

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, MAY 4, 2026.

1. CALL TO ORDER

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

2. OPENING PRAYER - DeVoshay Johnson, Deputy City Manager

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 April 20, 2026 Regular Meeting.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Chris Dzadoovsky to approve the minutes from the April 20, 2026 regular meeting.

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

Passed

6. PROCLAMATIONS

- A. National Small Business Week, U.S. Small Business Administration South Florida District Office.
- B. Student Leadership Week, Fort Pierce Central High School

7. LETTERS TO COMMISSION

8. ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA

Commissioner Arnold Gaines requested to pull item 13A due to the Letter of Intent the City was served.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to pull item 13A from the agenda.

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

NAY: Commissioner Chris Dzadoovsky

Passed

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

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.

No comments.

10. MISCELLANEOUS REPORTS

11. CONSENT AGENDA

- A. Approval of Specific Authorization No. 4 for Kimley Horn and Associates under Continuing Contract RFQ 2025-022 for Professional Engineering Services for completion of plans, construction documents, and estimates of the South 13th Street Improvements from Georgia Avenue to Orange Avenue.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve the Consent Agenda.

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 Amendment submitted by property owner, Scannell Properties #533 LLC and Representative Jeff Iravani, Inc., to construct a 1.1 million sq. ft. refrigerated warehouse and office building at 2300 S. Kings Highway, Fort Pierce, FL. The property is zoned Commercial Parkway (CP-1). Parcel ID: 2324-210-0000-000-6.

City Clerk Linda Cox introduced the application for Major Site Plan Amendment submitted by property owner, Scannell Properties #533 LLC and Representative Jeff Iravani, Inc., to construct a 1.1 million sq. ft. refrigerated warehouse and office building at 2300 S. Kings Highway, Fort Pierce, FL.

Mayor Linda Hudson asked all present to listen carefully to what City Attorney Sara Hedges would read regarding Quasi-Judicial Hearings. City Attorney Sara Hedges 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 – Yes, watched the Planning Board meeting discussing this item and spoke with FPUA Staff.

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

Staff presentation: Christopher Suneson, Assistant Planning Director, presented the Major Site Plan amendment for the Amazon Distribution Center located at 2300 S. Kings Highway. The project is to include the construction of a 1.1 million sq. ft. refrigerated warehouse with accessory office use and associated site improvements on 69.19 acres. Amazon Distribution Center is expected to generate approximately 745 jobs. Mr. Suneson highlighted the three lakes and bio retention areas that will be surrounding the facility and shared that there will also be sidewalks along the entire perimeter of the grounds. Mr. Suneson shared the bio swells will have foliage planted to help filter stormwater. At the April 13th, 2026, Planning Board meeting, it was recommended for approval with the following five (5) conditions:

1. All signage will be reviewed and permitted separately through building permits.
2. A final review of the tree survey and tree mitigation calculations will be performed at the time of Vegetative Removal/Land Clearing Permit.
3. a gopher tortoise survey shall be provided a minimum of 90 days prior to issuance of Land Clearing Permit.
4. All required State and Federal agency permits shall be required prior to issuance of a Land Development Permit.
5. A Saint Lucie County right-of-way permit will be required prior to issuance of a building permit for vertical construction of the building.

Commission questions to Staff: Commissioner Curtis Johnson Jr. voiced concern about the semi-trucks coming from the South with no direct entrance into the facility and asked if there has been any discussion for that matter. Mr. Suneson deferred the question for the applicant. Mayor Linda Hudson questioned if an entrance off of Peters Road will be included in later phases; Mr. Suneson provided the project is to have an internal circulation with the one entrance off of Kings Highway.

Commissioner Michael Broderick questioned if the applicant has been unwilling to provide anything for this development. Kev Freeman, Planning Director, provided that the applicants have been very cooperative. Mr. Freeman shared that the Planning Board has considered this project as an economic development project without review. Commissioner Chris Dzadoovsky questioned if a traffic study has been conducted; Mr. Freeman affirmed and stated the study is included in the agenda item's packet.

Applicant presentation: Jeff Iravani with JHI Inc. Consulting Engineers representing the applicant, Scannell Properties #533 LLC, was available for questions. Mr. Iravani provided clarity regarding the concern with the semi-truck traffic. Mr. Iravani stated the trucks coming southbound would turn into the facility from the right-turn only lane which has 400 feet of storage and the trucks coming northbound would turn from the existing FDOT left-turn lane that has a 400 feet storage. Mr. Iravani provided that these turn lanes will remove the trucks from the active traffic as they make their turns. Additionally, the trucks are currently unable to turn left out of the facility's exit due to an existing median however, FDOT has approved to remove the median so that the trucks can make the left turn. The applicant is going to apply for a bond with St. Lucie County to install a traffic light signal there. Mr. Iravani shared that the lakes will have fountains installed to make the facility more visually attractive with a water feature. Commissioner Chris Dzadoovsky questioned if the applicant is planning to reconstruct the parcel by Peters Road; Mr. Iravani shared that the work for that parcel was completed a few years prior. Mr. Iravani clarified that the Amazon Distribution Center and the project on parcel II will share the entrance off of Kings Highway rather than creating a new entrance off of Peters Road. Commissioner

Dzadovsky raised concern regarding not having two entrances in case the fire departments need access to the facility. Mr. Iravani shared that the St. Lucie County Fire District has reviewed the project and signed off on the site plan and if the fire district needs access, they can enter through White Road.

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 Michael Broderick to approve item 12A with the 5 staff conditions.

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

Passed

13. CITY COMMISSION

- A. PULLED BY VOTE OF COMMISSION Clarification of roles of City Manager and City Attorney.

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

15. COMMENTS FROM THE CITY MANAGER

City Manager Richard Chess shared a few upcoming events. The 2026 Law Enforcement Memorial Service is on May 5th, 2026, at 7:00pm at St. Bernadette Catholic Church in Port Saint Lucie. The Annual Law Enforcement Torch Run for Special Olympics Florida is at 9:00 to 10:00am on May 9th at 4001 S. 25th Street. On May 8th, the Fishing Frenzy at Fort Pierce Marina and the Captain's Party at Square Grouper. As well as the Tournament Weigh-In is on May 9th at the Fort Pierce Marina. Additionally, the third Lincoln Park Workshop is on May 5th at 5:30 to 7:30pm.

City Clerk Linda Cox shared an update that the City leases are available for the public to search on the City's website. The City leases can be found on the City Clerk page or the Open Government page under the "Minutes, Ordinances, Resolutions, and Leases." Ms. Cox shared that the GIS Hub also has a map of all City-owned and FPRA-owned properties that links directly to St. Lucie County Property Appraiser's website.

City Attorney Sara Hedges had no comments.

16. COMMENTS FROM THE COMMISSION

Commissioner Michael Broderick had no comments. Commissioner Curtis Johnson, Jr. encouraged the community to go to the Lincoln Park Workshop on May 5th, 2026. Commissioner Johnson wished the community in advance a Happy Mother's Day. Commissioner Arnold Gaines provided clarification as to his decision to request for item 13A to be pulled. Commissioner Gaines wants the Commission to be a proactive board and to have ample time to meet with the City Manager, City Attorney, and City Clerk for discussion on the matters. Additionally, Commissioner Gaines shared that this should allow the Commission the time needed to receive opinion from outside counsel so that they are able to make decisions that are best for the City of Fort Pierce. Commissioner Gaines stated the Commission has a duty to protect the City. Commissioner Chris Dzadoovsky expressed appreciation of Commissioner Gaines' explanation and agreed that seeking an opinion from outside counsel will be beneficial to guide the Commission on certain matters. Mayor Linda Hudson stated it is the best for the City at this moment.

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 6:10pm.

ATTEST:

CITY CLERK

MAYOR COMMISSIONER