

## CITY PLANNING BOARD

### BOARD AGENDA

Planning Board Regular Meeting - Monday, February 9, 2026 - 2:00 p.m.  
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **CONSIDERATION OF ABSENCES**
5. **APPROVAL OF MINUTES**
  - a. Minutes from the January 12, 2026, meeting.
6. **NEW BUSINESS**
  - a. **PZZAM2025-00001**  
Zoning Atlas Map Amendment  
Italian Castle  
4560 S. 25th Street
7. **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 Chair, as this section of the Agenda is limited to thirty minutes. The Planning Board will not be able to take any official actions under Comments from the Public. Speakers will address the Board and the Public with respect. Inappropriate language will not be tolerated.

8. **DIRECTOR'S REPORT**

9. **BOARD COMMENTS**

10. **ADJOURNMENT**

Any person seeking to appeal any decision by the Planning Board with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact (772) 467-3729, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

**Planning Board - 2:00 PM**

**5. a.**

**Meeting Date:** 02/09/2026

**Re:** Planning Board Minutes 1/12/25

**Submitted For:** Kev Freeman, Planning Director, Planning Department

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**Information**

**SUBJECT:**

Minutes from the January 12, 2026, meeting.

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**Attachments**

Planning Board Minutes 1/12/26

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**Form Review**

Form Started By: Alicia Rosenthal

Started On: 01/26/2026 03:50 PM

Final Approval Date: 01/26/2026

# DRAFT



## CITY OF FORT PIERCE PLANNING BOARD

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### Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, **JANUARY 12, 2026** IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Mr. Edwards attended the meeting from 2:13 PM to 3:10 PM.

Present: Ryan Collins; Christopher Widing; Clayton Johnson; Alexander Edwards; Nichelle Clemons; Anton Kreisl, Chairman

Absent: Justine Carter

Staff Present: Sara Hedges, City Attorney  
Kev Freeman, Planning Director  
Chris Suneson, Assistant Planning Director  
Vennis Gilmore, Historic Preservation and Senior Planner  
Alicia Rosenthal, Planning and Development Organizer

Attendees: Stephanie Heidt, Treasure Coast Regional Planning Council, Deputy Executive Director

**4. CONSIDERATION OF ABSENCES**

Ms. Carter was excused.

**5. APPROVAL OF MINUTES**

- a. Minutes from the November 11, 2025 meeting

Motion was made by Nichelle Clemons, and seconded by Clayton Johnson to approve the minutes from the November 10, 2025 meeting.

AYE: Clayton Johnson, Nichelle Clemons, Ryan Collins, Christopher Widing, Chairman Anton Kreisl  
Passed

**6. HEARING OF THE LOCAL PLANNING AGENCY**

a. **2026 Comprehensive Plan Evaluation and Appraisal Review Transmittal**

Mr. Gilmore gave an overview of the Proposed Comprehensive Plan Amendments. He said the plan updates the data, goals, objectives, and policies of the twelve (12) elements by addressing local issues, providing legislative consistency and considering the community's vision. Mr. Gilmore listed the local issues and vision, which were identified through stakeholder interviews, a public survey, and workshops:

- Rational Boundary
- Strategic Annexation
- Consider Infrastructure in all Decisions
- Ensure Zoning and Land Use is Consistent
- Support Small Businesses
- Address Housing Needs
- Up Our Transportation Game
- Protect Coastal Areas – Resiliency/Mitigation

He reviewed the narratives and data and analysis that was done, and he noted there are two planning periods: 10-year and 20-year.

Mr. Gilmore listed the different map series that will be included:

- Future Land Use
- Existing Land Use
- Zoning
- Future Land Use Advisory Map With Urban Service Boundary
- Functional Classification
- Mass Transit
- Bicycle Facilities and Multiuse Trails
- Pedestrian Facilities
- Natural Resources and Land Cover
- Soils
- Flood Hazard Zones
- Coastal High Hazard Areas

He gave an overview of the additions, updates, corrections and revisions for each element shown below.

1. Future Land Use
2. Transportation
3. Infrastructure
4. Conservation
5. Coastal Management
6. Housing
7. Recreation and Open Space
8. Intergovernmental Coordination
9. Capital Improvements
10. Public Facilities Management
11. Public School Facilities
12. Property Rights

Mr. Gilmore concluded the presentation by listing the next steps. He said the Planning Board will provide recommendations to the City Commission for consideration at the January 20, 2026, transmittal hearing. Next, the Comprehensive Plan Evaluation and Appraisal Review is transmitted to the Florida Commerce for State Agency Review, which is 30 days later. After that, comments are given back to the City from Florida Commerce and the state agencies. The necessary changes are made by the City and the City Commission holds an adoption hearing.

Chair Kreisl asked what is being proposed for the city boundary goals. Ms. Clemons asked if properties out west could still be annexed. Mr. Gilmore said currently any properties within the FPUA service boundary that have signed an annexation agreement are eligible to be annexed. He noted the map shows the possible final boundaries of the city of Fort Pierce.

Chari Kreisl stressed that appropriate and specific higher standards are needed for annexing properties outside the target goal. He said he wants a stricter defined policy that staff can follow, and he wants to know what kind of plan the city is putting in place for un-annexed properties. He asked if the vision for the city is voluntary annexations or more deliberate.

Mr. Freeman stated he gave a presentation to the City Commission to get feedback on the city limits for annexations. He said the discussion was left open on extending the service boundary. Mr. Freeman said discussion was had on how far north the city should go, how removing property taxes would affect the city, and should commercial uses be prioritized for annexation. He said the city has many options and eliminating enclaves was clear. Mr. Freeman said a more detailed analysis of service provision and cost is needed for both commercial and industrial parcels. He noted that the City Commission is in favor of movement to the north area around the airport but not the airport itself. Mr. Freeman concluded by saying that currently, the city is constrained by boundaries and provisions and criteria are needed to allow the city to go beyond that.

Stephanie Heidt, Deputy Executive Director for the Treasure Coast Regional Planning Council, recommended policies to the Proposed Comprehensive Plan Amendments that the future goal of the city is that annexations are not tied to the FPUA service boundary.

Mr. Freeman noted that once the annexation policy has been worked out, a policy amendment to the Comprehensive Plan will need to be added.

Motion was made by Nichelle Clemons, and seconded by Christopher Widing to forward a recommendation of approval to the City Commission for the transmittal of the Comprehensive Plan Evaluation and Appraisal Review Amendment to the Florida Department of Commerce for review, with the addendum to remove the last sentence "The annexation of land outside the future annexation area is prohibited" in Future Land Use Policy 1.11.10.

AYE: Clayton Johnson, Alexander Edwards, Nichelle Clemons, Ryan Collins, Christopher Widing, Chairman  
Anton Kreisl

Passed

## 7. NEW BUSINESS

### a. PZANN2025-00006

Annexation  
Tony Acerra Property  
2413-501-0154-000-6

Mr. Suneson stated that the request was for a voluntary annexation by the owner, Tony Acerra, to extend the territorial limits of the City of Fort Pierce to include one parcel containing 0.19 acres, generally located at or near 2528 South Ocean Drive. He said, if annexed, the property would have a City Future Land Use Designation of RL, Low Density Residential, and a City Zoning of R-1, Single-Family Low-Density Zone. The subject property has a St. Lucie County Future Land Use Designation of RS, Residential Suburban, 2 du/ac, and a St. Lucie County Zoning designation of HIRD, Hutchinson Island Residential District. Mr. Suneson said the subject property is currently vacant and the current taxable value of the property is approximately \$27,860.

He said the parcel meets the statutory eligibility tests and the comprehensive plan policies. Mr. Suneson stated the subject parcel lies within the Fort Pierce Utility Authority (FPUA) service boundary and is therefore eligible for annexation under Objective 1.11. He stated there is no increase or decrease in density in the Future Land Use comparison for the maximum build-out potential. Mr. Suneson noted the lot is non-conforming with regard to the lot area and width and the owner would be allowed to construct a single-family residence. Mr. Suneson stated the application meets the annexation review criteria and all departments have supported the annexation, given the subject property is not allowed to construct a septic system on the property and is required to connect to water and sewer services provided by FPUA.

Chair Kreisl asked if it would be more appropriate to assign a different zoning instead of having a non-conforming lot. Mr. Suneson explained that the R-1 zoning district allows the smallest lot size and the parcel needs to be consistent with the density.

Mr. Johnson asked if the Hutchinson Island Overlay District covers all of South Beach. Mr. Suneson explained that anytime there is an annexation in the Hutchinson Island Overlay District, the boundary is extended. He said the overlay district has more regulations regarding height as opposed to lot area.

Mr. Suneson noted that the four (4) annexations on the agenda near 2528 Ocean Drive are in a particular order so that each could be considered.

Mr. Johnson asked if all the annexations would follow the commercial annexation of services. Mr. Suneson said there is existing water through FPUA, and they have to have a sewer, which can be extended to the other lots being annexed.

Mr. Johnson asked if the residential use could be changed to commercial. Mr. Suneson said the owner could always rezone, but the land use does not allow commercial, and the lot size makes it hard even to build a single-family home.

Tony Acerra, property owner, stated annexing his properties is the only way to have a buildable lot. He is working with FPUA to set up a funding mechanism that will hold his money in an escrow account to build a sewer line. Mr. Acerra said he has approval from the Florida Fish and Wildlife to build a sewer for only the lots facing A1A. He noted the mitigation is done, and he has Florida Department of Environmental Protection (FDEP) approval.

Mr. Johnson asked once the utilities are in place, would it allow all the other vacant lots in that area to be annexed and get services. Mr. Suneson said the sewer line is being extended to the four lots requesting annexation plus one additional lot. He said all lots on the west side of A1A could have some kind of sewer service. Mr. Johnson asked about service to the county properties. Mr. Suneson said the subdivision has been around a long time and roads have not been built. FPUA would need an easement to service the lots and a road is needed to provide access.

He also said removing the mangroves requires permits and there is a possibility of permitting hurdles and cost prohibition to develop beyond A1A. Mr. Suneson said all the annexed lots would require FDEP approval, but this is not a requirement for annexation.

Mr. Acerra said there are 10 lots in the county and if the annexations are approved only six (6) county lots remain. He highlighted that the lots have been there for 75 years and the county cost for a sewer line is very expensive and keeps increasing in cost.

Motion was made by Ryan Collins, and seconded by Alexander Edwards to forward a recommendation of approval of the proposed annexation of Parcel ID: 2413-501-0154-000-6 to the City Commission.

AYE: Alexander Edwards, Nichelle Clemons, Ryan Collins, Christopher Widing, Chairman Anton Kreisl

NAY: Clayton Johnson

Passed

b. **PZANN2025-00008**

Annexation

Alberti Property

Parcel ID: 2413-501-0155-000-3

Mr. Suneson stated that the request was for a voluntary annexation by the owner, John Alberti, to extend the territorial limits of the City of Fort Pierce to include one parcel containing 0.19 acres, generally located at or near 2528 South Ocean Drive. He said this parcel immediately joins the Tony Acerra parcel in item 7a. Mr. Suneson stated, if annexed, the property would have a City Future Land Use Designation of RL, Low Density Residential, and a City Zoning of R-1, Single-Family Low-Density Zone. The subject property has a St. Lucie County Future Land Use Designation of RS, Residential Suburban, 2 du/ac, and a St. Lucie County Zoning designation of HIRD, Hutchinson Island Residential District. Mr. Suneson said the subject property is currently vacant and the current taxable value of the property is approximately \$27,860.

He said the parcel meets the statutory eligibility tests and the comprehensive plan policies. Mr. Suneson stated the subject parcel lies within the Fort Pierce Utility Authority (FPUA) service boundary and is therefore eligible for annexation under Objective 1.11. He stated there is no increase or decrease in density in the Future Land Use comparison for the maximum build-out potential. Mr. Suneson noted the lot is non-conforming with regard to the lot area and width and the owner would be allowed to construct a single-family residence. Mr. Suneson stated the application meets the annexation review criteria and all departments have supported the annexation, given the subject property is not allowed to construct a septic system on the property and is required to connect to water and sewer services provided by FPUA.

Chair Kreisl asked to see a map showing the service area boundary.

Motion was made by Nichelle Clemons, and seconded by Ryan Collins to forward a recommendation of approval of the annexation of Parcel ID: 2413-501-0155-000-3 to the City Commission.

AYE: Nichelle Clemons, Ryan Collins, Christopher Widing, Chairman Anton Kreisl

NAY: Clayton Johnson

Passed

c. **PZANN2025-00009**

Annexation

Fowler/Murray Property

Parcel ID: 2413-501-0102-000-7

Mr. Suneson stated that the request was for a voluntary annexation by the owners, Michael Fowler and Sean Murray, to extend the territorial limits of the City of Fort Pierce to include one parcel containing 1.42 acres, generally located at or near 2528 South Ocean Drive. He said, if annexed, the property would have a City Future Land Use Designation of GC, General Commercial, and a City Zoning of C-3, General Commercial. The subject property has a St. Lucie County Future Land Use Designation of RU, Residential Urban, 5 du/ac and the balance of the property located along South Ocean Drive / State Highway A1A is classified as COM, Commercial. The parcel has a St. Lucie County Zoning designation of HIRD, Hutchinson Island Residential District and the balance of the property located along South Ocean Drive / State Highway A1A is zoned as CG, Commercial General. Mr. Suneson said the subject property is currently vacant and the current taxable value of the property is approximately \$125,601.

He said the parcel meets the statutory eligibility tests and the comprehensive plan policies. Mr. Suneson stated the subject parcel lies within the Fort Pierce Utility Authority (FPUA) service boundary and is therefore eligible for annexation under Objective 1.11. He stated there is a decrease in density of three (3) residential units in the Future Land Use comparison for the maximum build-out potential. Mr. Suneson stated the application meets the annexation review criteria and all departments have supported the annexation, given the subject property is not allowed to

construct a septic system on the property and is required to connect to water and sewer services provided by FPUA.

Chair Kreisl asked if the current St. Lucie County dual zoning applies to the entire property or is it split in half. Mr. Suneson explained that in the past, the smaller lots were assembled into one large lot with the eastern portion being residential and the A1A portion being more commercial. He suggested that St. Lucie County hasn't updated their maps.

Ms. Clemons asked if commercial parcels are included in the overlay district. Mr. Suneson said yes, and the parcel is subject to the 45-foot height restrictions of the overlay district.

Mr. Johnson asked if the property had to be annexed to get services. Mr. Jonson also asked what other parcels are commercial in the area. Mr. Suneson said there are commercial parcels to the south and all the way up to the Pie Hole restaurant. He noted that further north there is a massing of commercial uses. Mr. Johnson asked if county sites to the south could be annexed if the subject parcel was annexed. He also asked what the city gains from annexing the property. Mr. Suneson said the annexation would allow the owners to use the property. Mr. Johnson had concerns about FDEP cutting off the ability to build because of the mangroves and more non-conforming lots being created. Mr. Suneson addressed Mr. Johnson's concerns about further development. He speculated that road construction through the mangroves would be difficult and expensive. He noted 75 years of platting has been accomplished, and roads have not been built. Mr. Suneson said a less ambitious person may not want to go through the paperwork to construct a home. He highlighted that there are inherent barriers to further development. Mr. Johnson asked if the FPUA services could open up to the south side of Coconut Drive, if the annexation occurs. Mr. Suneson said it could occur right now based on the services that are already in place.

Mr. Widing noted that Pie Hole restaurant is very popular, and the commercial properties already exist in a lot of other spots.

Chair Kreisl said the rationalization of the annexion is getting a congruent plan. He said he shares Mr. Johnson's concerns with development on the island, but the Board does not have any say as to what happens to anything on the property. Chair Kreisl said there is no guarantee that the rules won't change. He said he is not apprehensive about the annexation compared to what could happen with the parcel being in St. Lucie County. He said there is a clear trend towards properties on the west side and there is not much reason to be apprehensive about closing the loop that is already there.

Mr. Acerra, the applicant's representative, answered questions from the Board about how the commercial properties are being joined. He said he thought the lot was zoned for multifamily development.

Mr. Suneson said any development on vacant land will come back to the board as a major site plan.

Mr. Widing noted there has not been any development for so many decades, and he is encouraged that someone wants to develop.

Mr. Johnson asked if more landscaping would need to be added to regulate the loss of the wetlands. Mr. Suneson said that FDEP handles mangrove regulation and mitigation. Mr. Acerra said only properties on A1A have approval from FDEP to be developed. Mr. Johnson noted that if the properties had services and right-of-way, anyone could build what they want.

Mr. Freeman said there are many state permits needed, and the mangroves are well protected. He said the reason nothing has been developed in 75 years is purely environmental impacts. Mr. Freeman noted if the parcels were in the county there would be far more extensive uses and higher impact than what is allowed in the city. The city has much more control over what could be placed on a property. If not by right, a Conditional Use allows the Planning Board to look at the use and regulate. Mr. Freeman concluded that, from the staff's point of view, the city has the benefit of being in greater control of what goes on in the area and the property is part of the city's tax roll for commercial use. He noted the lesser intensity being by right between the city and the county zoning and land use. Mr. Freeman said he does not see the Federal regulations changing, so that the properties could be developed.

Motion was made by Christopher Widing, and seconded by Nichelle Clemons to forward a recommendation of approval of the annexation to the City Commission for Parcel ID:2413-501-0102-000-7.

AYE: Ryan Collins, Christopher Widing, Nichelle Clemons, Chairman Anton Kreisl

NAY: Clayton Johnson

Passed

- d. **PZANN2025-00007**  
Annexation  
Acerra Property  
Parcel ID: 2413-501-158-000-4

Mr. Suneson stated that the request was for a second voluntary annexation by the owner, Tony Acerra, to extend the territorial limits of the City of Fort Pierce to include one parcel containing 0.21 acres, generally located at or near 2528 South Ocean Drive. He said the increased lot size is still non-conforming. Mr. Suneson stated if annexed, the

property would have a City Future Land Use Designation of RL, Low Density Residential, and a City Zoning of R-1, Single-Family Low-Density Zone. The subject property has a St. Lucie County Future Land Use Designation of RS, Residential Suburban, 2 du/ac, and a St. Lucie County Zoning designation of HIRD, Hutchinson Island Residential District. Mr. Suneson said the subject property is currently vacant and the current taxable value of the property is approximately \$31,726.

He said the parcel meets the statutory eligibility tests and the comprehensive plan policies. Mr. Suneson stated the subject parcel lies within the Fort Pierce Utility Authority (FPUA) service boundary and is therefore eligible for annexation under Objective 1.11. He stated there is no increase or decrease in density in the Future Land Use comparison for the maximum build-out potential. Mr. Suneson noted the lot is non-conforming with regard to the lot area and width and the owner would be allowed to construct a single-family residence. Mr. Suneson stated the application meets the annexation review criteria and all departments have supported the annexation, given the subject property is not allowed to construct a septic system on the property and is required to connect to water and sewer services provided by FPUA.

Chair Kreisl asked if the city is approaching the interpretation of establishing an enclave because the properties to the west are basically not able to be developed, and it is unlikely a right-of-way ever gets built. Mr. Suneson clarified the state statute definition, that an enclave is completely surrounded by city boundaries but not annexed in. He said the annexations would not create an enclave. Mr. Freeman noted a body of water, highway or railroad or canal is taken as being contiguous and not counted.

Motion was made by Nichelle Clemons, and seconded by Christopher Widing to forward a recommendation of approval of the annexation to the City Commission for Parcel ID: 2413-501-158-000-4.

AYE: Christopher Widing, Nichelle Clemons, Ryan Collins, Chairman Anton Kreisl

NAY: Clayton Johnson

Passed

e. **PZSITE2025-00025**

Major Site Plan

Lawnwood Hospital Parking Garage

1700 S. 23rd Street

Mr. Gilmore stated the request is for a Major Site Plan to construct a five-floor parking garage with surface parking and associated site improvements. He said the proposed multi-level (5-floor) parking garage will provide a total of 591 parking spaces, covering 50,432 square feet of gross floor area. Mr. Gilmore said it includes four (4) ADA-compliant surface parking spaces and 10 dedicated Electric Vehicle (EV) charging surface parking spaces, aligning with sustainability goals and anticipated future demand. Additionally, he said, the project includes the construction of 109 new surface parking spaces, which will supplement the structured parking and improve access across the medical center campus. The total gross area for the surface parking is 34,866 square feet.

Mr. Gilmore said the existing future land use (FLU) designation is Institutional (INST), and the zoning classification is Planned Development Zone (PD). Mr. Gilmore noted on December 21, 2020, the subject property was approved by the City Commission to be rezoned to a Planned Development with a proposed Phase 1 Site Plan and five (5) sub-phases.

- Phase 1: The construction of a three (3) story Medical Tower
- Phase 2: A 3rd floor shell build out of the Medical Tower with an Emergency Department addition to the northern portion of the hospital
- Phase 3: A 4th Floor addition to the Medical Tower
- Phase 4: A 5th Floor addition to the Medical Tower
- Phase 5: A Parking Structure.

He explained the new parking garage will be constructed primarily of Architectural Precast Concrete and the total garage height will be approximately 58.6 feet. Mr. Gilmore stated the entire garage will be dedicated to staff and contain security gates at the ground floor entries and exits of the garage.

Ms. Clemons asked about the low number of handicapped accessible parking spaces and if the handicapped EV space counts as one of the four (4) handicapped accessible parking spots. Mr. Gilmore explained that the parking garage is for employees only and the electric vehicle handicapped space is in addition to the four (4) other spaces.

Mr. Widing asked the height of the hospital.

Michael Schwartz, applicant representative from Kimley Horn, stated the hospital is 72 feet in height.

Chair Kreisl asked if there would be any off-site parking during development. Mr. Schwartz said they are preparing a temporary use application for the offsite parking.

Motion was made by Ryan Collins, and seconded by Nichelle Clemons to forward a recommendation of approval to the City Commission with the following conditions:

1. A Landscape Maintenance Agreement will be required and approved by the Planning Department prior to the Final Certificate of Occupancy.
2. A Landscape Inspection will be required and approved by the Planning Department prior to the Final Certificate of Occupancy.
3. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City.

AYE: Clayton Johnson, Nichelle Clemons, Ryan Collins, Christopher Widing, Chairman Anton Kreisl  
Passed

**8. COMMENTS FROM THE PUBLIC**

There were no comments from the public.

**9. DIRECTOR'S REPORT**

Mr. Freeman said the city has yet to go through the City Commission strategic plan discussion as they are looking for a facilitator through the request for proposal (RFP) process.

In the interim, staff is working on codes and ordinances to get up to speed with what the state was doing last year. Mr. Freeman said this is especially for platting. He said internally, staff is looking at the Planned Development ordinance, to make the Master and Final PD more simple, straightforward and more understandable for the applicants, staff and Board members. The landscaping plan has been delayed slightly to look at what the state is doing with their restrictive ordinances for code changes.

Mr. Freeman said he had a Lincoln Park neighborhood meeting, and they were very encouraged by the movement of the city and city staff to look at the architectural catalog idea. He said the city wants to hold meetings in the community to get feedback and Lincoln Park will be the first area to look at.

Mr. Freeman said there are a lot of applications still in the pipeline that will be coming forward. He said the Causeway Cove application is nearing the final part of review. He received comments from the city's engineering department and the applicant has submitted comments back. Mr. Freeman said he is waiting for the Florida Department of Transportation to finalize their comments. He said it sounds like it is very close for a sign-off from all reviewing agencies. Mr. Freeman said he will report to the Planning Board and City Commission as soon as the application is signed off. He said it will not be reviewed by any boards or City Commission. He said they have reduced the number of residential units, but it is essentially the same.

Chair Kreisl asked about being able to view the Technical Review Committee (TRC) comments and the applicant's responses.

Mr. Freeman said he will put together a packet with the TRC comments for the Board.

**10. BOARD COMMENTS**

Mr. Collins said this may be his last meeting. He said he enjoyed working with the Board, and he thinks everyone has their strengths and things to look out for, and it is good to have different backgrounds and ideas. He said Kev and Chris have done a great job. Mr. Collins said Fort Pierce is going to go through a lot of growing pains, and he doesn't envy some of the decisions the Board will make or come across. Mr. Collins concluded by saying he reviewed projects to see if they were going to benefit the people living in Fort Pierce and if the project is going to benefit the city, not just revenue wise, but by growing the city into something better than it is.

**11. ADJOURNMENT**

**Planning Board - 2:00 PM**

**6. a.**

**Meeting Date:** 02/09/2026

**Re:** Zoning Amendment - 4560 S. 25th Street (Italian Castle)

**Submitted For:** Kev Freeman, Planning Director, Planning Department

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### **Information**

**SUBJECT:**

**PZZAM2025-00001**

Zoning Atlas Map Amendment

Italian Castle

4560 S. 25th Street

**SUMMARY:**

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

The site area is approximately 20.06 acres.

**RECOMMENDATION:**

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.

**ALTERNATIVES:**

1. Recommend approval with conditions
2. Recommend disapproval

**RESPONSIBLE STAFF:**

Kerry C. Driver - Senior Planner

**COORDINATED WITH:**

1. Technical Review Committee
- 

### **Fiscal Impact**

**OTHER INFORMATION:**

N/A

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### **Attachments**

Staff Presentation

Applicant File  
Staff Supporting Documents  
Drafted Ordinance

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**Form Review**

Form Started By: Kerry Driver  
Final Approval Date: 02/02/2026

Started On: 01/20/2026 05:05 PM



# CITY OF FORT PIERCE

## PLANNING BOARD

February 9, 2026

Zoning Amendment

Italian Castle

4560 S. 25<sup>th</sup> Street

# APPLICANT

Dennis Murphy

(Culpepper & Terpening, Inc.)

# PROPERTY OWNER(S)

Megan Mobley

(Italian Castle of the Treasure Coast, LLC)

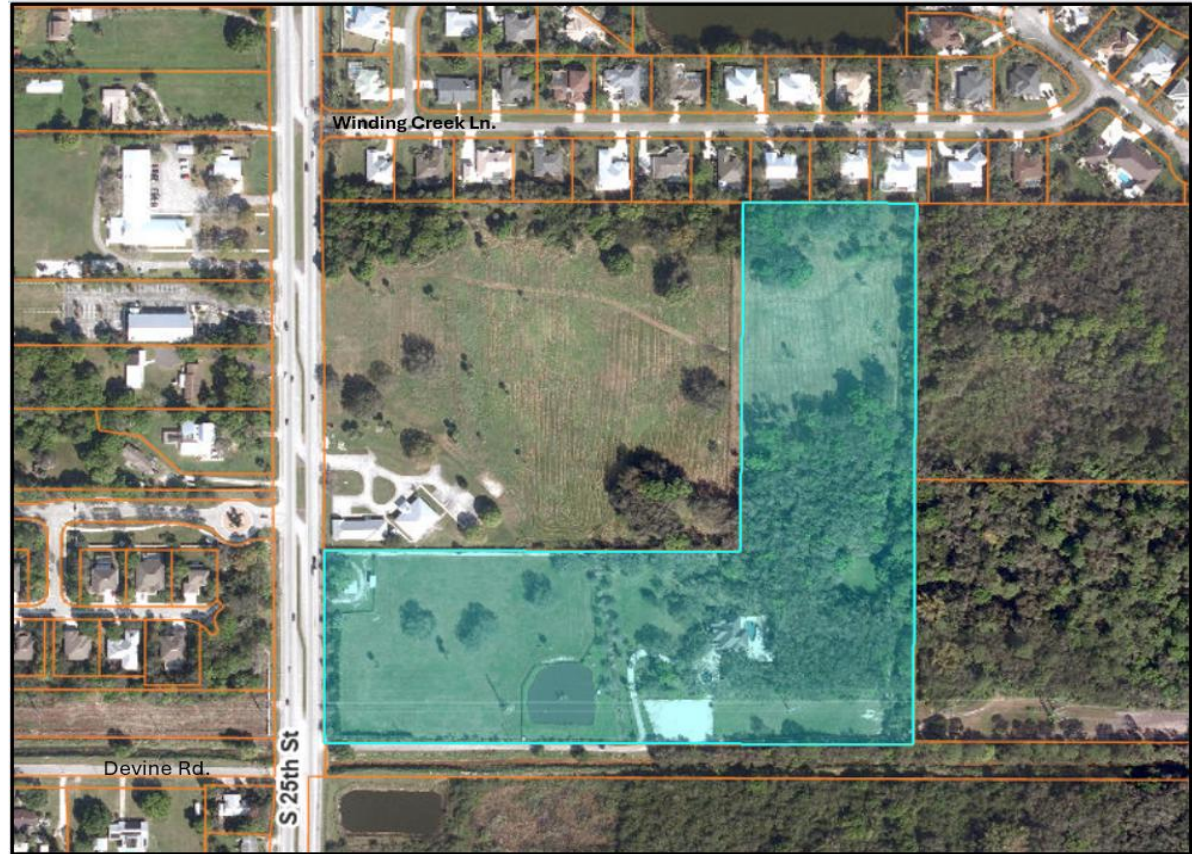
# PARCEL ID:

**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.





# CITY OF FORT PIERCE

## PLANNING BOARD

February 9, 2026

Zoning Amendment

Italian Castle

4560 S. 25<sup>th</sup> Streett

## **LEGAL DESCRIPTION**

The Southwest Quarter of the Southwest Quarter of Section 33, Township 35 South, Range 40 East, St. Lucie County, Florida, less therefrom the North 800 feet and the West 40 feet and the South 78 feet, and also less therefrom that certain parcel of land conveyed to St. Lucie County by and described in Deed recorded in Official Records Book 1866, Page 2109 and Official Records Book 1912, Page 2106, Public Records of St. Lucie County, Florida.

### Property Identification

Site Address: 4560 S 25TH ST  
 Map ID: [24/33S](#)

Parcel ID: 2433-333-0001-000-6  
 Zoning: AR-1 Count

Account #: 131870  
 Land Use Code: 0100

Sec/Town/Range: 33/35S/40E  
 Jurisdiction: Fort Pierce

### Ownership

ITALIAN CASTLE OF THE TREASURE COAST LLC  
 3389 Sheridan ST # 471  
 Hollywood, FL 33021-3606

### Legal Description

33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT, TH N 00 14 50 W 0.03 FT, TH N 00 02 57 E 77.97 FRT TO POB, TH CONT N 00 02 57 W 442.78 FT, TH N 89 42 06 EF 30.33 FT, TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102, TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)

### Current Values

Just/Market: \$2,246,200  
 Exemptions: \$0

Assessed: \$2,246,200  
 Taxable: \$2,246,200

Year: 2024  
 2023  
 2022

### Historical Values 3-year

Just/Market	Assessed	Exemptions	Taxable
\$2,268,000	\$2,077,158	\$0	\$2,077,158
\$2,331,000	\$1,888,326	\$0	\$1,888,326
\$2,031,800	\$1,716,660	\$0	\$1,716,660

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
03-20-2020	<a href="#">4400/1083</a>	0003	WD	First Baptist Church of Fort Pierce Inc	\$175,000
04-19-2018	<a href="#">4123/1821</a>	0001	WD	Owens John	\$1,420,000
07-12-2002	<a href="#">1554/1736</a>	XX04	WD	Hargrave Maxine R	\$27,000

### Primary Building Information

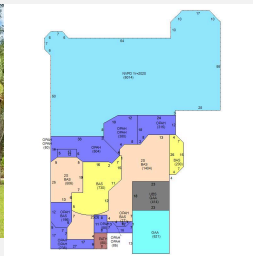
Finished Area of this building: 5,387 SF  
 Gross Sketched Area: 15,172 SF

#### Exterior Data

View:	Roof Cover: Metal	Roof Structure: Hip	Building Type: SFE
Year Built: 2007	Quality: SFE-Avg	Effective Year: 2007	Primary Wall: Field Stone
Story Height: 2 Story	Number of Units: 1	Secondary Wall:	

#### Interior Data

Bedrooms: 5	A/C %: 100	Electric: AVERAGE	Primary Int Wall: Drywall
Full Baths: 3	Heated %: 100	Heat Type: FrcdHotAir	Half Baths: 1
Heat Fuel: Electric	Primary Floors: Tile-Ceramic		



### Total Areas

Finished/Under Air (SF):	5,387
Gross Sketched Area (SF):	16,162
Land Size (acres):	20.06
Land Size (SF):	873,814
Total Building Count:	2

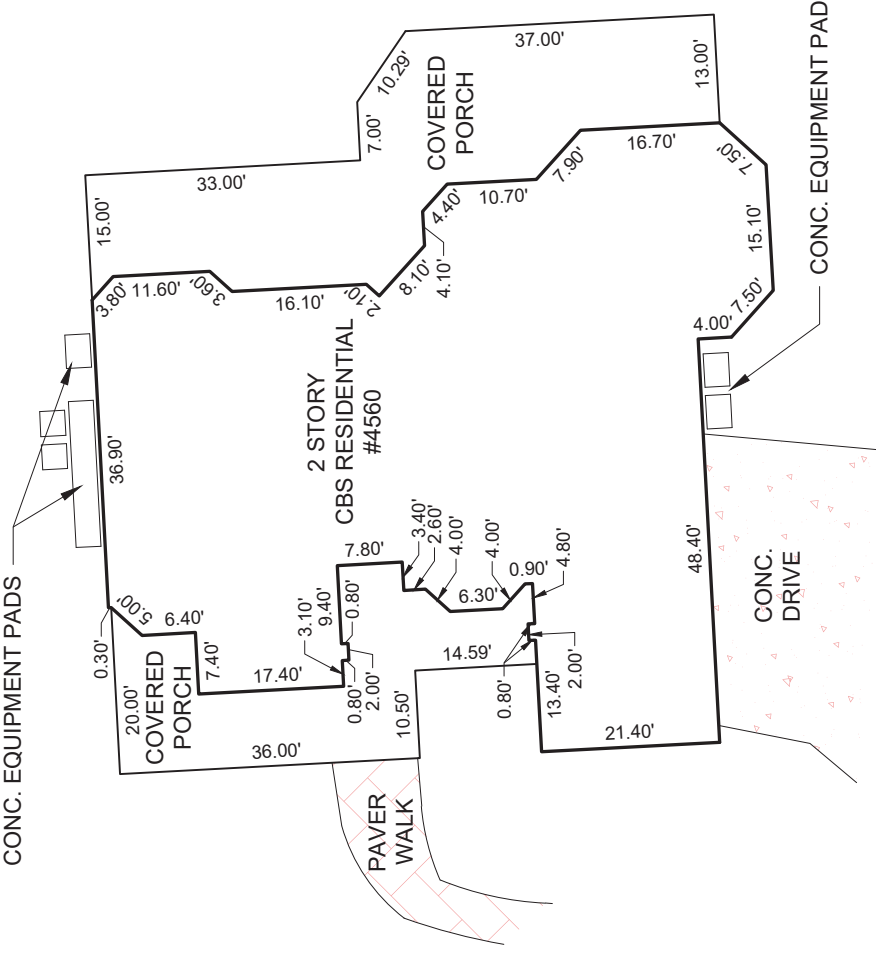
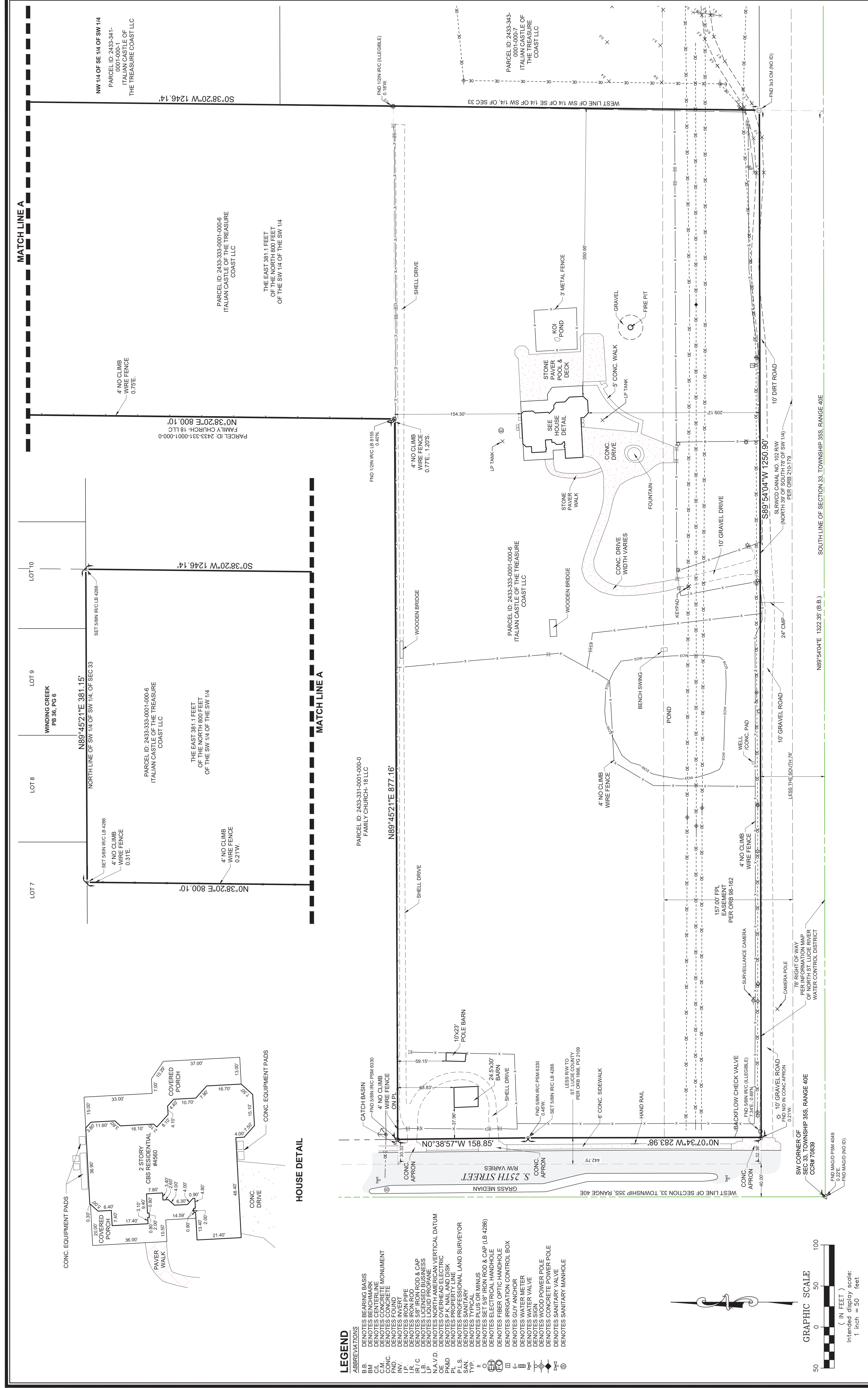
### Special Features and Yard Items

Type	Qty	Units	Year Blt
POOL DK-GOOD	1	5126	800
Driv-Concret	1	2000	2007
POOL HEATER	1	1	2020
RES POOL AVG	1	800	2020
4FT CB Wall	1	240	2020
SPA-HOT TUB	1	88	2020

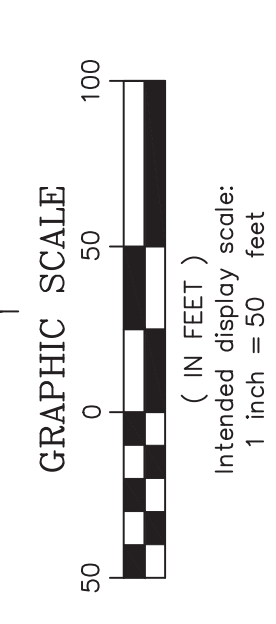
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All information is believed to be correct at this time, but is subject to change and is provided without any warranty.

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- LEGEND**
- ABBREVIATIONS**
- B.B. DENOTES BEARING BASIS
  - BM DENOTES BENCHMARK
  - C.M. DENOTES CONCRETE MONUMENT
  - CONC. DENOTES CONCRETE
  - INV. DENOTES INVERT
  - I.P. DENOTES IRON PIPE
  - IR/I.C. DENOTES IRON ROD & CAP
  - IR/I.B. DENOTES IRON ROD & BUSH
  - L.B. DENOTES LICENSED BUSINESS
  - N.A./V.D. DENOTES NORTH AMERICAN VERTICAL DATUM
  - O.E. DENOTES OVERHEAD ELECTRIC
  - P.L. DENOTES PROPERTY LINE
  - P.L.D. DENOTES PROFESSIONAL LAND SURVEYOR
  - P.L.S. DENOTES PROFESSIONAL LAND SURVEYOR
  - TYP. DENOTES TYPICAL
  - 4 DENOTES PLUS OR MINUS
  - 4" DENOTES 4" IRON ROD & CAP (LB 4286)
  - 4" DENOTES 4" IRON PIPE
  - 4" DENOTES 4" PIPER OPTIC HANDHOLE
  - 4" DENOTES 4" PIPER OPTIC CONTROL BOX
  - 4" DENOTES 4" WATER METER
  - 4" DENOTES 4" WATER VALVE
  - 4" DENOTES 4" WOOD POWER POLE
  - 4" DENOTES 4" CONCRETE POWER POLE
  - 4" DENOTES 4" SANITARY VALVE
  - 4" DENOTES 4" SANITARY MANHOLE



DATE: 4-30-25  
 HORIZ. SCALE: 1" = 50'  
 VERT. SCALE:  
 JOB No. 25-067  
 SHEET 2 of 2

**BOUNDARY & TOPOGRAPHIC SURVEY**  
 PREPARED FOR  
**ITALIAN CASTLE OF THE TREASURE COAST, LLC**

DATE	BY
4-21-25	PK
4-30-25	LEH

DATE	BY	REVISIONS
5-27-25	LEH	ADDED POND AND ADDITIONAL TOPO

**CULPEPPER & TERPENING INC**  
 2880 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34881  
 PHONE: 888-251-1111 • FAX: 888-251-1111  
 www.culpepper-terpening.com  
 STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

COMPUTER FILE REF.	FIELD BK./PG.
25062	
Boundary Survey Map	

**GRAPHICS**

Prepared by:  
Ryan Grazi, Esq.  
Grazi & Gianino, LLP,  
217 E. Ocean Blvd.  
Stuart, Florida 34994

File Number: GG-16-20

### Corporate Warranty Deed

**This Indenture**, made March 20, 2020 A.D. **Between**  
**First Baptist Church of Fort Pierce, Inc.** whose post office address is: 4500 S.  
25th Street, Fort Pierce, Florida 34981 a corporation existing under the laws of the  
State of Florida, Grantor and **Italian Castle of the Treasure Coast, LLC** whose  
post office address is: 4560 S. 25th Street, Fort Pierce, Florida 34981, Grantee,

**Witnesseth**, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00 ), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Saint Lucie, State of Florida, to wit:

**THE EAST 381.1 FEET OF THE NORTH 800 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 LOCATED IN SECTION 33 TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.**

A copy of the corporate Resolution is attached as Exhibit A.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: 2433-331-0001-000/0

**And** the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

**In Witness Whereof**, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

First Baptist Church of Fort Pierce, Inc.

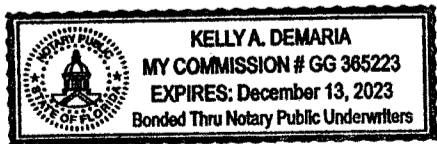
By: David Morse  
David Morse  
Its: President

**Signed and Sealed in Our Presence:**

John W. Crawford  
Witness Print Name: John W. Crawford  
Kelly A. DeMaria  
Witness Print Name: Kelly A. DeMaria

State of Florida  
County of Martin

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of March, 2020, by David Morse, the President of First Baptist Church of Fort Pierce, Inc. A corporation existing under the laws of the State of Florida, on behalf of the corporation. \_\_\_\_ He is personally known to me or  has produced \_\_\_\_\_ as identification.



Kelly A. DeMaria (Seal)  
Notary Public  
Notary Printed Name: Kelly A. DeMaria  
My Commission Expires::

Prepared By & Return To:  
Ryan Grazi, Esq.  
Grazi & Gianino, LLP  
217 E. Ocean Boulevard  
Stuart, FL 34994

**CORPORATE RESOLUTION**  
**of**  
**FIRST BAPTIST CHURCH OF FORT PIERCE, INC.**

**Sale of Property:** 4500 S. 25<sup>th</sup> Street, Fort Pierce, FL 34981

**WHEREAS** First Baptist Church of Fort Pierce, Inc. (the "Transferor") is currently the registered and beneficial owner of the property described as follows:

**THE EAST 381.1 FEET OF THE NORTH 800 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 LOCATED IN SECTION 33 TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.**

**NOW THEREFORE BE IT RESOLVED THAT** the officers of the corporation having complied with all corporate formalities or having waived them accordingly, all hereby approve and consent to the transfer by the Transferor of the property located at 4500 S. 25<sup>th</sup> Street, Fort Pierce, Florida 34981 to Italian Castle of the Treasure Coast, LLC, of the full and complete corporate interest in the Property.

**NOW THEREFORE BE IT FURTHER RESOLVED THAT** said sale does not constitute all of the assets of the company and is being made to further the company's corporate interests.

**NOW THEREFORE BE IT FURTHER RESOLVED THAT** this transfer was approved by all the members of the company, and David Morse as President is appointed as the signatory for this transaction.

Dated this 15 day of March, 2020.

FIRST BAPTIST CHURCH OF FORT PIERCE, INC.

By Charlotte W. DeVane  
Charlotte DeVane  
Secretary

By David Morse  
David Morse  
President

By Richard A. Ferry  
Richard A. Ferry  
Vice President/Treasurer



## CONCURRENCY CAPACITY ANALYSIS

### I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
**Proposed					N/A

### II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

<b>B. Wastewater:</b>	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

<b>C. Parks and Recreation (Residential Classifications Only):</b> (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

<b>D. Public Schools (Residential Classifications Only):</b> Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	<b>K-8</b>	<b>High</b>
School Name		
City		
Distance		
Current Zoning/FLU	Enrollment	
**Proposed Zoning/FLU	Enrollment	
**Change in Demand		

<b>E. Solid Waste: Residential</b> (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	
**Proposed Zoning/FLU	
*Change in Demand	

**F. Stormwater:**  
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)



<b>NON-RESIDENTIAL DATA</b>					
<b>Type(s) specify</b>	<b>Phase</b>	<b>Square footage</b>	<b>Acres</b>	<b>Expecting beginning date</b>	<b>Expected completion date</b>

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated.  Yes  No

- B. 1. Does this application involve demolition or re-use of any structure(s)?  Yes  No  
 If yes, what is the size of the structure(s) to be demolished or re-used? \_\_\_\_\_
2. What is the current use of the structure to be demolished or re-used? \_\_\_\_\_
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site?  Yes  No  
 If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

\*\* Complete section if requesting a change in zoning, future land use, or expanding

## **Historic statement**

Not required – no historic structures or features

**Why is there a need for this change in zoning:-**

This change in zoning is for the purpose of placing the annexed property into a conforming city zoning classification.

Traffic statement

Not required – no changes are proposed to property

Drainage statement

Not required – no changes are proposed to property

Environmental statement

Not required – no changes are proposed to property



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>

☺ ← Reply ↶ Reply all → Forward 📧 📎 🗒️ ⋮

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

---

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.

**ORDINANCE NO. 26-XXX**

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **AMENDING THE CITY'S ZONING ATLAS AND REZONING ONE (1) PARCEL GENERALLY LOCATED AT OR NEAR 4560 SOUTH 25th STREET, FORT PIERCE, FL CONTAINING APPROXIMATELY 20.06 ACRES OF LAND, MORE OR LESS, FROM COUNTY ZONING OF AGRICULTURAL RESIDENTIAL-1 (AR-1) TO CITY ZONING OF SINGLE-FAMILY ESTATE DENSITY ZONE (E-1); PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the subject property is one (1) parcel, Parcel ID: 2433-333-0001-000-6, generally located at or near 4560 S. 25<sup>th</sup> Street within the City of Fort Pierce, Florida, representing approximately 20.06 acres of land, more or less; and

**WHEREAS**, a map depicting the subject property is attached hereto as “**Exhibit A**”; and

**WHEREAS**, the proposed zoning atlas map amendment (rezoning) is consistent with the comprehensive plan, will not have an adverse effect on the ability of the city to satisfy land and water use needs and meet transportation demands and provide community facilities and services, and will promote and protect the public health, safety and general welfare as required by City Code 125-136; and

**WHEREAS**, the property subject of this rezoning was presented to City Commission on October 19, 2024, pursuant to Ordinance 24-028, and received approval for the annexation of +/- 20.06 acres and for the Future Land Use to retain county designation of Residential Suburban (RS); and

**WHEREAS**, the property retained the existing County zoning district when the property was annexed: and

**WHEREAS**, the property owner has requested a rezoning of the subject property from County zoning of Agricultural Residential-1 (AR-1) to City zoning of Single-Family Estate Density Zone (E-1); and

**WHEREAS**, this ordinance rezones the subject property from County zoning of Agricultural Residential-1 (AR-1) to City zoning of Single-Family Estate (E-1); and

**WHEREAS**, the City of Fort Pierce Planning Board, at their **XXXX, 2026**, meeting **voted X to X** to recommend approval of the proposed requested rezoning.

**NOW, THEREFORE BE IT ORDAINED** by the City Commission of the City of Fort Pierce, Florida as follows:

**SECTION 1.** From and after the effective date hereof, the following described properties are hereby rezoned as follows:

Parcel ID: 2433-333-0001-000-6

**LEGAL DESCRIPTION:**

33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT

AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT, TH N 00 14 50 W 0.03 FT, TH N 00 02 57 E 77.97 FRT TO POB, TH CONT N 00 02 57 W 442.78 FT, TH N 89 42 06 EF 30.33 FT, TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102, TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)

CONTAINING 20.06 ACRES, MORE OR LESS.

Zoning: E-1; Single-Family Estate Density Zone

Said properties being generally located at or near at or near 4560 S. 25<sup>th</sup> Street in Fort Pierce, Florida shall be rezoned, and the Zoning Designation is hereby changed from County zoning of Agricultural Residential-1 (AR-1) to City zoning of Single-Family Estate Density Zone (E-1); as depicted at Exhibit "A" and Sketch & Legal Description at Exhibit "B," all attached hereto and incorporated herein.

**SECTION 2.** The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance, which shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

**SECTION 3.** All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

**SECTION 4.** This Ordinance shall be and become effective immediately upon final passage.

**APPROVED AS TO FORM & CORRECTNESS:**

---

**Sara Hedges, Esq.**  
**City Attorney**

STATE OF FLORIDA

COUNTY OF ST. LUCIE

**WE, THE UNDERSIGNED**, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No.26-XXX was duly advertised in accordance with section 166.041, Florida Statutes, by display advertising in the St. Lucie News Tribune on Sunday, XXX, 2026; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on, XXX, 2026; and was duly introduced, read by title only, and passed on second and final reading XXX, 2026, by the City Commission of the City of Fort Pierce, Florida.

**IN WITNESS HERewith**, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this XX day of XXXX 2026.

---

**Linda Hudson**  
**Mayor Commissioner**

ATTEST:

---

**Linda W. Cox**  
**City Clerk**

(CITY SEAL)

**EXHIBIT A**  
Proposed Zoning Atlas Map Amendment  
(E-1) Single-Family Estate Density Zone



**EXHIBIT B**  
Sketch & Legal Description



Legal Description

33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT, TH N 00 14 50 W 0.03 FT, TH N 00 02 57 E 77.97 FRT TO POB, TH CONT N 00 02 57 W 442.78 FT, TH N 89 42 06 EF 30.33 FT, TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102, TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)