



THE SUNRISE CITY  
**FORT PIERCE**  
PLANNING DEPARTMENT *Florida*

Dennis Murphy  
Culpepper & Terpening, Inc.  
2980 South 25<sup>th</sup> Street  
Fort Pierce, FL 34981

**Project#: PZZAM2025-00001 – Zoning Amendment @ 4560 S. 25<sup>th</sup> Street**  
**Technical Review Committee comments for January 15, 2026, TRC Meeting**

**City of Fort Pierce Planning Department**

Planning Department has **no objections** to the zoning amendment change from County Agricultural (AR1) to City Single-family Estate (E-1).



Fort Pierce Utilities Authority  
Water/Wastewater Engineering  
1701 South 37<sup>th</sup> Street  
Fort Pierce, FL 34947  
772.466.1600 Ext 3473

## Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: PZZAM2025-00001

**Italian Castle - 4560 S 25 St – Zoning Map Amendment**

W/WW Engineering:            [Approved.](#)

Electric Engineering:            This submission is outside of the FPUA electric service area. Please contact FP&L to obtain their submission guidelines and procedures.

Gas:    [N/A](#)

FPUAnet Fiber:            [N/A](#)



Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.





THE SUNRISE CITY

**FORT PIERCE**

POLICE DEPARTMENT  
"In Honor We Serve"

*Florida*

## Technical Review Committee meeting

**January 15, 2026**

Case #: PZZAM2025-00001

Planner: City of Ft. Pierce Planning Department.

Zoning Atlas Map Amendment

4560 South 25<sup>th</sup> St, Ft. Pierce (Italian Castle of Treasure Coast )

### **Comments:**

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



Jesse Almand <jalmand@slcfd.org>

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To: Kerry Driver; Planning Department

Wed 1/7/2026 1:41 PM

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.  
SLCFD has no comments for this review.

Respectfully,

**Jesse Almand 736**

**Captain, Development/Site Planning Review**

Saint Lucie County Fire District

Community Risk Reduction

(772) 621-3385



January 13, 2026

**PROJECT:** 4560 S 25<sup>th</sup> Street  
**REF:** PZZAM2025-00001  
**TO:** Kerry Driver  
**FROM:** Grant Chambers

The following comments are offered by SLC PW - Engineering:

1. The County does not have comments at this time for the proposed application. At time of future site plan application, additional comments will be provided.
2. For discussion regarding these comments and response, please contact me at 772-462-2741, [chambersg@stlucieco.org](mailto:chambersg@stlucieco.org).

Cc: Alicia Rosenthal

## BUSINESS IMPACT ESTIMATE

**SUBMITTED BY:** Kerry C. Driver

**SUBJECT:** 4560 S. 25th Street - REZONING

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1. Summary of the proposed ordinance, including a statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the municipality Rezoning of property to City zoning in order to define city boundaries and service areas, and to prevent uncontrolled sprawl.
  
2. Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City:
  - a. Estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted.  
Property owner (current use and assessed value \$2,246,200) will become subject to City property taxation at 6.9 mils. Changes in use/redevelopment may increase property tax.
  
  - b. Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.  
No new charges/fees
  
  - c. An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.  
Regulatory costs: No new charges or fees related to the rezoning will be imposed on businesses.
  
3. A good faith estimate of the number of businesses likely to be impacted by the ordinance.  
Unknown
  
4. Any additional information the Commission may find useful.