

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, MARCH 16, 2026.

1. CALL TO ORDER

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

2. OPENING PRAYER - Chaplin Belinda Pizarro - River of Life Fellowship.

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 March 2, 2026 SHADE Meeting.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to approve the minutes from the March 2, 2026 SHADE 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 March 2, 2026 Regular Meeting.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to approve the minutes from the March 2, 2026 regular meeting.

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

Passed

6. PROCLAMATIONS

7. LETTERS TO COMMISSION

8. ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA

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

AYE: Commissioner Michael Broderick, Commissioner Chris Dzadoovsky,
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.

Phyllis Hankerson
Mark Puz
Karen Manista
Julie Moore
Jim McConnell
Devin Wheaton

10. MISCELLANEOUS REPORTS

A. Savannah Preserve Developer/High Point Update

Camille Wallace, Deputy City Manager, gave a brief introduction of the presentations from the Planning, Building, and Engineering Departments. Kev Freeman, Planning Director, gave a brief presentation covering the timeline of the Planning Department's approval process for the Savannah Preserve project. Mr. Freeman stated the Planning Department monitors the permits to ensure compliance with the approved Site Plan. Commissioner Arnold Gaines inquired if the Developers were in attendance for questioning; Mr. Freeman and Ms. Wallace confirmed the Developers are available for questions following the City's presentations. Paul Thomas, Building Director, gave a brief presentation discussing the stop-order issued, and the permits issued regarding this project. Mr. Thomas stated the stop-order was issued due to work commencing prior to the permits' issuance. Commissioner Curtis Johnson requested clarification on the penalties for the stop-order. Commissioner Arnold Gaines questioned if the amount for the punitive penalty is based off Florida Statutes or the City's Code; Mr. Thomas confirmed the amounts are set based on Florida Statutes. Commissioner Michael Broderick questioned if trees that were required to stay on the site plan were removed. Mr. Freeman clarified that everything had to be removed from the site to raise the elevation due to the flood elevation. Shaun Coss, Interim Community Response Director, gave a brief presentation discussing the complaints filed regarding this project. Mr. Coss shared that he conducted multiple site visits and was unable to identify the existence of the complaints. Commissioner Chris Dzadoovsky inquired about the complaints being routed to multiple departments and suggested to City Manager Richard Chess and Deputy City Manager Camille Wallace that this process be reviewed to streamline the handling of complaints. Tanner Retherford, Engineering Department, gave a brief presentation covering the timelines of the permitting requirements for the drainage and flooding of this project. Commissioners Broderick and Dzadoovsky presented questions regarding the functionality of the drains to the canal south of this project site and the on-site water pumps. Mr. Retherford stated that the Engineering Department can conduct an inspection to ensure these required items are functioning as stated. Dennis Murphy, representative of Culpepper and Terpering, and Tom DeGrace, Engineer for Culpepper and Terpering, on behalf of Savannah Preserve gave a presentation discussing the requirements presented by the City of the Savannah Preserve project site. Mayor Linda Hudson requested for the reported fence issue be discussed; Mr. Murphy stated the fence is on High Point property. Commissioner Broderick stated that the developers for Savannah Preserve must identify and rectify the issue of the water flowing into the properties in High Point and Gator Trace. Commissioners Gaines and Johnson strongly suggested for the developers go to the project site physically to pinpoint the cause of the water issue. Mayor Hudson commented that new projects should not adversely affect neighboring properties and hopes to receive some answers from the developers of Savannah Preserve so

that all parties involved may be happy with the construction of the new development.

B. Update on Crabby's Dockside Lease

Shyanne Harnage, Community and Economic Development Director, provided that the title report indicated there are no additional encumbrances on the property. Staff is seeking direction from the Commission to move forward with Crabby's lease termination, collection on outstanding amounts owed, and the solicitation of the property for future tenants. Commissioner Arnold Gaines suggested the City move forward with terminating Crabby's lease and to begin legal proceedings to collect the outstanding amounts owed. Commissioner Curtis Johnson Jr. echoed Commissioner Gaines' statement and shared that the collection of the amounts owed could potentially be a financial benefit to the taxpayers in the City of Fort Pierce. Commissioner Michael Broderick requested clarification if there is an acceleration provision in the lease and if the City can now take ownership of the improvements made to the real property on the City-owned land. City Attorney Sara Hedges stated the lease terms would have to be reviewed to confirm if there is an acceleration provision. Ms. Hedges confirmed that any improvements that are affixed to the real property do fall under City ownership. Commissioner Chris Dzadovsky raised a suggestion for the current leasee to assign the lease to a new restaurateur under a provision that the new leasee would pay the \$215,000 owed to the City. Ms. Hedges confirmed this assignment is a viable option as the contract has not been terminated yet. Commissioner Dzadovsky shared that he feels as though this would present a significant profit and investment for the City of Fort Pierce. Commissioner Gaines appreciated Commissioner Dzadovsky's suggestion of assignment but shared he feels it may be more productive for the City to find a new tenant separately. Ms. Hedges stated the idea of assignment or settlement has been presented to the current tenants' attorney, but they have not responded to either offer. Ms. Hedges suggested that if the Commission is to take formal action, to place it on the agenda for the next City Commission meeting so a Resolution could be presented with the official action. Commissioner Curtis Johnson Jr. agreed with Ms. Hedges' suggestion of placing the decision on the next Commission meeting to allow the tenant time to respond. Commissioner Broderick questioned if the assignment would give the new tenant ownership of the improvements; Ms. Hedges clarified the improvements are still City-owned. Commissioner Gaines encouraged public participation in the next meeting to help determine the next tenant and course of action for the Crabby's lease.

11. CONSENT AGENDA

- A. Approval of expenditure for Annual Purchase Order with Nextran Truck Centers for Original Equipment Manufacturer (OEM) Parts and Services for Solid Waste Mack refuse trucks in an amount not exceeding \$100,000.00.
- B. Approval of expenditure for the Solid Waste Annual Purchase Order with Sunbelt Waste Equipment for Heil OEM parts and services for refuse trucks, not exceeding \$80,000.00.
- C. Approval of expenditure for Annual Purchase Order with Waste Management for Solid Waste Landfill Fees in an amount not to exceed \$1,650,000.00.
- D. Approval for the Mayor to Sign the Tree City USA Application
- E. Approval of New Services Agreement between FLOCK and the City of Fort Pierce (funded by FPRA for the Purchase of Flock Safety Equipment not to exceed \$238,400)
- F. Approval of expenditure for an Increase in the Purchase Order for Complete Resource Productions for Monthly Rental of Audio and Light Equipment to facilitate the upcoming events at the Sunrise Theatre in the amount of \$141,500 for the remainder of FY2026.

Commissioner Curtis Johnson Jr. requested to pull item 11C of the Consent Agenda. Commissioner Broderick briefly stepped away from the dais and returned.

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

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

Passed

Commissioner Curtis Johnson Jr. pulled item 11C to discuss the landfill rate increase. Devoshay Johnson, Deputy City Manager and Interim Public Works Director, discussed issues of illegal dumping which is impacting the landfill rate increase. Mr. Johnson stated that the Public Works and the Code Enforcement Departments are working together to mitigate the issues of illegal dumping on City property and ensuring the waste on private property is being sorted and picked up by the correct departments. Commissioner Michael Broderick expressed frustration with the waste management contract. Commissioner Chris Dzadoovsky suggested the City to begin looking for a new vendor in preparation of this contract ending.

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

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

NAY: Commissioner Michael Broderick

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 26-005 - Review and approval of a Voluntary Annexation by owner, Tony Acerra, to extend the territorial limits of the City of Fort Pierce, Florida, to include one (1) parcel containing 0.19 acres, generally located at or near 2528 South Ocean Drive. The proposed City Future Land Use is Low Density Residential (RL) and the proposed Zoning is Single Family Low Density Zone (R-1). Parcel ID: 2413-501-0154-000-6. 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 CONTAINING 0.19 ACRES, GENERALLY LOCATED AT OR NEAR 2528 S OCEAN 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 LAND USE DESIGNATION OF LOW DENSITY RESIDENTIAL (RL); ESTABLISHING THE ZONING DESIGNATION OF SINGLEFAMILY LOW DENSITY ZONE (R-1); 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.

Chris Suneson, Assistant Planning Director, presented an encompassing presentation of the four properties presented in Ordinances 26-005 through 26-008. Should the application for Annexation be approved, and future development of the land occurs, the properties could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce, depending on the millage rate per year, which currently is 6.9000. At the January 12, 2026 Planning Board meeting, the annexations were recommended for approval as the annexations are: consistent with Florida Statute 171.044, consistent with Comprehensive Plan objective 1.11 and policies 1.11.5 and 1.11.1, and does not adversely affect the public health, safety, convenience and general welfare.

City Clerk Linda Cox provided clarification that each Ordinance will be read individually into the record and voted on separately.

Commissioner Chris Dzadoovsky raised concerns regarding the federal grant for the FPUA utilities infrastructure and the costs, requirements, and permits involved with wetland regulations that will be imposed on the owner's seeking annexation into the City of Fort Pierce. Mr. Suneson affirmed that those are great concerns but are not involved in the criteria of annexation. Commissioner Michael Broderick requested clarification that the owners of the properties seeking annexation will be paying for the extension of the sewer lines themselves and not the City; Mr. Suneson confirmed. Mayor Linda Hudson requested clarification of the entitlements that would come about with the rezoning of these properties. Mr. Suneson stated that the annexation would entitle the owners to build on their property and would bring tax revenue to the City of Fort Pierce. However, Mr. Suneson shared that the annexation is not guaranteed as the properties lie on protected land in which other governmental agencies will have to be involved and subsequently also approve if any construction can be done on these properties.

Mayor Hudson opened the Public Hearing.

Public Comments: Tony Acerra

Seeing no further movement, Mayor Hudson 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 26-005.

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

NAY: Commissioner Chris Dzadoovsky, Commissioner Arnold Gaines

Passed

- B. Legislative Hearing - Ordinance 26-006 - Review and approval of a Voluntary Annexation by owner, John Alberti, represented by Tony Acerra, to extend the territorial limits of the City of Fort Pierce, Florida, to include one (1) parcel containing 0.19 acres, generally located at or near 2528 South Ocean Drive. The proposed City Future Land Use is Low Density Residential (RL) and the proposed Zoning is Single-Family Low Density Zone (R-1). Parcel ID: 2413-501-0155-000-3. 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 CONTAINING 0.19 ACRES, GENERALLY LOCATED AT OR NEAR 2528 S OCEAN 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 LAND USE DESIGNATION OF LOW DENSITY RESIDENTIAL (RL); ESTABLISHING THE ZONING DESIGNATION OF SINGLEFAMILY LOW DENSITY ZONE (R-1); 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.

Mayor Hudson reminded everyone this is a Public Hearing.

Questions of Staff: none.

Mayor Hudson opened the Public Hearing.

Public Comments: Tony Acerra

Seeing no further movement, Mayor Hudson closed the Public Hearing and returned the discussion to the Commission.

City Attorney Sara Hedges expressed concern regarding Mr. Acerra's commentary. Ms. Hedges wanted to provide clarification that the annexations do not automatically entitle the owners to build in the City of Fort Pierce nor are they entitled to be considered a conforming or non-conforming lot—these would have to be determined at a later date following the annexations. Commissioner Michael Broderick commended Mr. Acerra's hard work to salvage his property and investment.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve Ordinance 26-006.

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

NAY: Commissioner Chris Dzadoovsky, Commissioner Arnold Gaines

Passed

- C. Legislative Hearing - Ordinance 26-007 - Review and approval of a Voluntary Annexation by owners, Michael Fowler and Sean Murray, represented by Tony Acerra, to extend the territorial limits of the City of Fort Pierce, Florida, to include one (1) parcel containing 1.42 acres, generally located at or near 2528 South Ocean Drive. The proposed City Future Land Use is General Commercial (GC) and the proposed Zoning is General Commercial Zone (C-3). Parcel ID: 2413-501-0102-000-07. 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 CONTAINING 1.42 ACRES, GENERALLY LOCATED AT OR NEAR 2528 S OCEAN 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 LAND USE DESIGNATION OF COMMERCIAL GENERAL (GC); ESTABLISHING THE ZONING DESIGNATION OF GENERAL COMMERCIAL (C-3); 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.

Mayor Hudson reminded everyone this is a Public Hearing.

Questions of Staff: none.

Mayor Hudson opened the Public Hearing.

Public Comments:

Tony Acerra

Krista Storey

Seeing no further movement, Mayor Hudson closed the Public Hearing and returned the discussion to the Commission.

Mayor Hudson requested for Mr. Suneson to answer Mr. Acerra's questions regarding the classification of the lots and the authority to build on the properties. Mr. Suneson stated the three lots West of A1A would be non-conforming and the other would be conforming. Mr. Suneson stated for the properties to build in the City of Fort Pierce they would either need to utilize the non-conforming section of the City Code or go through a variance project in the form of adjustment. City Attorney Sara Hedges provided clarification if the Florida Statutes allow for permits for Building or Planning to be withheld in anticipation of additional permits from other governmental agencies. Mayor Hudson questioned if the properties are allowed to be candidates for a Bert Harris Claim. Ms. Hedges provided that the City faces a Bert Harris claim issue if the applicants are not fully aware of the fact that they do not have entitlement to build. Commissioner Curtis Johnson Jr. requested clarification from Ms. Hedges the Commission's obligations dependent on approving or disapproving the Ordinance. Ms. Hedges stated the legislative hearing is for the Commission to create policies for the City and the Commission does not have to make factual testimonies for a legislative hearing as it takes two reading for a legislative hearing to reach a decision.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve Ordinance 26-007.

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

NAY: Commissioner Chris Dzadoovsky, Commissioner Arnold Gaines

Passed

- D. Legislative Hearing - Ordinance 26-008 - Review and approval of a Voluntary Annexation by owner, Tony Acerra, to extend the territorial limits of the City of Fort Pierce, Florida, to include one (1) parcel containing 0.21 acres, generally located at or near 2528 South Ocean Drive. The proposed City Future Land Use is Low Density Residential (RL) and the proposed Zoning is Single Family Low Density Zone (R-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 CONTAINING 0.21 ACRES, GENERALLY LOCATED AT OR NEAR 2528 S OCEAN 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 LAND USE DESIGNATION OF LOW DENSITY RESIDENTIAL (RL); ESTABLISHING THE ZONING DESIGNATION OF SINGLEFAMILY LOW DENSITY (R-1); 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.

Mayor Hudson reminded everyone this is a Public Hearing.

Questions of Staff: none.

Mayor Hudson opened the Public Hearing.

Public Comments: Tony Acerra.

Seeing no further movement, Mayor Hudson closed the Public Hearing and returned the discussion to the Commission.

City Attorney Sara Hedges clarified the Florida Statutes section regarding City permits.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve Ordinance 26-008.

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

NAY: Commissioner Chris Dzadoovsky, Commissioner Arnold Gaines

Passed

E. Legislative Hearing - Ordinance 26-009 - Final Budget Amendment of the FY 2024-25 General Fund Budget. FIRST READING

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

AN ORDINANCE AMENDING THE 2024-25 BUDGET OF THE CITY OF FORT PIERCE, FLORIDA BY INSERTING THEREIN A SCHEDULE ATTACHED HERETO AND DESIGNATED AS THE 2024-25 FINAL BUDGET AMENDMENT; THE SAID SCHEDULE PROVIDES FOR THE INCREASES AND/OR DECREASES IN REVENUES AND APPROPRIATIONS IN THE GENERAL FUND; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Johnna Morris, Finance Director, gave a brief presentation discussing the City's general revenue amendments. Ms. Morris showed that the two outliers in terms of the budget were due to the additional Federal and State funding received in relation to Hurricanes Irma and Nicole. Mayor Hudson questioned if the presented numbers are before the audit takes place; Ms. Morris confirmed.

Mayor Hudson reminded everyone this is a Public Hearing.

Questions of Staff: none

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

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Michael Broderick to approve Ordinance 26-009.

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

Passed

13. CITY COMMISSION

A. Resolution 26-R17 approving Interlocal Agreement between the City of Fort Pierce and FPRA for the Purchase of Flock Safety Equipment not to exceed \$238,400.

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, ENTERING AN INTERLOCAL FUNDING AGREEMENT BETWEEN THE FORT PIERCE REDEVELOPEMENT AGENCY (FPRA), A DEPENDENT SPECIAL DISTRICT OF THE CITY OF FORT PIERCE, FLORIDA) AND THE CITY OF FORT PIERCE FOR THE PURCHASE, INSTALLATION, AND SUBSCRIPTION SERVICES OF PUBLIC SAFETY DEVICES WITHIN THE FPRA REDEVELOPMENT AREA; PROVIDING FINDINGS; PROVIDING AUTHORIZATION; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Michael Broderick to approve Resolution 26-R17.

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

Passed

- B. Resolution 26-R18 considering an Application for an Impact Fee Offset Agreement in respect of Transportation Impact Fees for property dedication by Wheaton Holdings in the sum of \$8,857.73.

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; A TRANSPORTATION IMPACT FEE CREDIT AGREEMENT BETWEEN THE CITY OF FORT PIERCE CITY COMMISSION AND WHEATON HOLDINGS LLC, IN CONSIDERATION OF A CERTAIN ROAD RIGHT-OF-WAY DEDICATION ALONG HARTMAN ROAD, IN FORT PIERCE; PROVIDING AN EFFECTIVE DATE.

Kev Freeman, Planning Director, gave a brief presentation. Mr. Freeman stated that based on Section 113-10 of the City Code, Wheaton Holdings LLC would not qualify for the offset agreement. Mayor Linda Hudson stated she believes that Wheaton Holdings LLC should qualify for the impact fee as Wheaton Holdings LLC has supplied their application in good faith based on information given from St. Lucie County, that the City of Fort Pierce would reimburse Wheaton Holdings LLC for the City's portion. Mr. Freeman shared sentiments that the City Code should be reviewed and revised to provide rules and regulations for similar instances. Commissioner Arnold Gaines requested clarification of where the applicant was informed of the funding breakdown. Mr. Freeman stated the County reached out to the City of Fort Pierce to confirm the portions of the breakdown. Commissioner Gaines expressed concern about the City Code and stated that Section 113-10 should be revised. Commissioner Michael Broderick echoed Commissioner Gaines' sentiment. Commissioner Curtis Johnson Jr expressed concern about setting a precedent for other applicants and developers who are in similar situations and seeking reimbursement from the City. Commissioner Chris Dzadoovsky voiced that this situation will allow the City to formulate a process to show developers appreciation of their contributions to the improvements of the City of Fort Pierce. City Attorney Sara Hedges recommended for the Commission to not approve the resolution as it creates specific liability for the City of Fort Pierce since it does not follow the requirements established by the City Code. Commissioner Broderick suggested the topic be tabled for either 90 or 120 days to allow the City time to review the Code and make the necessary revisions. Commissioner Johnson shared that it would be beneficial for a presentation to break-down the details of the impact fee funding when this topic is brought back for discussion.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to table Resolution 26-R18 for 90 days to allow the City Attorney an opportunity to revise City Code Section 113-10.

AYE: Commissioner Michael Broderick, Commissioner Chris Dzadovsky,
Commissioner Curtis Johnson, Jr.

NAY: Commissioner Arnold Gaines, Mayor Linda Hudson

Passed

- C. Resolution 26-R19 considering an Application for an Impact Fee Offset Agreement in respect of Transportation Impact Fees for roadway capacity improvements by LDL of Fort Pierce, LLC in the amount of \$56,719.67.

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; A TRANSPORTATION IMPACT FEE CREDIT AGREEMENT BETWEEN THE CITY OF FORT PIERCE CITY COMMISSION AND LDL OF FORT PIERCE, LLC, IN CONSIDERATION OF THE CONSTRUCTION OF CERTAIN TRANSPORTATION AND ROAD IMPROVEMENTS ALONG THE ROADWAY RIGHTOF-WAY OF PETERS ROAD, IN FORT PIERCE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

Kev Freeman, Planning Director, gave a brief presentation. LDL of Fort Pierce LLC conducted improvements based on St. Lucie County suggestions. The County approved the credit to LDL of Fort Pierce LLC and informed the applicant that the City of Fort Pierce should be reimbursing them a portion of the funding as well. Staff finds that the application does not meet the requirement set in City Code Section 113-10. Commissioner Arnold Gaines questioned where the collected money is going; Mr. Freeman stated the money funds the City's Capacity Improvements. City Manager Richard Chess stated the City's policies and procedures must be reviewed as this application should have been presented to the Commission when it was presented to Staff 10 months ago. Commissioner Curtis Johnson Jr. echoed Mr. Chess' concern that the impact fee should have been calculated and discussed when the property was annexed into the City of Fort Pierce.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to table Resolution 26-R19 for 90 days to allow the City Attorney an opportunity to revise City Code Section 113-10.

AYE: Commissioner Michael Broderick, Commissioner Chris Dzadovsky,
Commissioner Curtis Johnson, Jr.

NAY: Commissioner Arnold Gaines, Mayor Linda Hudson

Passed

- D. Resolution 26-R20 approving the FY 2025 Final Budget Amendment for Grant Funds.

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 FINAL BUDGET AMENDMENT FOR CITY OF FORT PIERCE GRANT FUNDS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025; AND PROVIDING FOR AN EFFECTIVE DATE.

Johnna Morris, Finance Director, gave a brief presentation covering the amendments to the City's CDBG and SHIP grants funding.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve Resolution 26-R20.

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

Passed

- E. Resolution 26-R21 approving MOU between FDLE and FPPD for investigations regarding Officer Involved Shootings and in-custody deaths.

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 A MEMORANDUM OF UNDERSTANDING WITH THE FLORIDA DEPARTMENT OF LAW ENFORCEMENT RELATION TO ASSUME INVESTIGATIONS OF OFFICER INVOLVED SHOOTINGS AND IN-CUSTODY DEATHS; PROVIDING AUTHORIZATION TO EXECUTE THE MEMORANDUM OF UNDERSTANDING; AND PROVIDING FOR AN EFFECTIVE DATE.

David Smith, Police Chief, stated this was a standing Memorandum of Understanding. It was only revised to add new signatures as it was last signed in 2017.

Motion was made by Commissioner Chris Dzadovsky, seconded by Commissioner Arnold Gaines to approve Resolution 26-R21.

AYE: Commissioner Michael Broderick, Commissioner Chris Dzadovsky,
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.

Devin Wheaton
Jamerick Monroe

15. COMMENTS FROM THE CITY MANAGER

- A. January 2026 - PO Report
- B. City Manager Report

City Manager Richard Chess stated the Great American Cleanup and the Zora Hurston Festival were nice events and thanked the community for participating.

City Clerk Linda Cox reminded everyone of the City Commission Special meeting on March 19, 2026 at 9:00 am and of the Special FPRA meeting on March 19, 2026 at 8:30am.

16. COMMENTS FROM THE COMMISSION

No comments were made by Commissioner Michael Broderick and Commissioner Curtis Johnson Jr. Commissioner Arnold Gaines expressed frustration of the lack of procedure in place—commenting on Mr. Wheaton's statement of meeting with the City 3 years ago regarding his property. Commissioner Gaines stated that procedure needs to be set in place to avoid the City having a lack of knowledge on these situations. Commissioner Gaines stated the residents of Fort Pierce have to take pride in the City to minimize the trash on the streets. Commissioner Gaines wished everyone a Happy Saint Patrick's Day. Commissioner Chris Dzadosvky echoed

Commissioner Gaines' sentiment and stated that with the challenges the City of Fort Pierce face, new procedures must be set in place. Mayor Linda Hudson touched on the accusation that the City of Fort Pierce favors new developers coming to the City and stated she wants all people to be treated equally and fairly. Mayor Hudson stated the new mural at the Highwaymen Museum is outstanding and the plaza with the benches are great new additions to Avenue D.

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 this meeting at 9:47pm.

ATTEST:

CITY CLERK

MAYOR COMMISSIONER