



CITY OF FORT PIERCE

PLANNING BOARD

February 9, 2026

Zoning Amendment

Italian Castle

4560 S. 25th Street

APPLICANT

Dennis Murphy

(Culpepper & Terpening, Inc.)

PROPERTY OWNER(S)

Megan Mobley

(Italian Castle of the Treasure Coast, LLC)

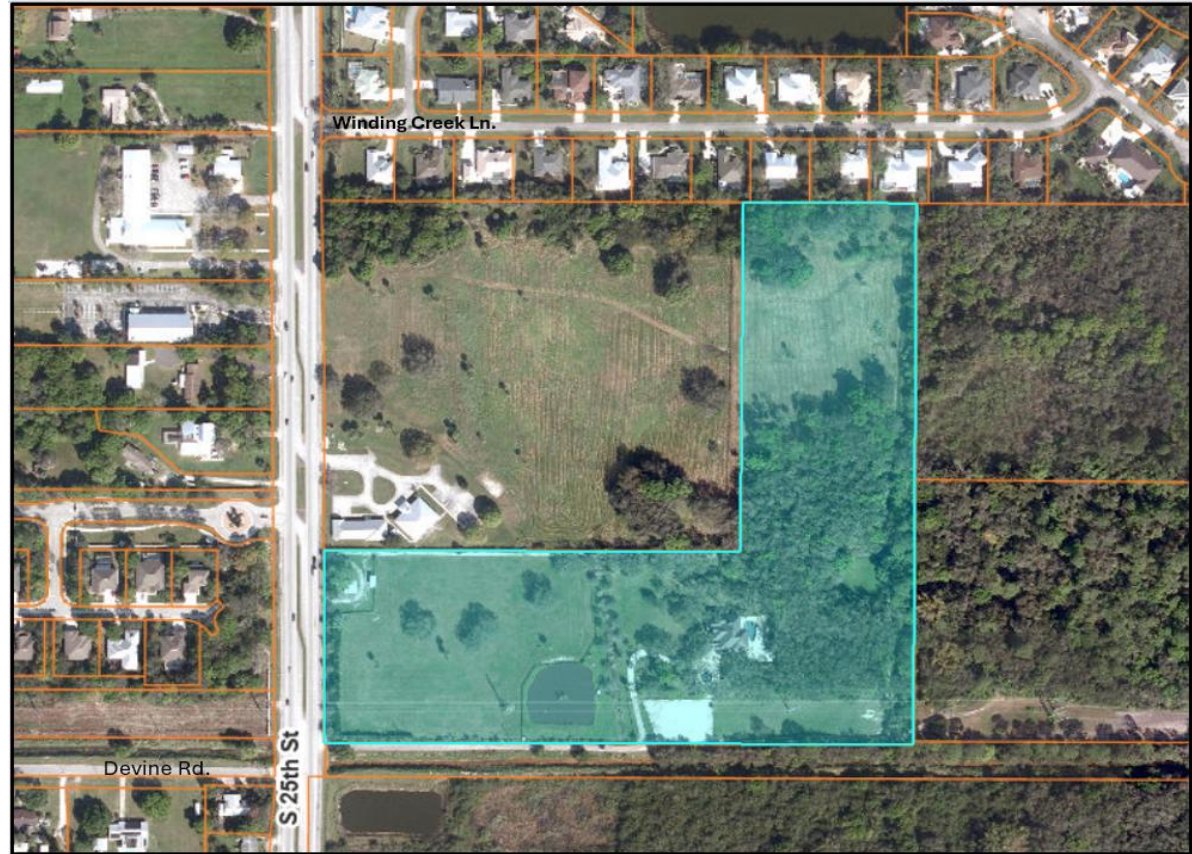
PARCEL ID:

2433-333-0001-000-6

SUMMARY

Request to rezone the property's zoning classification from the county's zoning (AR-1) to the city's zoning (E-1)

SITE LOCATION/AREA = 20.06 +/- acres



Italian Castle - Zoning Amendment



BACKGROUND

On August 19, 2024, the 20.06-acre property was annexed into the City and retained the County zoning:

- 3.53 acres.....(RF) County Religious Facility
- 3.47 acres..... (I) County Institutional
- 13.14 acres..... (AR-1) County Agricultural



PROPOSED ZONING: City

Proposed Zoning:

 E-1, Single Family Estate Density



The proposed rezoning application meets the standards of the City's Code Section 125-188.

RECOMMENDATION

Staff's recommendation is for the Planning Board to move the proposed rezoning amendment application for **Approval** to City Commission with the proposed Zoning designation.

ALTERNATIVE RECOMMENDATIONS

1. Recommend Approval with conditions.
2. Recommend Disapproval.





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