

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, FEBRUARY 17, 2026.

1. CALL TO ORDER

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

2. OPENING PRAYER - Bishop Craig Cobb - City Of Faith Church

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

Present: Commissioner Michael Broderick; Commissioner Chris Dzadoovsky;
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 February 2, 2026 Regular Meeting.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve the minutes from the February 2, 2026 regular meeting.

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

Passed

B. Approval of minutes from the February 2, 2026 Swearing In Ceremony for Commissioner Chris Dzadoovsky.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Michael Broderick to approve the minutes from the February 2, 2026 Swearing In Ceremony for Commissioner Chris Dzadoovsky.

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

Passed

6. PROCLAMATIONS

A. FES-Treasure Coast, Engineering Week

7. LETTERS TO COMMISSION

8. ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA

Commissioner Curtis Johnson, Jr. requested to add a discussion of the Fort Pierce Garden Club as agenda item 13C. Commissioner Michael Broderick requested to add the discussion of Crabby's restaurant lease status as agenda item 13D.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Michael Broderick to approve the agenda as amended to include items 13C and 13D.

AYE: Commissioner Michael Broderick, Commissioner Chris Dzadovsky,
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

- A. Youth Council update on their participation in the 2026 Florida League of Cities Youth Legislative Action Days and upcoming projects.

Audria Moore, Special Projects Coordinator, represented the Youth Council along with four members of the Youth Council—Timothy Nixon, Jr., Bianca Estime, Clarice Jean, and Naomi Hypolite—to discuss their experience at the Youth Legislative Days in Tallahassee. The Youth Council, with the help of Commissioner Curtis Johnson, Jr., was given the opportunity to tour the Student Service Building at Florida A&M University. During the conference, the Youth Councils were able to discuss issues that directly affect their communities such as public transportation, school transportation, and equal access to resources for students. Naomi Hypolite, Youth Council member, thanked the Commission on behalf of the Youth Council for the opportunity to go to the Youth Legislative Days. Commissioner Arnold Gaines stated he is proud of the Youth Council and thanked them for going to represent the City of Fort Pierce in Tallahassee. Commissioner Curtis Johnson, Jr. echoed Commissioner Gaines' comment and expressed pride in the Youth Council. Commissioner Johnson encouraged the Youth Council to get in touch with local delegates in Port Saint Lucie and surrounding areas to share ideas. Commissioner Chris Dzadovsky encouraged the Youth Council to participate in future City Commission meetings and to lobby to bring topics of discussion to the Commission or to the School District. Commissioner Broderick stated he is impressed with the Youth Council's involvement with advocating for the City of Fort Pierce and that the youths are the future of the City. Mayor Linda Hudson thanked the Youth Council for appearing and for attending the Youth Legislative Days in Tallahassee. Commissioner Johnson presented the members of the Youth Council with "One Fort Pierce" pins. Commissioner Johnson thanked the chaperons and parents for their participation in sending the Youth Council to the Youth Legislative Days in Tallahassee.

11. CONSENT AGENDA

- A. Approval to Piggyback the Rain Drop Products, LLC Agreement for the CDBG Coach Fenn Park Improvement Project to Provide Splash Pad Materials and Equipment for a Total Cost Not to Exceed \$138,595.50.

- B. Approval to award Bid Number 2026-016 for the Nebraska Avenue Sidewalk from Lawnwood Circle to S. 13th Street project to Heavy Civil Inc. in the amount of \$406,906.47.
- C. Approval of expenditure for CentralSquare Technologies, Lake Mary, FL for the annual software maintenance renewal in the amount not to exceed \$130,528.25.
- D. Approval of Letter of Support for St. Lucie County seeking funding from the U.S. Army Corps of Engineers for the short protection project and coastal t-groin structures.

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

AYE: Commissioner Michael Broderick, Commissioner Chris Dzadoovsky,
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. Quasi-Judicial Hearing - Review and Approval of an application for Major Site Plan (Development & Design Review), submitted by property owner, Lawnwood Medical Center, Inc. and Representative Vanessa Mahoney, of Kimley-Horn, to construct a five-floor parking garage with surface parking, the parking garage grossing an approximate 50,432 square feet footprint and surface parking grossing 34,866 square feet with associated site improvements at 1700 S 23rd Street, Fort Pierce, FL. The property is zoned Planned Development (PD). Parcel ID: 2416-504-0200-000-2.

City Clerk Linda Cox introduced the application for Major Site Plan (Development & Design Review), submitted by property owner, Lawnwood Medical Center, Inc. and Representative Vanessa Mahoney, of Kimley-Horn, to construct a five-floor parking garage with surface parking, the parking garage grossing an approximate 50,432 square feet footprint and surface parking grossing 34,866 square feet with associated site improvements at 1700 S 23rd Street, Fort Pierce, FL.

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 Broderick – No
Commissioner Dzadoovsky – No
Commissioner Gaines – No
Commissioner Johnson – No
Mayor Hudson – No

City Clerk, Linda Cox, swore in those wanting to speak during the Quasi-Judicial hearing.

Staff presentation: Vennis Gilmore, Historic Preservation Officer/Senior Planner, reviewed the project which consists of the construction of a multi-level (5-floor) parking garage that will provide a total of 591 parking spaces, covering 50,432

square feet of total footprint floor area. This includes 4 ADA-compliant surface parking spaces and 10 dedicated Electric Vehicle (EV) charging surface parking spaces, aligning with sustainability goals and anticipated future demand. Additionally, the project includes the construction of 109 new surface parking spaces, which will supplement the structured parking and improve access across the medical center campus. The total area for the surface parking is 34,866 square feet. At the January 12th, 2026, Planning Board meeting, it was recommended for approval with the following three (3) conditions:

1. A Landscape Maintenance Agreement will be required and approved by the Planning Department prior to Final Certificate of Occupancy.
2. A Landscape Inspection will be required and approved by the Planning Department prior to Final Certificate of Occupancy.
3. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.

Commission questions to Staff: Commissioner Gaines requested confirmation if the three conditions for the Commission are the same three conditions that were approved by the Planning Board; Mr. Gilmore confirmed. Mayor Hudson questioned if there are additional ADA parking spaces elsewhere and if the site is to Code in regards with the ADA-compliant spaces; Mr. Gilmore confirmed. Commissioner Dzadoovsky questioned if the Fire District had any consideration for fire retardant scenarios in regards to the EV stations. Mr. Gilmore stated the Fire District has reviewed the application and has not raised any concerns with the EV stations.

Applicant presentation: Vanessa Mahoney, Project Manager and Civil Engineer for Kimley-Horn, Alex Masmela, Chief Operating Officer at HCA Florida Lawnwood Hospital, and Matthew Griffith, Project Architect and Senior Vice President of Design Solutions, were available for questions. Ms. Mahoney addressed Commissioner Dzadoovsky's concern of the EV stations and stated the Fire District reviewed the application prior to submission. The Fire District requested the EV stations to be located on the surface parking spaces to avoid fire hazards. Thus, the EV stations are located in the Northwest corner of the surface parking spaces, outside of the parking garage.

Public comments: no additional comments.

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

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Michael Broderick to approve item 12A with the 3 staff conditions.

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

Passed

- B. Legislative Hearing - Ordinance 26-003 establishing the requirement for an annual fiscal audit and providing that any contract for audit services shall not exceed an initial term of three years, but may include an option to renew for two, one (1) year renewals; additionally it requires that the city shall appoint a new auditor at least every five years.
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 CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING CHAPTER 2 - ADMINISTRATION, ARTICLE V – FINANCE, TO CREATE SECTION 2-427 - CITY AUDITING SERVICES TO REQUIRE AN ANNUAL AUDIT AND ESTABLISH HOW AN AUDITOR IS SELECTED, CONTRACTING REQUIREMENTS FOR AN AUDITOR, AND LIMITATIONS ON THE NUMBER OF YEARS AN AUDITOR MAY PROVIDE

SERVICES TO THE CITY; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

City Manager Richard Chess shared that the purpose of the amendment presented in the Ordinance is best practice to keep rotating auditors every 3 to 5 years to get a new set of eyes on the books at the same time.

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 Ordinance 26-003.

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

Passed

13. CITY COMMISSION

- A. Resolution No. 26-R08 approving UA Resolution setting new rates for FPUANet (rate reduction)

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 RATE CHANGES FOR FPUANet SERVICES AS CONTAINED IN RESOLUTION NO. UA 2026-06 ADOPTED BY THE FORT PIERCE UTILITIES AUTHORITY BOARD; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; AND PROVIDING FOR EFFECTIVE DATE.

Daniel Retherford, FPUA, and Jason Mittler, FPUANet Manager, gave a presentation regarding the request for reducing FPUA rates and the implementation of Fiber technology. FPUANet has begun phasing internet services to regions of Fort Pierce and is estimated to have service in 12,500 parcels by the end of 2029. Mr. Mittler discussed the improvements in efficiency to provide cost-effective service to Fort Pierce. Mr. Mittler compared the service and prices of FPUANet with the other servicers in the community and is requesting the City of Fort Pierce to accept and adopt the FPUA Resolution No. UA 2026-06 so that FPUANet may service commercial and residential areas in Fort Pierce. Commissioner Chris Dzadozsky questioned if Kings Highway is included in the infrastructure FPUANet is rolling out; Mr. Mittler confirmed that it will be incorporated. Commissioner Michael Broderick questioned when the Fiber service would be available in his residence; Mayor Linda Hudson stated she asked the question as well and gave Commissioner Broderick the directive that he would be able to sign up online. Mr. Mittler confirmed to sign up residents will go to fpuanet.com and enter their address; if the address is within the current infrastructure they will be able to sign up immediately. If their address is within the planned phases, FPUANet would make note of which areas have the most interest to include in the next phases. Commissioner Arnold Gaines thanked FPUA for their hard work and bringing a request for a reduction of fees to the Commission.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve Resolution No. 26-R08.

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

Passed

B. Resolution No. 26-R09 Extending State of Emergency for Beach Erosion and Dune Protection Project

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 EXTENDING THE DECLARATION OF LOCAL EMERGENCY; AUTHORIZING CITY CLERK TO FILE SAID RESOLUTION WITH THE CLERK OF CIRCUIT COURT; AND PROVIDING FOR AN EFFECTIVE DATE.

City Manager Richard Chess stated that St. Lucie County and the City of Fort Pierce are in collaboration to maintain the dune erosion, and the County has provided the City with equipment so that the Public Works department is able to promptly answer any increase in erosion. Mr. Chess stated that St. Lucie County is monitoring the erosion daily; thus, the local state of emergency does not need to be extended. Commissioner Michael Broderick asked if Mayor Hudson would be able to re-instate the local state of emergency when and if needed. City Attorney Sara Hedges confirmed that Mayor Hudson has the power to re-instate the local state of emergency without calling for a special City Commission meeting.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Michael Broderick to deny Resolution No. 26-R09.

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

Passed

C. ADDED ITEM: Fort Pierce Garden Club Status

Commissioner Curtis Johnson, Jr. opened the discussion of Fort Pierce Garden Club repair status so the community may know when it will be open to be rented once more. Devoshay Johnson, Deputy City Manager, the project for remediation and renovation for the Fort Pierce Garden Club was halted due to funding. Rick Stauffer, Facilities Manager, gave a background of the work that needs to be done for the Fort Pierce Garden Club. Currently, they have partially removed the flooring and discovered structural wood rot and mold behind cabinets and in wall cavities. Mr. Stauffer stated that some of the renovation can be done in-house, but some parts of the project will need to be contracted, such as the encapsulation of the underside of the building. Mr. Johnson summarized the three options for the continuation of the Fort Pierce Garden Club remediation and renovation project: in-house with City Staff doing majority of the project, hybrid where some of the work is contracted out, and a fully contracted option. Mr. Johnson stated that the project is estimated to take 45-90 days for the Fort Pierce Garden Club to be operational. Commissioner Curtis Johnson, Jr. asked if the encapsulation is guaranteed to protect the Fort Pierce Garden Club from flooding; Mr. Johnson confirmed that it will protect the structure from future water damage. Commissioner Chris Dzadoovsky gave some background of the Fort Pierce Garden Club's involvement in Hibiscus Park. Commissioner Dzadoovsky stated he is willing to be a liaison between the City and the residents of Hibiscus Park to get community involvement in the renovation and shared that the former President of the Hibiscus Park Crime Watch has offered to provide architectural skills for the project.

D. ADDED ITEM: Crabby's Lease Status

Commissioner Michael Broderick stated the client defaulted on their lease by 5 months and has not reimbursed the City for property tax payments for 3 years. Commissioner Broderick expressed disappointment in the City's handling of the lease and stated that the City not knowing where their documentation regarding City-owned, leased, and rental properties is incredibly shameful. Commissioner Curtis Johnson, Jr. stated that this issue requires immediate action to rectify the situation. Commissioner Chris Dzadoovsky stated that the City needs to do serious

Strategic Planning to supplement the growth of Fort Pierce. Commissioner Arnold Gaines echoed Commissioner Dzadoovsky's comment. Commissioner Gaines stated that the City needs to re-evaluate and put rules and parameters in place today that will guide future endeavors. City Manager Richard Chess clarified that City Staff has a list of all the documentation of City-owned, leases and rental properties held by Procurement. With the guidance of Mr. Chess, Staff will be remediating the lack of organization. Mr. Chess stated that he will provide the Commission with a summarized list of the documentation they are requesting for review.

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.

Delores Johnson
Jameric Morell
Dan Kendall

15. COMMENTS FROM THE CITY MANAGER

A. Reports

City Manager Richard Chess asked for directives from City Attorney Sara Hedges about what the City can and cannot do with regard to securing Crabby's facilities now that the tenants have vacated the property. Mr. Chess shared the death of Reverend Jesse Jackson. Mr. Chess shared that Reverend Jackson, along with his Civil Rights achievements, sat on the Southern Christian Leadership conference and encouraged voter participation and registration. Mr. Chess encourages the Youth Council to read and learn about Reverend Jackson and stated that it important to participate in voting regardless of who you are voting for. Mr. Chess gave his condolences to Reverend Jesse Jackson.

Commissioner Arnold Gaines excused himself from the meeting at 7:04pm.

City Attorney Sara Hedges requested a Shade meeting on March 2, 2026 at 3:00pm. Ms. Hedges stated the meeting will be for settlement negotiations and litigation-related expenditures for the case Pierce 1 Marina LLC vs. the City of Fort Pierce.

16. COMMENTS FROM THE COMMISSION

Commissioner Curtis Johnson, Jr. thanked City Manager Richard Chess for sharing the information regarding Reverend Jesse Jackson and shared that Reverend Jackson's wife is from the City of Fort Pierce. Commissioner Johnson stated that the City of Fort Pierce is a part of his history and will continue to honor his legacy and keep Reverend Jackson's family in prayer. Commissioner Johnson reminded everyone that the opening of the Highwaymen's Museum begins on February 20, 2026, and the celebration will extend over the weekend. Commissioner Johnson stated that while Fort Pierce may face challenges, the City faces a lot of great and will continue to flourish as One Fort Pierce, and be the shining city on the Suncoast as the sun rises out of the Atlantic Ocean. Commissioner Johnson is optimistic about where Fort Pierce is headed.

Commissioner Chris Dzadoovsky stated that he believes City Manager Richard Chess' background experience will be beneficial in creating transparent departments and ensuring new policies and processes will be established to ensure the City of Fort Pierce creates a strong basis of government agency that the public respect and rely on.

Commissioner Arnold Gaines rejoined the meeting at 7:27pm

Commissioner Michael Broderick expressed excitement with the opportunity of moving forward with the facility where Crabby's was located and stated he is more than thrilled to share his opinions and experience on the situation. Commissioner Broderick stated that he found the discussion that took place during the meeting to be a motivational for the City to succeed in revamping the system and operations so that it can be more nimble and business-like. Commissioner Broderick stated the City is responsible for managing the City assets appropriately on behalf of the citizens of Fort Pierce. Commissioner Broderick stated he believes City Manager Richard Chess' background as a CFO will be beneficial to Fort Pierce's growth and expansion.

Commissioner Arnold Gaines stated he is confident in City Manager Richard Chess's ability to alleviate the problems and to get the City where it needs to be. Commissioner Gaines recognized that Staff and employees work hard and requested for Staff to step up and for there to be better communication. Commissioner Gaines expressed his condolences for Reverend Jesse Jackson and stated that the City will stand behind his wife and family. Commissioner Gaines stated that the community needs to come together and provide effort in stopping violence in the City of Fort Pierce. Commissioner Gaines thanked the Police Department and Sheriff Department for their hardwork in protecting the City.

Mayor Linda Hudson stated that Staff should be encouraged to keep everyone informed and to have better communication between departments to ensure silos do not arise within the departments. Commissioner Dzadoovsky stated that his badge does not allow him to enter any department—he only has access to his office—and he feels that the controlled access of employees creates a silo and limits the chance of communication between each department. Mayor Hudson shared that there is a lot of good things and exciting opportunities arising in the City of Fort Pierce and with these advancements, the City must do a better job of stewardship.

City Attorney Sara Hedges ensured Commissioner Arnold Gaines had the information for the Shade meeting set for March 2, 2026 at 3:00pm; Commissioner Gaines confirmed his attendance.

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 7:42 pm.

ATTEST:

CITY CLERK

MAYOR COMMISSIONER