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, AUGUST 3, 2026.

1. CALL TO ORDER

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

2. OPENING PRAYER — Pastor Don Putnam — Northside Worship Center

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

Present: Commissioner Michael Broderick; Commissioner Chris Dzadovsky; Commissioner Curtis Johnson, Jr.; Mayor Linda Hudson

Absent: Commissioner Arnold Gaines

Staff Present: Richard Chess, City Manager

Sara Hedges, City Attorney

Linda Cox, City Clerk

Mayor Linda Hudson entertained a motion to excuse Commissioner Arnold Gaines' absence.

Motion was made by Commissioner Chris Dzadovsky, seconded by Commissioner Curtis Johnson, Jr. to excuse Commissioner Arnold Gaines' absence.

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

Passed

5. APPROVAL OF MINUTES

A. Approval of minutes from the July 20, 2026 regular meeting.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Michael Broderick to approve the minutes from the July 20, 2026 regular meeting.

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

Passed

6. **PROCLAMATIONS**

7. **LETTERS TO COMMISSION**

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

City Clerk Linda Cox informed the Commission that Staff has requested for item 12E be pulled from the agenda.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve the agenda as amended.

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

Passed

9. COMMENTS FROM THE PUBLIC ON AGENDA ITEMS NOT REQUIRING PUBLIC HEARINGS

Any person who wishes to comment on an agenda item which is not under Public Hearings on the Agenda may be heard at this time and must sign up to speak in advance. Please limit your comments to three (3) minutes or less, as directed by the Mayor, as this section of the Agenda is limited to thirty minutes. The City Commission will not be able to take any official actions under Comments from the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

No comments.

10. MISCELLANEOUS REPORTS

A. Legislative Update from Representative Dana Trabulsy, District 84

State Representative Dana Trabulsy gave a summary of the last legislative session. Representative Trabulsy reviewed updates regarding sale-tax holidays and proposed improvements related to Florida's education system. Representative Trabulsy briefly discussed the impending property tax amendment that is on the upcoming November ballot, data centers, enhanced penalties and expanded criminal offenses related to child abuse and sexual material, expanding mandatory minimum sentences for adult offenders, expanding the school guardian program to public post-secondary institutes. Representative Trabulsy provided updates regarding land conservation, building permits with House Bill 803, and election integrity with House Bill 911.

Representative Trabulsy discussed the proposed Causeway Cove project and the Live Local Act. Representative Trabulsy shared she feels that the Causeway Cove project would be a beneficial economic development for Fort Pierce, especially with the impending property tax amendment; however, the size of the project is not a good fit for the City. Representative Trabulsy stated the Causeway Cove project is not in compliance with Fort Pierce's Comprehensive Plan and the applicable Live Local Act. Representative Trabulsy recommended that the Commission and City Attorney instruct the City's Planning Director to notify the applicant and owner of the Causeway Cove project that the project's approval has been administratively rescinded. Representative Trabulsy stated the City can appeal the project under Florida Statute 125.34 due to the discovery of a scrivener's error as to the City's GIS mapping and recommended for Staff to engage special outside council.

Commissioner Chris Dzadovsky requested to meet with Representative Trabulsy to further discuss the Live Local Act. Commissioner Michael Broderick expressed concern about the Causeway Cove project. Commissioner Broderick questioned if the City's Comprehensive Plan was taken into consideration by the State during the approval of the Causeway Cove project. Commissioner Broderick requested to meet with Representative Trabulsy to further discuss the Causeway Cove project. Mayor Linda Hudson expressed concern with Port Saint Lucie's rental levels were used for the affordable housing calculations for the Causeway Cove project. Mayor Hudson thanked Representative Trabulsy for the updates and her work in Tallahassee.

B. King's Landing Update and Discussion of Special Meeting

Shyanne Harnage, Community and Economic Development Director, gave a brief overview of the quarterly King's Landing Development project update from Bill Ware, Live Oak Holding, given at the July 14, 2026 FPRA regular meeting. Mr. Ware's update included a request for financial commitment from the City at $15 million. The request for financial commitment from the City raised concern and the Commission brought forth the consideration of a Special Meeting to discuss how to move forward with the King's Landing Development project. The Commission requested an update from Mr. Ware for an estimate of time for Mainsail to be able to secure an investment for the $15 million. Ms. Harnage shared the update from Mr. Ware requesting 180 days to secure the additional financing.

Paul Bertozzi, Live Oak Holdings President and CEO, provided that they are in the process of reaching out to investors. Mr. Bertozzi provided that Joe Collier, Hotel Managing Operating Partner of Main Sail Lodging and Development, has confirmed his attendance for the Special Meeting to answer any questions from the Commission.

Commissioner Curtis Johnson, Jr. questioned if this extension will extend the timeline for the completion of the hotel; Mr. Bertozzi confirmed. Commissioner Michael Broderick expressed concern about Live Oak and Mainsail having to secure additional investors to covering financing so far into the project's timeline when the concern should have been addressed at the start of the project. Mr. Bertozzi provided the budget for the project has increased. Commissioner Broderick questioned if Mainsail will be handling the first mortgage and the additional investor will cover secondary funding; Mr. Bertozzi confirmed. Commissioner Chris Dzadovsky expressed concern that the King's Landing Development project calls for substantial financial investment from the City when the project completion date is unclear.

Commissioner Johnson stated the Special Meeting will allow the Commission the opportunity to flesh out all the details regarding the King's Landing Development project. Commissioner Broderick requested that the whole team for the King's Landing Development project be in attendance to address the Commission's questions and concerns. City Clerk Linda Cox gave the recommendation to hold the City Commission Special Meeting on September 14, 2026, as the FPRA Regular Meeting will take place September 15, 2026; the Commission agreed to hold the Special Meeting September 14, 2026.

11. CONSENT AGENDA

A. Approval of Annual Operation and Maintenance Plan Form from the Army Corps of Engineers for Jetty Park.

B. Approval of the City Commission's Letter of Support for the City of Fort Pierce's application to the 2027 United States Conference of Mayors Healthy & Sustainable Communities Grant Awards.

C. Approval to increase purchase order 260744 from $50,000.00 to $72,794.00 (an additional $22,794.00) with Big Truck Rentals, LLC, Tampa, FL, to cover the cost of refuse truck rentals.

D. Approval to increase purchase order 260451 with GT Supplies, Inc., Riviera Beach, FL, for refurbishing commercial dumpsters city-wide, in an amount not to exceed an additional $40,000.00.

E. Approval to increase purchase order 260364 from $71,910.00 to $97,410.00 (an additional $25,500.00) with RDK Truck Sales, Tampa, FL to cover the cost of refuse truck rental.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve items 11A through 11E of the Consent Agenda.

AYE: Commissioner Michael Broderick, Commissioner Chris Dzadovsky, 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 to consider a Notice of Appeal of the May 28, 2026 decision of the Planning Board of Adjustment submitted by Ian Osking, Esq. on behalf of Scotty Outdoors, LLC and Bondi Custom Builders denying a height variance for a digital billboard at 1710 N 25th Street.

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 ISSUING AN ORDER OF FINDINGS BASED UPON COMPETENT SUBSTANTIAL EVIDENCE DETERMINED AT AN APPEAL HEARING HELD ON AUGUST 3, 2026 FOR THE APPEAL OF THE BOARD OF ADJUSTMENT DECISION ENTERED ON MAY 28, 2026 FOR PROPERTY LOCATED AT 1710 N 25TH STREET, FORT PIERCE, FL; PROVIDING FOR NOTICE TO ALL PARTIES; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; PROVIDING AN EFFECTIVE DATE.

Mayor Linda Hudson asked all present to listen carefully to what City Attorney Sara Hedges would read regarding Quasi-Judicial Hearings.

Sara Hedges, City Attorney, reviewed the quasi-judicial hearing rules and procedures. Ms. Hedges provided the procedures are slighty different as this is an appeal; if there are any questions during the appeal, Ms. Hedges will provide an answer.

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 – Reviewed Staff's report and drove by the subject property.
Commissioner Johnson – Reviewed back-up documents and reviewed the Board of Appeal meeting.
Mayor Hudson – Reviewed the back-up documents.

Appellant presentation: Appellant's council, Franklin Lemond, Esq., requested to reserve five (5) minutes for rebuttal. Mr. Lemond reviewed the history of the client's sign permit and height variance application. Mr. Lemond stated the client's sign is 10 feet tall from the ground. In 2022, the City approved a sign for 25 feet in height on a parcel that is similarity sized and zoned to the client's parcel. Mr. Lemond stated the client was told the sign height was limited to 10 feet under the City's Sign Ordinance but could apply for a height variance. Mr. Lemond stated the client submitted a height variance of 15 feet to bring the sign to 25 feet in height; the Board of Adjustments denied the height variance application. Mr. Lemond stated this is a violation of equal protection rights under Florida Constitution and the 14th Amendment of the U.S. Constitution. Mr. Lemond referenced City Code Section 117-6C3 which reads: "...off-premise signs can be 25 feet in height." Mr. Lemond requested the Board of Adjustments' decision to deny the height variance be reversed.

Commission questions of the appellant: Commissioner Curtis Johnson, Jr. questioned what initial application was for; Mr. Lemond provided the initial application was for a 10-foot sign and the client was advised to apply for a height variance if they wanted the 25-foot sign. Commissioner Chris Dzadovsky questioned requirement for a 25-foot sign rather than a 10-foot sign. Mr. Lemond stated that the 10-foot sign and the application of the City's ordinance between this application and the prior approval for a 25-foot sign at a smaller parcel creates a hardship for his client. Commissioner Dzadovsky questioned how does the difficulty to develop this parcel for another commercial use establish a hardship with the sign already installed at this parcel; Mr. Lemond provided that the parcel is too small to develop anything further. Commissioner Dzadovsky questioned where is the 25 feet minimum height established; Mr. Lemond provided that the request for 25 feet is for uniformity of what the City has approved prior. Commissioner Dzadovsky questioned how the revenue stream is being deprived of reasonable use from a 10-foot sign. Mr. Lemond provided that the revenue stream still continues but a 25-foot sign would be more economically valuable and can generate additional revenue versus the less visible 10-foot sign. Mayor Linda Hudson sought clarification that the client did not initially apply for the 25 feet because of staff recommendation; Mr. Lemond confirmed. Mayor Hudson sought clarification that Mr. Lemond interprets that the 25 feet is a matter-of-right provided in the Ordinance.

Appellee's presentation: Kev Freeman, Planning Director, gave a comprehensive overview of the history of the appellant's sign permit and height variance application. Mr. Freeman provided that the applicant initially applied for a height variance for a 25-foot billboard which was subsequentially denied April 2, 2025. The applicant then applied for the 10-foot high sign which was approved by Planning Staff on December 2, 2025. Afterwards, the applicant submitted the latest height variance on January 29, 2025 to increase their sign to 25 feet. The applicant spoke with staff about what they could present to the Board of Adjustment to help their chances for approval of the variance. The Board of Adjustment denied the height variance due to the criteria not being met: special conditions and circumstances, conditions not resulting from applicant, undue hardship and reasonable use, minimum variance necessary, or harmony with the ordinance and public welfare. The Board of Adjustment found that there was no special physical condition that requires a 25-foot billboard, there is a lack of hardship due to the applicant's preference for a 25-foot billboard compared to a 10-foot sign, the property can be reasonably used with the 10-foot sign, the applicant did not demonstrate that the 25 feet is the minimum variance necessary, and the applicant did not provide sufficient evidence that the requested height would be harmonious with the ordinance and non-injurious to the surround area.

Commission questions of Appellee: Commissioner Curtis Johnson, Jr. sought clarification that the initial application for the sign was deemed as a ground sign; Mr. Freeman clarified it was deemed both a ground sign and an off-premise sign. Commissioner Chris Dzadovsky stated the language of the Code may be confusing to differentiate between a ground sign and an off-premise sign; Mr. Freeman provided the Code is circular, which is why a ground sign can also be an off-premise sign. Commissioner Dzadovsky questioned if the initial permit that was granted to the other property for the 25-foot Lamar sign was issued correctly; Mr. Freeman stated it should not have been issued initially. Mayor Linda Hudson questioned if the height of 25 feet for the sign by right in the Code; Mr. Freeman provided it is dependent on the location and the area acreage of where it is installed. Commissioner Johnson questioned if the initial application was for a digital sign; Mr. Freeman provided it was for a static sign and the applicant would have presumably applied for a permit to have it now be a digital sign.

Appellant's Rebuttal: Mr. Lemond provided the initial permit was for a digital sign. Mr. Lemond stated the Code definition for an off-premise sign does not reference a ground sign. Mr. Lemond requested that Mr. Freeman's statement about the applicant's conversation with staff be omitted as it should be seen as new evidence.

Mayor Hudson opened the Public Hearing.

Public comment: Jammarick Morrell

Mayor Hudson closed the public hearing.

City Attorney Sara Hedges suggested that Mr. Lemond be provided 5 minutes to respond to the public comment. Mr. Lemond thanked the public comment but provided that the public comment is not relevant to the appeal.

Commissioner Dzadovsky questioned Ms. Hedges' what provisions are available to the Commission to clarify the ambiguous language of the Code. Ms. Hedges provided the language of the Code is more circular rather than ambiguous, and the section of the Code must be read in it's entirely for clarity.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve item 12A and to affirm the Board of Adjustment's decision to deny the appeal.

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

Passed

B. Quasi-Judicial Hearing - Review and approval of an application for Major Site Plan (Development and Design Review) with Conditional Use to allow Adult Congregate Living Facilities by owner, Graceway Village, Inc. represented by Haley Ward, Inc. to construct a family shelter community centered on temporary housing with associated site improvements on 7.84 acres located at 1780 Hartman Road, Fort Pierce, FL. The property is zoned C-3, General Commercial. Parcel ID: 2417-322-0001-000-2.

City Clerk Linda Cox introduced the application for Major Site Plan with Conditional Use to allow Graceway Village, Inc., represented by Haley Ward, Inc., to construct a family shelter community centered on temporary housing with associated site improvements on 7.84 acres located at 1780 Hartman Road, Fort Pierce, FL.

Mayor Linda Hudson asked all present to listen carefully to what City Attorney Sara Hedges would read regarding Quasi-Judicial Hearings.
Sara Hedges, City Attorney, reviewed the quasi-judicial hearing rules and procedures.
Mayor Linda Hudson called the proceeding to order.

City Clerk, Linda Cox, confirmed that the City complied with the advertisement and notice requirements.

Ex parte communications:
Commissioner Broderick – Yes, met with the applicant and the development team.
Commissioner Dzadovsky – Yes, met with the applicant and the development team.
Commissioner Johnson – Yes, met with the applicant.
Mayor Hudson – Yes, met with the applicant and 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 review of the application. Mr. Suneson shared that the property currently contains two buildings that house the applicant's café program, clothing boutique, and offices. The facilities will be constructed in phases: Phase 1 will include the construction of one facility containing 10 dwelling units, Phase 2 will include the construction of 6 buildings, each containing 3 dwelling units, and Phase 3 will include the expansion of the Phase 1 building to add 8 dwelling units and additional support facilities. Mr. Suneson highlighted the covered walkway will expand from the Phase 1 building to the existing clothing boutique and café. At the July 13, 2026, Planning Board meeting, it was recommended for approval with the following nine (9) conditions:

1. The Conditional Use and Site Plan approval are extended to Phase 1, Phase 2 and Phase 3 as shown on the site plan. Phase 2 of the project is subject to Major Design Review (architectural) due to the size of expansion / number of units. No building permits for Phase 2 may be issued until Major Design Review for Phase 2 has been approved.
2. A Tree Removal permit is required prior to the issuance of a Land Clearing permit.

3. A Land Clearing permit is required prior to the issuance of a Land Development permit.
4. A gopher tortoise survey dated within 90 days of land clearing activity must be submitted and reviewed prior to the issuance of land clearing building permit through Development Plan Compliance Review.
5. A Saint Lucie County right-of-way permit will be required prior to Development Permit Compliance Review.
6. All required State and Federal agency permits shall be required at time of Development Permit Compliance Review.
7. All signs shall be permitted separately under building permits.
8. Prior to the issuance of a final Certificate of Occupancy, a Landscape Maintenance Agreement must be signed, notarized and submitted to the Planning Department.
9. Prior to issuance of a Certificate of Occupancy, a maintenance plan and agreement signed by the owner and/or operating entity shall be submitted to the City Engineer. The agreement shall include the operation and maintenance of all stormwater facilities and shall ensure the stormwater management system has a plan for the removal of nuisance and invasive exotics or other vegetation to ensure no re-growth of the same.

Commission questions of Staff: Commissioner Michael Broderick questioned if there is a portion of the City's Code that this application does not meet; Mr. Suneson provided no, none that he is aware of. Commissioner Chris Dzadovsky questioned if the application has any provisions for transportation; Mr. Suneson provided that the location is not on a public bus route. However, St. Lucie County required sidewalks in front of the property from the North to the South and there is plenty parking and driveway access for transportation needs.

Applicant presentation: Brad Currie, Haley Ward, Inc., was available for questions.

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 item 12B with the 9 staff conditions.

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

Passed

C. Quasi-Judicial Hearing - Review and Approval of an application (PZSITE2026-00016) for a Conditional Use with New Construction to construct a three-story, five bedroom, five bathroom, single-family home, east of the coastal construction control line with a height of 35 feet above the FEMA-based flood elevation of 4 feet at 1840 Surfside Drive, Fort Pierce, FL. Parcel ID: 2412-501-0124-000-4.

City Clerk Linda Cox introduced the application for a Conditional Use with New Construction to construct a three-story, five bedroom, five bathroom, single-family home, east of the coastal construction control line with a height of 35 feet above the FEMA-based flood elevation of 4 feet at 1840 Surfside Drive, Fort Pierce, FL.

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 – No
Commissioner Johnson – No
Mayor Hudson – No

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

Staff presentation: Chris Suneson, Assistant Planning Director, reviewed the application for the conditional use. Mr. Suneson shared that per City Code Section 125-157(c)(3)(i), the Calculation of Height for the South Beach Overlay District is from the FEMA-based flood elevation and has a maximum height of 35 feet excluding non-habitable architectural design elements. Mr. Suneson provided the property's landscaping is conducive to the environment and shared that there may be additional reviews with the Department of Environmental Protection (D.E.P.) with the dune that is on site as well. At the July 13, 2026, Planning Board meeting, it was recommended for approval.

Commission questions of Staff: Commissioner Michael Broderick sought clarification that the Conditional Use gives the applicant a maximum of 35 feet in height; Mr. Suneson confirmed. Commissioner Chris Dzadovsky questioned if the applicant is aware of the possibility of erosion and its impact to the property with construction to the East of the Coastal Construction Line. Mr. Suneson reviewed the applicant's base survey with the Commission and stated the question would be better directed to the applicant but he would assume there was discussion of erosion with the applicant's civil engineer. Commissioner Dzadovsky questioned if there is a dune cross-over; Mr. Suneson provided there is not an officially designated cross-over by the City or St. Lucie County as this is a private property, but there is a cow path.

Applicant presentation: Mike Menard, Architectonic representing the applicant, was available for questions. Mr. Menard addressed Commissioner Dzadovsky's concerns. Mr. Menard shared that the project cannot affect the existing grade of the dune. Following the Site Plan and Conditional Use approval, the application gets submitted to the D.E.P.; D.E.P. then does a scour erosion study. Mr. Menard shared the last scour erosion study was 9 feet; so, the site's structure foundation and wood pilings must accommodate the scour survey, and they are not allowed to remove any dirt or soil from the site. Mr. Menard provided that the D.E.P. has specific requirements for cross-overs and if it is required, they will follow any specifications made by D.E.P.

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

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve item 12C.

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

Passed

D. Quasi-Judicial Hearing - Application for Minor Site Plan, Conditional Use with New Construction has been submitted by property owner, Caliber Contracting, Incorporated and Representative Giangrande Engineering & Planning, to develop a 9,600 sq. ft. industrial building for New Tank Farm, located at 3700 Okeechobee Rd. and 1903 S. 37th St., Fort Pierce, FL. The property is zoned General Commercial, C-3.

City Clerk Linda Cox introduced the application for Minor Site Plan, Conditional Use with New Construction has been submitted by property owner, Caliber Contracting, Incorporated and Representative Giangrande Engineering & Planning, to develop a 9,600 sq. ft. industrial building for New Tank Farm, located at 3700 Okeechobee Rd. and 1903 S. 37th St., Fort Pierce, FL.

Mayor Linda Hudson reminded everyone of the quasi-judicial hearing and 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 Gaines – No
Commissioner Johnson – No

Mayor Hudson – No

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

Staff presentation: Kerry Driver, Senior Planner, reviewed the application. Ms. Driver shared that the project is to construct an industrial building that will be used to store 8,000 to 10,000 gallon tanks. The building will be one storey, 30 feet high, for light industrial operations and an office space. The site has 12 parking spaces and 1 ADA-compliant parking space. There are two access and exit points to Okeechobee Road and South 37th Street. There is a current sidewalk connection on Okeechobee Road and the installation of a sidewalk connection on South 37th Street will take place during the development. There will be 3 bike racks installed near the office door to accommodate 6 bikes. Ms. Driver highlighted the applicant's re-submittal of the building design to follow the Planning Department's recommendations inspired by the City's architectural guidelines. Ms. Driver highlighted the perimeter buffer of the property site and stated most trees on site will be maintained. At the July 13, 2026, Planning Board meeting, it was recommended for approval with the following ten (10) conditions:

1. A land clearing permit must be approved prior to the submission of the development permit with COFP.
2. Tree removal permit with mitigation is required with approval prior to development permit.
3. All sign permits shall be filed separately from the development permit.
4. Prior to the issuance of a certificate of occupancy, the City approved Landscape Maintenance Agreement must be notarized and submitted.
5. Demolition permit is required prior to submission of the site development permit.
6. The applicant shall comply with the eighteen general conditions outlined by South Florida Water Management District (pgs. 9-11)
7. The applicant shall comply with the eight special conditions outlined by South Florida Water Management District (pg. 12)
8. The applicant shall comply with the twelve permit conditions outlined by North St. Lucie River Water Control District (NSLRWCD)
9. Any site plan or architectural modifications must be approved by COFP Planning Department prior to the implementation of the proposed modifications.
10. Applicant shall apply for a Unity of Title (Lot Combination) with SLCPA, and it must be signed off and approved prior to submitting the development permit.

Commission questions of Staff: Commissioner Michael Broderick commended the Planning Department for recommending a more pleasing architectural presentation. Commissioner Broderick questioned if there was anything the applicant did not provide; Ms. Driver provided that the applicant was very receptive. Commissioner Chris Dzadovsky questioned if the drainage area on sire has enough space to handle the stormwater runoff; Ms. Driver deferred the question to the applicant.

Applicant presentation: Leo Giangrande, Giangrande Engineering & Planning, LLC, was available for questions. Mr. Giangrande addressed Commissioner Dzadovsky's drainage concern. Mr. Giangrande provided that the drainage is being compensated underground with storm chambers. Commissioner Curtis Johnson, Jr. questioned if there is any signage; Mr. Giangrande stated that there are not any current plans for signage; there may be a ground sign with the company's name by the street. Commissioner Johnson questioned how people will know where the property is; Mr. Giangrande provided that this site is not a public-facing property; only employees and deliveries should be entering the property.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve item 12D will the 10 staff conditions.

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

Passed

E. PULLED AT STAFF'S REQUEST - Legislative Hearing - Revised Ordinance 26-014 - Amending Chapter 113 regarding Impact Fees offsets and credits. FIRST READING

F. Legislative Hearing - Ordinance 26-015 Modifying the method of appointment of members to the Board of Examiners of Contractors. SECOND 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.

Mayor Hudson opened the Public Hearing. Seeing no one, she 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 26-015.

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

Passed

13. CITY COMMISSION

A. Resolution 26-R43 accepting Community Development Block Grant (CDBG) Annual Action Plan 2026 – 2027 as a follow up to the July 20,2026 public hearing.

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 ACCEPTING THE PROGRAM YEAR 2026 ANNUAL ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM; AUTHORIZING SUBMISSION OF THE PLAN TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; DESIGNATING AND AUTHORIZING THE MAYOR TO EXECUTE DOCUMENTS AND ANY CERTIFICATIONS; AUTHORIZING IMPLEMENTATION OF THE ACTIVITIES DESCRIBED THEREIN; AND PROVIDING AN EFFECTIVE DATE.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Michael Broderick to approve Resolution 26-R43.

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

Passed

B. Resolution 26-R44 accepting the Community Development Block Grant (CDBG) Citizen Participation Plan 2026 – 2030.as a follow up to the July 20, 2026 public hearing.

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 ACCEPTING THE 2026-2030 CITIZEN PARTICIPATION PLAN; AUTHORIZING THE SUBMISSION OF THE CITIZEN PARTICIPATION PLAN TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR REVIEW AND APPROVAL; DESIGNATING

AND AUTHORIZING THE MAYOR TO EXECUTE DOCUMENTS AND ANY CERTIFICATIONS; AND PROVIDING AN EFFECTIVE DATE.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Chris Dzadovsky to approve Resolution 26-R44.

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

Passed

C. Resolution 26-R45 accepting Community Development Block Grant (CDBG) Consolidated Plan 2026 – 2030 as a follow up to the July 20, 2026 public hearing.

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 ACCEPTING THE 2026-2030 CONSOLIDATED PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM; AUTHORIZING SUBMISSION OF THE PLAN TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; DESIGNATING AND AUTHORIZING THE MAYOR TO EXECUTE DOCUMENTS AND ANY CERTIFICATIONS; AND PROVIDING AN EFFECTIVE DATE.

Motion was made by Commissioner Chris Dzadovsky, seconded by Commissioner Michael Broderick to approve Resolution 26-R45.

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

Passed

D. Resolution 26-R47 and an Interlocal Funding Agreement Between the City of Fort Pierce and the Fort Pierce Redevelopment Agency for the Sunrise Center Elevator Public Art Improvement Project

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 INTO AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF FORT PIERCE, FLORIDA AND THE FORT PIERCE REDEVELOPMENT AGENCY WHEREBY THE FORT PIERCE REDEVELOPMENT AGENCY WILL PROVIDE FUNDING FOR THE SUNRISE CENTER ELEVATOR AND PUBLIC ART IMPROVEMENT PROJECT, AND THE CITY OF FORT PIERCE WILL PROVIDE SITE ACCESS AND SUPPORT COORDINATION; PROVIDING FINDINGS; PROVIDING AUTHORIZATION; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Chris Dzadovsky to approve Resolution 26-R47.

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

Passed

E. Resolution 26-R48 reappointing Carlos Villanueva to the Police Officers Retirement Fund Board of Trustees.

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, CERTIFYING THE APPOINTMENT OR REAPPOINTMENT OF A MEMBER TO THE POLICE OFFICERS RETIREMENT FUND BOARD OF TRUSTEES; PROVIDING FOR AN EFFECTIVE DATE.

City Clerk Linda Cox stated this will re-appoint Carlos Villanueva to the Police Officers Retirement Fund Board of Trustees.

Motion was made by Commissioner Chris Dzadovsky, seconded by Commissioner Curtis Johnson, Jr. to approve Resolution 26-R48.

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

Passed

F. Resolution 26-R49 approving an Interlocal Agreement between St. Lucie County and the City of Fort Pierce for Mobile Visitor Center Outreach Activities.

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 INTO AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF FORT PIERCE, FLORIDA AND SAINT LUCIE COUNTY, FLORIDA FOR DEPLOYMENT AND OPERATION OF SAINT LUCIE COUNTY'S MOBILE VISITOR CENTER ON CERTAIN CITY-OWNED, OPERATED, OR MANAGED PROPERTY; PROVIDING FINDINGS; PROVIDING AUTHORIZATION; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Motion was made by Commissioner Chris Dzadovsky, seconded by Commissioner Michael Broderick to approve Resolution 26-R49.

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

Passed

G. Resolution 26-R50 appointing members to the Fort Pierce Youth Council.

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, CERTIFYING THE APPOINTMENT OF MEMBERS TO THE YOUTH ADVISORY COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Michael Broderick to approve Resolution 26-R50.

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

Passed

H. Resolution 26-R51 reappointing Barbara Marshall-Bennett as the District 1 representative on the Fort Pierce Utilities Authority Board.

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, CERTIFYING THE APPOINTMENT OF A MEMBER OF THE FORT PIERCE UTILITIES AUTHORITY BOARD; PROVIDING FOR AN EFFECTIVE DATE.

City Clerk Linda Cox stated this resolution re-appoints Barbara Marshall-Bennett as the District 1 representative on the Fort Pierce Utilities Authority Board.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Michael Broderick to approve Resolution 26-R51.

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

Passed

I. Resolution 26-R53 appointing Sana Adalsha to the City of Fort Pierce Historic Preservation Board as Commissioner Dzadovsky's appointee.

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, CERTIFYING THE APPOINTMENT OF MEMBERS TO THE HISTORIC PRESERVATION BOARD, PROVIDING FOR AN EFFECTIVE DATE.

City Clerk Linda Cox stated this resolution appoints Sana Adalsha to the City of Fort Pierce Historic Preservation Board as Commissioner Dzadovsky's appointee.

Motion was made by Commissioner Chris Dzadovsky, seconded by Commissioner Michael Broderick to approve Resolution 26-R53.

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

Passed

J. Resolution 26-R54 appointing Benjamin Tomes to the Arts and Culture Advisory Board as Commissioner Dzadovsky's appointee.

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, CERTIFYING THE APPOINTMENT AND REAPPOINTMENT OF MEMBERS TO THE ARTS AND CULTURE ADVISORY BOARD; PROVIDING FOR AN EFFECTIVE DATE.

City Clerk Linda Cox stated this resolution appoints Benjamin Tomes to the Arts and Culture Advisory Board as Commissioner Dzadovsky's appointee.

Motion was made by Commissioner Chris Dzadovsky, seconded by Commissioner Curtis Johnson, Jr. to approve Resolution 26-R54.

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

Passed

K. Resolution 26–R56 appointing members to the Planning Board.

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, CERTIFYING THE APPOINTMENT OF A MEMBER TO THE CITY PLANNING BOARD; PROVIDING FOR AN EFFECTIVE DATE.

City Clerk Linda Cox shared that Anton Kreisl is currently serving as the Board Chair and is seeking reappointment and that Commissioner Johnson has selected Johanna Gromek as his direct appointment. Ms. Cox passed out the ballots for the at-large seat.

Commissioner Curtis Johnson voted for Anton Kreisl. Commissioner Michael Broderick voted for Anton Kreisl. Commissioner Chris Dzadovsky voted for Anton Kreisl. Mayor Linda Hudson voted for Anton Kreisl.

Motion was made by Commissioner Chris Dzadovsky, seconded by Commissioner Curtis Johnson, Jr. to approve Resolution 26-R56, appointing Johanna Gromek and re-appointing Anton Kreisl to the Planning Board.

AYE: Commissioner Michael Broderick, Commissioner Chris Dzadovsky, 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.

No comments.

15. COMMENTS FROM THE CITY MANAGER

A. June 2026 PO Report

B. July 2026 City Manager's Report

City Manager Richard Chess had no comments.

City Clerk Linda Cox reminded the Commission of their Strategic Planning meetings set for August 4, 2026. Ms. Cox also reminded the Commission that she will be out of office until August 11, 2026.

City Attorney Sara Hedges had no comments.

16. COMMENTS FROM THE COMMISSION

Commissioner Curtis Johnson raised concern about the Causeway Cove project and the scrivener's error that was discovered. Commissioner Johnson requested to meet with Staff to discuss the Causeway Cove project based on Representative Trabulsy's recommendations for the Commission. Commissioner Johnson commented that while the citizens can voice their concerns to the Commission, there is little the Commission can do and that the legislators must take responsibility in correcting the Live Local Act and addressing the concerns about the Causeway Cove project.

Commissioner Michael Broderick shared that Representative Trabulsy invited him to speak during the Community Forum on August 25, 2026 and that he will make sure to bring up the Live Local Act for discussion.

Commissioner Chris Dzadovsky expressed concern that the Area Median Income for Fort Pierce was not used for the affordable housing calculations for the Causeway Cove project as Fort Pierce's Area Median Income is much lower in comparison to Port St. Lucie and Martin County. Commissioner Dzadovsky questioned where to direct those who are interested in applying for the City Attorney position. City Manager Richard Chess provided that the interested applicants can be directed to Jared Sorensen, Human Resources Manager. Mr. Sorensen will then share the resumes with City Clerk Linda Cox to schedule the interviews with the Commission. Ms. Cox strongly suggested the Commission make a decision for the City Attorney position at the September 8, 2026 City Commission regular meeting.

Mayor Linda Hudson shared that the Commission needs to make a selection of City Attorney, otherwise they will be without one for at least three months. Mayor Hudson thanked Mr. Sorensen for his help.

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 9:12pm.

ATTEST:

CITY CLERK	MAYOR COMMISSIONER