

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, JUNE 15, 2026.

1. CALL TO ORDER

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

2. OPENING PRAYER - Dr. Rick Carraway - Life Changing Ministries for Jesus Inc.

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: Sara Hedges, City Attorney
Linda Cox, City Clerk
DeVoshay Johnson, Deputy City Manager

5. APPROVAL OF MINUTES

- A. Approval of minutes from the June 1, 2026 Regular Meeting

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Arnold Gaines to approve the minutes from the June 1, 2026 regular meeting.

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

Passed

6. PROCLAMATIONS

- A. America's 250th Independence Anniversary, National Society Daughters of the American Revolution
- B. Fort Pierce Youth Award Proclamations

7. LETTERS TO COMMISSION

8. ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA

Mayor Linda Hudson requested to add the discussion of the process to select a City Attorney as item #13B.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Chris Dzadoovsky to approve the agenda with the addition of item #13B.

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 to piggyback Duval Ford contract, piggybacking the Florida Sheriffs Association Contract for the purchase of one F150 STX Truck and two Police Interceptor's Pursuit in the amount of \$144,280.00 utilizing grant funding with a 50% match.
- B. Approval of Piggyback Contract with Dell, Inc. using the NASPO Contract, for the purchase of laptops, monitors and servers for the Police Department in the amount of \$214,358.56.
- C. Approval to award RFP No. 2026-026 Integrated Law Enforcement Technology Award to Axon Enterprise Inc. and enter into contract negotiations.
- D. Approval of Professional Services Agreement with Berry, Dunn, McNeil & Parker, LLC for Strategic Planning Consulting Services (RFP 26-021) in the Amount of \$52,800 in Fixed-Fee Services and an Estimated \$5,000.00 in Travel Expenses, if required

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Arnold Gaines to approve items #11A through #11D of the Consent Agenda.

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

Passed

12. **PUBLIC HEARINGS**

Quasi-Judicial Hearings follow a strict set of rules and procedures which can be found on the City's website using this link: <https://www.cityoffortpierce.com/DocumentCenter/View/6740/Quasi-Judicial-Procedures>. All Quasi-Judicial decisions by the City Commission must be based on competency substantial evidence. Competent substantial evidence is evidence which will establish a substantial basis from which the fact at issue can reasonably be inferred. It includes fact or opinion evidence offered by an expert on a matter that requires specialized knowledge and that is relevant to the issues to be decided. It is evidence a reasonable mind could accept as having probative weight and adequate to support a legal conclusion. Hypothetical, speculative, fear or emotion based generalized statements that do not address the relevant issues and that cannot be reasonably said to support the action advocated, are not competent substantial evidence.

- A. Legislative Hearing - Ordinance 26-011 — Review and approval of a Voluntary Annexation by owner HEC Selvitz LLC, to extend the territorial limits of the City of Fort Pierce, Florida, to include two (2) parcels 2431-113-0002-000-1 and 2431-505-0000-200-2, generally located at or near Selvitz Road and Glades Cut-Off Road, within the City of Fort Pierce, Florida, and representing approximately 10.53 acres of land more or less . 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 TWO (2) PARCELS CONTAINING APPROXIMATELY 10.53 ACRES, GENERALLY LOCATED AT OR NEAR SELVITZ ROAD AND GLADES CUT-OFF ROAD, 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, 2027; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; 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, gave a brief overview of the voluntary annexation of the two parcels located west of Selvitz Road. Mr. Suneson stated the annexation has met the three statutorily required compliance conditions of: contiguity, compactness, and enclave prevention and shared that this annexation actually closes an existing enclave. Mr. Suneson stated the annexation has met the four (4) conditions for the City's Comprehensive Plan criteria as well. The four (4) conditions being: promote efficient service delivery, the ability of the City to provide public services at the City's adopted levels of service, eliminate an unincorporated island, and avoid the creation of enclaves or irregular boundaries.

Commission questions of Staff: No questions.

Mayor Hudson opened the Public Hearing.

Public Comments: Dennis Murphy, Culpepper & Terpening Inc representing HEC Selvitz LLC, was available for questions. Commissioner Chris Dzadovsky provided questions and observations regarding the financial costs to the City to City Clerk Linda Cox to be shared with the rest of the Commission. Commissioner Arnold Gaines requested for Commissioner Dzadovsky to provide his questions and research with the rest of the Commission ahead of the meetings so that they may adequately prepare any questions or points for discussion.

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 26-011.

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

Passed

- B. Legislative Hearing - Ordinance No. 26-012: 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 Selvitz Road and Glades Cut-Off Road from St. Lucie County Future Land Use of IND (Industrial) to City of Fort Pierce Future Land Use of HI (Heavy Industrial). FIRST READING

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

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF TWO (2) PARCELS CONTAINING APPROXIMATELY 10.53 ACRES GENERALLY LOCATED AT OR NEAR SELVITZ ROAD AND GLADES CUT-OFF ROAD FROM ST. LUCIE COUNTY FUTURE LAND USE OF IND (INDUSTRIAL) TO CITY OF FORT PIERCE FUTURE LAND USE OF HI (HEAVY INDUSTRIAL); 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, gave a brief overview of the subject

properties' future land use of heavy industrial. Mr. Suneson shared this land use does not promote urban sprawl and supports clustered industrial development. Mr. Suneson added this promotes efficient transportation and infrastructure use.

Commission questions of Staff: Commissioner Chris Dzadovsky questioned if the environmental concerns, drainage, and water usage will be addressed later once the Site Plan is presented to the Commission; Mr. Suneson confirmed.

Mayor Hudson opened the Public Hearing.

Public Comments: Dennis Murphy, Culpepper & Terpening Inc representing HEC Selvitz LLC, was available for questions. Mr. Murphy provided a response for Commissioner Dzadovsky's question stating that once the Site Development Plan is prepared, the concerns regarding storm water and environmental concerns can be more specifically addressed. Commissioner Michael Broderick questioned if the City zoning is the closest compatible zoning to the County's; Mr. Suneson confirmed.

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 26-012.

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

Passed

- C. Quasi-Judicial Hearing - Ordinance No. 26-013: An Ordinance by the City Commission of the City of Fort Pierce amending the City's Zoning Atlas, rezoning two (2) parcels consisting of approximately 10.53 acres combined, and being generally located at or near Selvitz Road and Glades Cut-Off Rd, Fort Pierce, Florida, from St. Lucie County Zoning of IH (Industrial Heavy) to City of Fort Pierce Zoning of I-3 (Heavy Industrial). 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, AMENDING THE CITY'S ZONING ATLAS AND REZONING TWO (2) PARCELS CONTAINING APPROXIMATELY 10.53 ACRES, GENERALLY LOCATED AT OR NEAR SELVITZ ROAD AND GLADES CUT OFF ROAD, SHOWN ON EXHIBIT A, FROM ST LUCIE COUNTY ZONING DESIGNATION OF HEAVY INDUSTRIAL (IH) TO CITY OF FORT PIERCE ZONING DESIGNATION OF HEAVY INDUSTRIAL (I-3); PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Linda Hudson asked all present to listen carefully to what City Attorney Sara Hedges would read regarding Quasi-Judicial Hearings. 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 Dzadovsky – Yes, spoke with City Staff.

Commissioner Gaines – No.

Commissioner Johnson – No.

Mayor Hudson – Yes, watched the Planning Board meeting.

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

Staff presentation: Chris Suneson, Assistant Planning Director, gave a brief overview of the subject properties. Mr. Suneson shared that the surrounding area is characterized by industrial development, including light and heavy industrial uses, warehouse facilities, and utility infrastructure. Mr. Suneson provided the proposed zoning will facilitate development of an asphalt manufacturing facility. At the May 11th, 2026, Planning Board meeting, it was recommended for approval by Staff.

Commission questions to Staff: No questions.

Applicant presentation: Dennis Murphy, Culpepper & Terpening Inc representing HEC Selvitz LLC, was available for questions.

Public Comments: Svetlana Sena

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

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to approve Ordinance 26-013.

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

Passed

13. CITY COMMISSION

- A. Resolution 26-R38 accepting the proposal of Regions Capital Advantage, Inc. to purchase the City's not to exceed \$2.7 Million Solid Waste Facilities Revenue Note, Series 2026.

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

A RESOLUTION OF THE CITY OF FORT PIERCE, FLORIDA ACCEPTING THE PROPOSAL OF REGIONS CAPITAL ADVANTAGE, INC. TO PURCHASE THE CITY'S NOT TO EXCEED \$2,700,000 SOLID WASTE FACILITIES REVENUE NOTE, SERIES 2026, THE PROCEEDS OF WHICH WILL BE APPLIED TO FINANCE THE HEREIN DEFINED PROJECT AND PAY THE COSTS OF ISSUING THE 2026 NOTE; AUTHORIZING THE EXECUTION AND DELIVERY OF A LOAN AGREEMENT WITH THE LENDER TO SECURE THE REPAYMENT OF THE 2026 NOTE; PROVIDING FOR THE PAYMENT OF THE 2026 NOTE FROM SOLID WASTE FACILITIES REVENUES ALL AS PROVIDED IN THE LOAN AGREEMENT; AUTHORIZING THE PROPER OFFICIALS OF THE CITY TO DO ANY OTHER ADDITIONAL THINGS DEEMED NECESSARY OR ADVISABLE IN CONNECTION WITH THE EXECUTION OF THE LOAN AGREEMENT, THE 2026 NOTE, AND THE SECURITY THEREFOR; AUTHORIZING THE EXECUTION AND DELIVERY OF OTHER DOCUMENTS IN CONNECTION WITH THE 2026 NOTE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Johnna Morris, Finance Director, gave a brief overview of the City's financing agreement with Regions Capital Advantage, Inc. Ms. Morris provided that Regions Capital Advantage, Inc. had the best market rate offer for the agreement as a five-year loan at a rate of 3.85%. Mayor Linda Hudson sought clarification from Ms. Morris that the funding is budgeted through the City's Enterprise fund; Ms. Morris confirmed. Commissioner Chris Dzadovsky thanked Ms. Morris and Deputy City Manager DeVoshay Johnson for answering his questions and shared it is important for the citizens of Fort Pierce to know that the Commission is diligently working to address their concerns. Commissioner Arnold Gaines questioned how quickly can the City get the trucks; Mr. Johnson provided there are 3 trucks ready. Mr. Johnson shared that the City has been working on securing the 6 trucks since April 2025. Commissioner Curtis Johnson Jr. shared his concern regarding the staffing issues in the Solid Waste Division in relation to having drivers for the new trucks. Mr. Johnson shared that the City Manager's office is working diligently to address the staffing concern and will be presenting an update to the Commission in an upcoming City Commission meeting. Mayor Hudson shared the Solid Waste Division is an

important factor in the citizens of Fort Pierce's interaction and evaluation of the City.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to approve Resolution 26-R38.

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

Passed

B. ADDED ITEM: Selection of City Attorney

Mayor Linda Hudson stated it is important for the Commission to select a new City Attorney quickly and opened the discussion to give Staff direction for the selection process. Deputy City Manager DeVoshay Johnson shared that Human Resources is prepared to begin searching and requested direction from the Commission whether to begin the search externally or to seek internally. The Commission suggested beginning the search by using an outside firm. Commissioner Chris Dzadoovsky suggested beginning with the Florida Association of Counties and the Florida League of Cities; Mayor Hudson confirmed the outside firms would begin their search in those fields as well.

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.

Mike Claus
Virgiline Davis
Marjorie Harrell
Svetlana Sena
Charles Wilson
Rick Reed
Sandra Alexander
Michelle Longarzo

15. COMMENTS FROM THE CITY MANAGER

Deputy City Manager DeVoshay Johnson shared the Fort Pierce Police Department's Veteran's Coffee Social will be held on June 16th, 2026 from 10:00am to 12:00pm at the Riverwalk Center. Mr. Johnson shared the Animal Adoption Center will be holding an adoption event on June 19th and June 20th, 2026 from 10:00am to 4:00pm. Additionally, Mr. Johnson shared the events for the City's Juneteenth Celebration that will be held on June 18th and June 19th, 2026.

Mayor Linda Hudson shared the Veteran's Social is typically held on Thursday and commented it is a great opportunity for Veterans to gather.

City Clerk Linda Cox shared the Joint Meeting with St. Lucie County will be held on June 18th, 2026 beginning at 9:00am at the Riverwalk Center. Ms. Cox provided that only Commissioner Arnold Gaines and Commissioner Michael Broderick qualified and congratulated them on their re-election. Additionally, Ms. Cox shared that the Swearing In Ceremony for Commissioners Gaines and Broderick will take place in December.

City Attorney Sara Hedges had no comments.

16. COMMENTS FROM THE COMMISSION

Commissioner Curtis Johnson Jr. shared that the Commission has a lot of complex issues to work on and thanked Staff for their contributions to working on the City's issues.

Commissioner Arnold Gaines thanked District 1 for trusting in him to serve as Commissioner for another term. Commissioner Gaines shared that the Commission is working hard to fix the trash issues. Commissioner Gaines stated his door is always open to all members of the public, regardless of what district they live in or if they reside outside of Fort Pierce. Additionally, Commissioner Gaines requested the noise ordinance and animal ordinance be pulled for re-evaluation.

Commissioner Chris Dzadovsky provided commentary to open a future discussion regarding the legality and the process behind citizen-recommended Charter amendments.

Commissioner Michael Broderick shared that the City's distribution of expenditures is equal throughout both districts and provided the Commission completes projects based off of Staff's recommendations.

Mayor Linda Hudson shared the City is working on addressing the fishing issues on the waterfront. Mayor Hudson suggested Fort Pierce Police Chief David Smith assist in resolving the noise violations in Lincoln Park. Commissioner Johnson shared that the City pays for a police detail in the Lincoln Park area and requested a breakdown of the resources. Deputy City Manager Camille Wallace provided Chief Smith stated a police detail will be along Avenue M and Avenue N of the Lincoln Park Area on Wednesdays and Saturdays. Chief Smith stated there will be a zero-tolerance for noise violations.

Commissioner Michael Broderick provided an update regarding his visit to the Florida East Coast (FEC) Rail Corridor facility due to the complaints about trash and odors. Commissioner Broderick shared FEC is seemingly unwillingly to address the trash and odor complaints. Commissioner Dzadovsky suggested raising the complaints to the City of Miami, since that is where FEC is based. Commissioner Broderick provided the City of Miami does not want to get involved. Mayor Hudson shared that Hibscus Park is having the same issue with the trash and odor from FEC. Commissioner Gaines stated Congressman Brian Mast should be involved in resolving the complaints with FEC.

Mayor Hudson stated the Commission is responsible for the entire City of Fort Pierce and the two districts should not be in competition.

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 7:12pm.

ATTEST:

CITY CLERK

MAYOR COMMISSIONER