative 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 - SECOND 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.

Kev Freeman, Planning Director, provided an update that this part of the application provides the conditions for the land development agreement.

Mayor Hudson opened the Public Hearing. Seeing no one, she closed the Public Hearing and indicated now was the time for deliberations.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve Ordinance 25-037 with the 14 Staff conditions.

AYE: Commissioner Michael Broderick, Commissioner Chris Dzadoovsky,  
Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

### **13. CITY COMMISSION**

- A. Resolution 26-R06 Declaring Service Firearms Surplus and approving the Purchase Agreement for Service Pistols pursuant to Bid No. 2024-025 in the amount of \$225,418.30.

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, APPROVING THE PURCHASE AGREEMENT FOR SERVICE PISTOLS FOR THE FORT PIERCE POLICE DEPARTMENT; DECLARING CERTAIN POLICE DEPARTMENT SERVICE FIREARMS AS SURPLUS PROPERTY AND AUTHORIZING THEIR TRADE-IN PURSUANT TO BID NO. 2024-025 – SERVICE PISTOL PURCHASE; AND PROVIDING FOR AN EFFECTIVE DATE.

Deputy Chief Bob Ridle and Police Chief David Smith stated the side arms the Police Department were using were over a decade old and they are seeking new side arms that are more efficient, easier to train with, and less cost to the city.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve Resolution 26-R06.

AYE: Commissioner Michael Broderick, Commissioner Chris Dzadoovsky,  
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 COMMISSION**

- A. Reports

City Clerk Linda Cox reminded the Commission she will be out of the office for the remainder of the week.

Commissioner Michael Broderick thanked the Mayor and Commissioner Johnson for representing Fort Pierce at their conference in Tallahassee. Commissioner Broderick was blown away by the community involvement at the Fort Pierce Job Fair and he was incredibly proud of the City Staff's work on this Job Fair. Commissioner Broderick commended the Firehawks Celebration; stated it was a phenomenal and cheerful event.

Commissioner Curtis Johnson Jr. stated it was an exciting day for the City of Fort Pierce with the swearing in for the Police Chief and Commissioner Chris Dzadoovsky. Commissioner Johnson wants to encourage the entire Commission to work together to invite other community partners to help bring up economic development in the community. Commissioner Johnson thanked Commissioner

Broderick for acknowledging his and the Mayor's advocacy in Tallahassee. Commissioner Johnson stated that he felt very fulfilled in Tallahassee and is hopeful to continue that advocacy back home. Commissioner Johnson thanked Staff for their hard work moving forward with the 125th celebration of Fort Pierce.

Commissioner Chris Dzadoovsky is thankful to the community turn-out and to the Commission for welcoming him.

Mayor Linda Hudson shared that she was concerned with the bills shared at the conference in Tallahassee but believes that many of the representative cities and counties seem to all be on the same page of advocacy. Mayor Hudson questioned when the resurfacing of Avenue D is going to begin. City Manager Richard Chess stated he is not sure of the exact start date. Mayor Hudson requested that the Community be made aware so they know when the streets are going to be disrupted. Mr. Chess confirmed he will ensure that is done. Mayor Hudson welcomed Commissioner Chris Dzadoovsky.

**16. 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 6:49pm

ATTEST:

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CITY CLERK

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MAYOR COMMISSIONER