

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, JULY 20, 2026.

1.       **CALL TO ORDER**

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

2.       **OPENING PRAYER - Pastor Tim O'Carroll - Discovery Church**

3.       **PLEDGE OF ALLEGIANCE**

4.       **ROLL CALL**

Present:       Commissioner Michael Broderick; Commissioner Chris Dzadovsky;  
                  Commissioner Arnold Gaines; Mayor Linda Hudson

Absent:        Commissioner Curtis Johnson, Jr.

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

Commissioner Curtis Johnson, Jr. made the Commission aware that he would not be in attendance.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Arnold Gaines to excuse Commissioner Curtis Johnson, Jr.'s absence.

AYE: Commissioner Michael Broderick, Commissioner Chris Dzadovsky, Commissioner Arnold Gaines, Mayor Linda Hudson

Passed

5.       **APPROVAL OF MINUTES**

A.       Approval of minutes from the July 6, 2026 Regular Meeting

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Michael Broderick to approve the minutes from the July 6, 2026 regular meeting.

AYE: Commissioner Michael Broderick, Commissioner Chris Dzadovsky, Commissioner Arnold Gaines, Mayor Linda Hudson

Passed

6.       **PROCLAMATIONS**

7.       **LETTERS TO COMMISSION**

A.       Email from Debi Jensen commending Alica Rosenthal, Planning and Development Organizer, for her helpful, patient and above and beyond assistance in navigating the City's website for her planning project. She also appreciated Alicia's suggestion that the City do a class for her Realtors Association to help others in her field learn about the new system.

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

City Clerk Linda Cox informed the Commission that Applicant Tony Acerra has requested to pull items 12E through 12H from the agenda. Ms. Cox requested to add item 11G to the Consent Agenda for the approval for Commissioner Chris Dzadovsky to attend the 2026 Florida League of Cities Annual Conference in Hollywood, Florida from August 13 to August 15, 2026, at a cost of \$1,506.74. City Manager Richard Chess introduced the new Executive Director of the Sunrise Theatre, Numa Christopher Saisselin.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Arnold Gaines to approve the agenda as amended.

AYE: Commissioner Michael Broderick, Commissioner Chris Dzadovsky, Commissioner Arnold Gaines, 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. 1 for Consor North America, Inc. under their Continuing Contract for RFQ 2025-022 - Professional Engineering Services to perform Construction Contract Administration and Construction Engineering and Inspection services for the Nebraska Avenue Sidewalk project.
- B. Approval of the demolition and asbestos contract with Cross Environmental Service, Inc. for Demolition & Asbestos / Lead Based Paint Abatement, RFP No. 2026-008, in the amount of \$199,000.00.
- C. Approval for Commissioner Arnold Gaines to attend the 2026 Florida League of Cities Annual Conference in Hollywood, Florida from August 13 to August 16, 2026, at a cost of \$1,695.10.
- D. Approval for Commissioner Curtis Johnson to attend the 2026 Florida League of Cities Annual Conference in Hollywood, Florida from August 13 to August 16, 2026, at a cost of \$1,695.10.
- E. Approval for Mayor Linda Hudson to attend the 2026 Florida League of Cities Annual Conference in Hollywood, Florida from August 12 to August 15, 2026, at a cost of \$1,704.86.
- F. Approval for City Manager Richard D. Chess to attend the 2026 Florida League of Cities Annual Conference in Hollywood, Florida from August 12 to August 15, 2026, at a cost of \$1,785.00

Commissioner Arnold Gaines pulled item 11C of the Consent Agenda.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Chris Dzadovsky to approve items 11A, 11B, and 11D through 11G of the Consent Agenda.

AYE: Commissioner Michael Broderick, Commissioner Chris Dzadovsky, Commissioner Arnold Gaines, Mayor Linda Hudson

Passed

As to item 11C, Commissioner Arnold Gaines shared that the Florida League of Cities Annual Conference gives the Commission the opportunity to come together with other cities throughout Florida to voice the concerns of their residents.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Michael Broderick to approve item 11C of the Consent Agenda.

AYE: Commissioner Michael Broderick, Commissioner Chris Dzadovsky, Commissioner Arnold Gaines, Mayor Linda Hudson

Passed

- G. ADDED ITEM: Approval for Commissioner Dzadovsky to attend the 2026 Florida League of Cities Annual Conference in Hollywood, Florida From August 12 to August 15, 2026 at a cost of \$1,506.74.

## 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. Public Hearing and Resolution 26-R43 accepting Community Development Block Grant (CDBG) Annual Action Plan 2026 – 2027.

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 RECEIVING AND ADOPTING THE PY 2026 ANNUAL ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM; AUTHORIZING SUBMISSION OF THE PLAN TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AUTHORIZING IMPLEMENTATION OF THE ACTIVITIES DESCRIBED THEREIN; AND PROVIDING AN EFFECTIVE DATE.

Donnella Clarke, Grants Manager, gave a brief presentation discussing the 3 U.S. Department of Housing and Urban Development (HUD) required documents to establish the City's 5-year strategy for addressing housing and community development needs. Mayor Linda Hudson requested clarification if items 12A, 12B, and 12C are being presented in one presentation; Ms. Clarke confirmed. Ms. Clarke shared the Consolidated Plan establishes the City's 5-year strategic plan and the Annual Action Plan serves as the first-year of implementation of the 5-year strategic plan. The Annual Action Plan identifies the proposed use of Community Development Block Grants (CDBG) funding during the upcoming program year. The Citizen Participation Plan establishes the City's process for ensuring transparency, accountability, and meaningful public participation. The 3 interlinked documents ensure federal funding is invested responsibly and effectively to support improvements to public facilities, expand opportunities for affordable housing, strengthen public services, promote economic development, and enhance neighborhood quality of life while providing the flexibility to respond to changing community needs.

Mayor Linda Hudson questioned why the Consolidated Plan, Annual Action Plan, and Citizen Participation Plan are being implemented in the middle of 2026 rather than the end of 2025; Ms. Clarke stated HUD provides the starting date, which is October 1, 2026. Commissioner Arnold Gaines questioned which parks will be

receiving funding for improvements in this year; Ms. Clarke provided Dreamland Park and Arthur Lee Boatwright Park were on the list for this year. Commissioner Gaines urged for Pioneer Park to be added to the list for this year so that the Pioneer Park Plaque project can begin within this year. Mayor Hudson shared that this project needs to get started so at least two plaques can be in Pioneer Park within the next year.

City Manager Richard Chess commented that the language for Resolutions R-43, R-44, and R-45 need to be corrected to include additional information and asked if the Resolutions can be pulled and brought back to the Commission at a later date. City Clerk Linda Cox shared the Public Hearings can still proceed since advertisements have been met. Ms. Cox stated the Commission will not vote on items 12A, 12B, and 12C tonight and the proper resolutions will come back to the Commission at the next Regular Commission Meeting for formal adoption.

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

Mayor Hudson moved to item 12B.

- B. Public Hearing and Resolution 26-R44 accepting the Community Development Block Grant (CDBG) Citizen Participation Plan 2026 – 2030.

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

Mayor Hudson moved to item 12C.

- C. Public Hearing and Resolution 26-R45 accepting Community Development Block Grant (CDBG) Consolidated Plan 2026 – 2030.

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

- D. Legislative Hearing – Ordinance 26-004 Repealing and Replacing Chapter 2, Article VI (Purchasing) of the Code of Ordinances and Creating a New Procurement Code.  
SECOND 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, REPEALING AND REPLACING CHAPTER 2 – ADMINISTRATION, ARTICLE VI – PURCHASING OF THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE WITH A NEWLY CREATED CHAPTER 2 – ADMINISTRATION, ARTICLE VI – PROCUREMENT CODE REGARDING CITY PROCUREMENT; MAKING RELATED FINDINGS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Deputy City Manager Camille Wallace gave a brief presentation of the revisions made to Ordinance 26-004.

Section 2-459, "Protests," was revised to allow the protestor up to seven (7) calendar days to file a protest either manually or electronically. The language prohibiting the filing of a protest by text or email was deleted. A requirement that the protest must be signed by the protestor in addition to their authorized representative was added.

Section 2-438(e), "Application: Counting Time," is a new provision being added that will explain that Procurement Activity is completed in "days" means calendar days and how to calculate those calendar days.

Section 2-455, "Unauthorized Purchases, Ethical Conduct, Sanctions," was revised based on recommendations from Human Resources. Subsection (d) was deleted which addressed forfeiture of accrued leave balance to avoid conflict with the City's Personnel Handbook and Union agreements. By deleting subsection (d), the City Manager still has authority pursuant to the City's Personnel Handbook to sanction an employee for an ethical violation.

Mayor Linda Hudson questioned if the protests that are submitted electronically will be validated to ensure it is coming from the appropriate party; Ms. Wallace confirmed. City Manager Richard Chess shared that they are working with Deputy City Manager DeVoshay Johnson to give clear direction on how the protests will be required to be submitted if they are submitted electronically.

Commissioner Chris Dzadovsky voiced concerns about the Procurement Code. Ms. Wallace shared a Procurement Manual will be created to help address the concerns of clarity presented by Commissioner Dzadovsky. Commissioner Dzadovsky questioned how members of the Evaluation Committee are selected and how can the City ensure that the members have the proper qualifications. Ms. Wallace shared the requirements for the Evaluation Committee will be set in the Procurement Manual to ensure that qualified members are selected for the respective RFPs.

Commissioner Michael Broderick questioned if outside experts could be brought in for the Evaluation Committee if they are qualified for the RFPs. Mr. Chess shared, if necessary a contract could be drafted to ensure confidentiality, however the Evaluation Committee is typically staffed by City employees. Mayor Hudson questioned who selects the Evaluation Committee; Mr. Chess stated the members are selected by the Purchasing Department. Mayor Hudson strongly suggested that Mr. Chess be the final approval.

Commissioner Arnold Gaines suggested the Procurement Manual come before the Commission to address the Commission's questions and for any suggestions for revisions.

Mayor Hudson opened the public hearing.

Kris Einstein offered comments about the proposed procurement ordinance and submitted an excerpt from the state code into the record.

Seeing no one else, she closed the public hearing.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Arnold Gaines to approve Ordinance 26-004.

AYE: Commissioner Michael Broderick, Commissioner Chris Dzadovsky, Commissioner Arnold Gaines, Mayor Linda Hudson

Passed

- E. APPLICATION WITHDRAWN BY APPLICANT (Continued from April 6, 2026)  
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. SECOND READING.
- F. APPLICATION WITHDRAWN BY APPLICANT (Continued from April 6, 2026)  
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. SECOND READING.

- G. APPLICATION WITHDRAWN BY APPLICANT (Continued from April 6, 2026)  
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. SECOND READING.
- H. APPLICATION WITHDRAWN BY APPLICANT (Continued from April 6, 2026)  
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). SECOND READING.
- I. Legislative Hearing - Ordinance 26-014 - Amending Chapter 113 regarding Impact Fees offsets and credits FIRST READING

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

AN ORDINANCE OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING CHAPTER 113, IMPACT FEES, OF THE CITY CODE OF ORDINANCES; AMENDING DEFINITIONS; PROVIDING FOR THE RECOGNITION OF IMPACT FEE OFFSETS AND CREDITS INCLUDING CERTAIN TRANSPORTATION IMPROVEMENTS CONSISTENT WITH ST. LUCIE COUNTY STANDARDS; PROVIDING FOR COORDINATION WITH COUNTY IMPACT FEE CREDIT PROGRAMS; PROVIDING FOR PROPORTIONALITY AND AVOIDANCE OF DUPLICATE IMPACT FEE PAYMENTS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

Kev Freeman, Planning Director, gave a brief presentation covering Chapter 113 of the City Code and the revisions suggested by Staff. Staff proposed amending Chapter 113 to recognize transportation impact fee offsets or credits for certain right-of-way improvements when St. Lucie County has already approved those credits. The applicants would be required to provide documentation of the County-approved improvements that are tied to transportation capacity projects. Any City credit would only be applied to the City's Transportation Impact Fee and remain subject to any State restrictions on Transportation Impact Fee funds.

Mayor Linda Hudson thanked the Planning Department for their work to amend Chapter 113. Commissioner Chris Dzadovsky questioned how the impact fee credit is calculated between the County and the City; Mr. Freeman stated the total cost of the improvements are pro-rata and split between the claims within the City's jurisdiction and the County's jurisdiction. City Manager Richard Chess questioned when should the applicant come to the City for the impact fee credit; Mr. Freeman stated they should come before the work or donation. Mr. Chess shared that language should be clear in the Code. City Attorney Sara Hedges stated that the current Code does not specify that requirement and stated that specification can be added to the Code through a separate Ordinance since this would be a substantial material change to the title block that was advertised. City Clerk Linda Cox shared there is enough time to do an additional advertisement for the amendment before the August 3rd City Commission meeting.

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

Motion was made by Commissioner Chris Dzadovsky, seconded by Commissioner Michael Broderick to move Ordinance 26-014 to the August 3, 2026 Regular City Commission meeting for a First Reading following the advertisement of the substantive changes.

AYE: Commissioner Michael Broderick, Commissioner Chris Dzadovsky, Commissioner Arnold Gaines, Mayor Linda Hudson

Passed

- J. Legislative Hearing - Ordinance 26-015 Modifying the method of appointment of members to the Board of Examiners of Contractors. FIRST READING

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

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING CHAPTER 103 – BUILDINGS AND BUILDING REGULATIONS, ARTICLE III – CONTRACTORS, BY AMENDING SECTION 103-89 BY MODIFYING THE APPOINTMENT PROCEDURES OF MEMBERS TO THE BOARD OF EXAMINERS OF CONTRACTORS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

City Clerk Linda Cox provided that the Board of Examiners of Contractors must be made up of specific board licensed members as required by Florida State Statutes. Ms. Cox stated that the Ordinance amendment is to remove the direct Commission appointments and revert back to all members at-large.

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

Motion was made by Commissioner Chris Dzadovsky, seconded by Commissioner Michael Broderick to approve Ordinance 26-015.

AYE: Commissioner Michael Broderick, Commissioner Chris Dzadovsky, Commissioner Arnold Gaines, Mayor Linda Hudson

Passed

### **13. CITY COMMISSION**

- A. Discussion and acceptance of proposal from S. Renée Narloch & Associates to conduct the professional search for the next City Attorney in an amount not to exceed \$30,950.00, including expenses.

Jared Sorensen, Human Resources Manager, gave an executive summary of the City Attorney search. Mr. Sorensen shared that the City received quotes from three firms: Colin Baenziger & Associates, GovHR USA/MGT, and S Renée Narloch & Associates. Colin Baenziger & Associates bid at \$34,500 with a 12-week timeline; GovHR USA/MGT bid at \$28,000 with an additional \$1200 for every visit; and S Renée Narloch & Associates bid for \$30,900.50, which included 3 onsite visits. Mr. Sorensen provided that S Renée Narloch & Associates was the lowest bid and completed the search for the current Police Chief. Mr. Sorensen is requesting direction from the Commission for which firm to proceed with the search for the new City Attorney and how the Commission would like to fill the position on an interim basis. Commissioner Chris Dzadovsky suggested that S Renée Narloch & Associates finds an interim City Attorney as well. Commissioner Michael Broderick disagreed with finding an interim City Attorney as it would be costly to the City. Commissioner Arnold Gaines expressed apprehension about bringing on an interim City Attorney and a new City Attorney as it may interfere with the workflow in the City Attorney's office. Mayor Hudson requested that the Charter provisions that clearly outline the City Attorney's job description be brought before the Commission to ensure it is satisfactory to begin the search.

Motion was made by Commissioner Chris Dzadovsky, seconded by Commissioner Arnold Gaines to approve the contract with S Renée Narloch & Associates for the search for the new City Attorney

AYE: Commissioner Chris Dzadovsky, Commissioner Arnold Gaines, Mayor Linda Hudson  
NAY: Commissioner Michael Broderick

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.

Jammerick Morrell

**15. COMMENTS FROM THE CITY MANAGER**

A. City Manager Report

City Manager Richard Chess thanked City Staff and the Police Department for their hard work for "Unity in the Community" on July 15, 2026; Mr. Chess shared it was a great event.

City Clerk Linda Cox had no comments.

City Attorney Sara Hedges had no comments.

**16. COMMENTS FROM THE COMMISSION**

Commissioner Michael Broderick had no comments.

Commissioner Chris Dzadovsky shared that he discussed the Live Local Act Causeway Cove project at the Regional Planning Council on July 17, 2026. Commissioner Dzadovsky expressed concern that the Legislature did not look at the average wage of the citizens of Fort Pierce to calculate the affordable housing for the Causeway Cove project.

Commissioner Arnold Gaines shared that it is important that the Community reviews the Live Local Act and contacts our representatives in Tallahassee to express frustration with the Causeway Cove project. Commissioner Gaines shared he will be traveling on August 3rd and will miss the Regular City Commission Meeting.

**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 7:10pm.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR COMMISSIONER