

DRAFT



CITY OF FORT PIERCE PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, **FEBRUARY 9, 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**

Chair Kreisl entered the meeting at 2:05 PM.

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

Staff Present: Sara Hedges, City Attorney
Kev Freeman, Planning Director
Kerry Driver, Senior Planner
Alicia Rosenthal, Planning and Development Organizer

4. **CONSIDERATION OF ABSENCES**

All members were in attendance.

5. **APPROVAL OF MINUTES**

- a. Minutes from the January 12, 2026, meeting.

Motion was made by Christopher Widing, and seconded by Clayton Johnson to approve the minutes from the January 12, 2026, meeting.

AYE: Christopher Widing, Alexander Edwards, Clayton Johnson, Justine Carter, Ryan Collins, Nichelle Clemons

Passed

6. NEW BUSINESS

- a. **PZZAM2025-00001**
Zoning Atlas Map Amendment
Italian Castle
4560 S. 25th Street

Before the presentation, the city attorney stated Ryan Collins may have a conflict of interest. Mr. Collins stated he potentially may have a conflict of interest and, in abundance of caution, he recused himself.

Ms. Driver gave an overview of the Zoning Atlas Map Amendment. She stated the request is to rezone the property's zoning classification from the county's zoning (AR-1) to the city's zoning (E-1). Ms. Driver said the site area is approximately 20.06 acres. She said on August 19, 2024, the 20.06-acre property was annexed into the City and retained the County zoning.

Chair Kreisl asked if all the county zoning designations on the property would be rezoned to E-1. He also asked if there were any Technical Review Committee issues with the current build on the property.

Dennis Murphy, the applicant's representative, said a utility annexation agreement was signed and at the time of annexation the zoning was not changed properly. He explained that the rezoning is part of the clean-up process. He said the bulk of the property is zoned AR-1, which is roughly equivalent to E-1 zoning in the city.

Ms. Clemons asked if there are future plans for development.

Mr. Murphy said it would not be a subdivision, and they are working out the specifics, which will be brought forward at another meeting. He noted there would be no additional density on the property.

Motion was made by Nichelle Clemons, and seconded by Alexander Edwards to forward a recommendation of approval to rezone the property' from the county's zoning to the city zoning, (E-1), for 4560 S. 25th Street.

AYE: Christopher Widing, Alexander Edwards, Clayton Johnson, Justine Carter, Nichelle Clemons, Chairman Anton Kreisl

Other: Ryan Collins (ABSTAIN)

Passed

7. COMMENTS FROM THE PUBLIC

There were no comments from the public.

8. DIRECTOR'S REPORT

Mr. Feeman explained in the past that the FPUA annexation agreements were approved with expediency, since there was not much difference in the city area. He said that property owners can come back for a zoning ratification if they want to develop the property, as long as it does not create any non-conformities.

Mr. Freeman said the Evaluation and Appraisal report was submitted to the state. He said the City Commission accepted the recommendation from the Planning Board on the annexations. Mr. Freeman said the city is waiting for comments from the state, and he would inform the Board if any amendments come through.

Mr. Freeman informed the Board of two applications coming to the next Technical Review Committee meeting on February 19, 2026. He said the first application is for an Amazon One Grocery, a 1.1 million square foot distribution center for natural foods. The second application is for a 126 acre annexation on Gordy Road, west of I-95 and the Turnpike. Mr. Freeman said the property is close to 10-mile creek and the recently approved Gordy Road development. He noted, at the same meeting, there will also be a Final Planned Development for Gordy Creek. He said he expects a bit of discussion on the annexation aligning with the city and the Commissioners' point of view.

9. BOARD COMMENTS

There were no Board comments.

10. ADJOURNMENT



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)

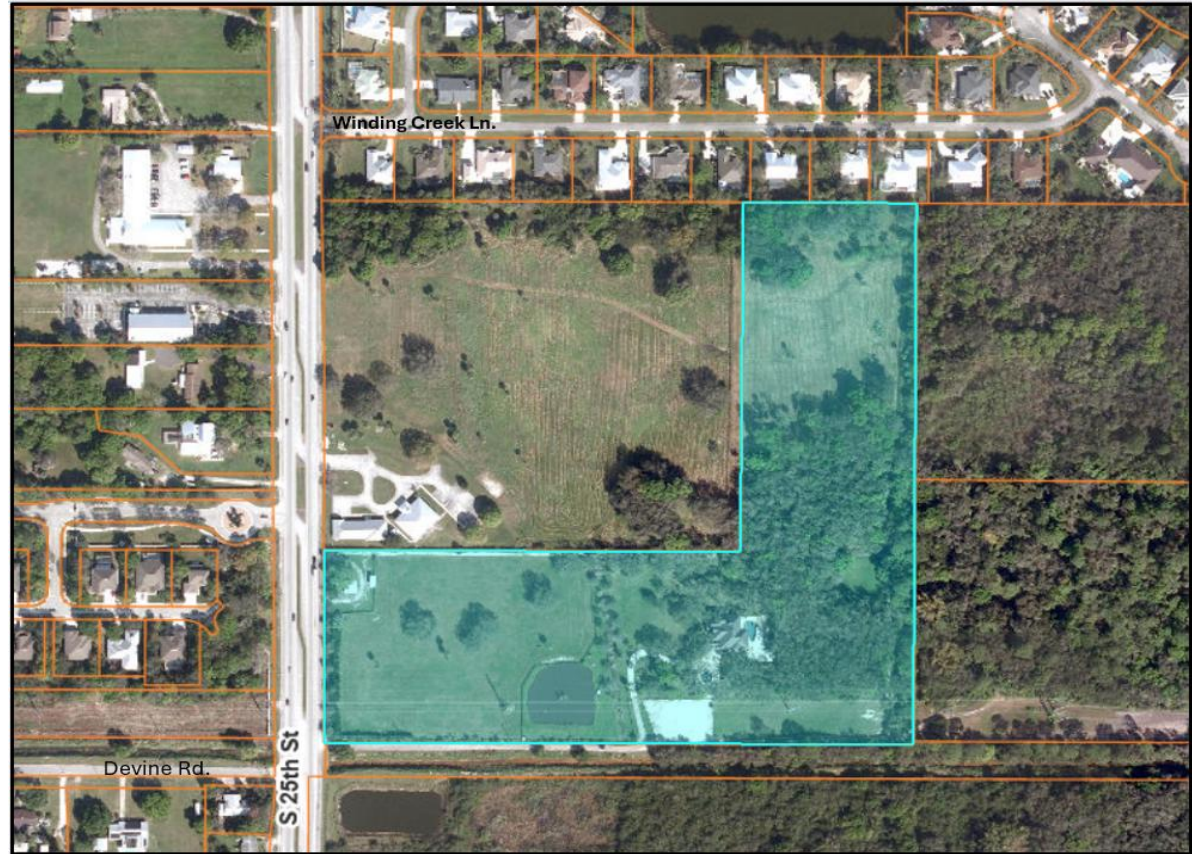
PARCEL ID:

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



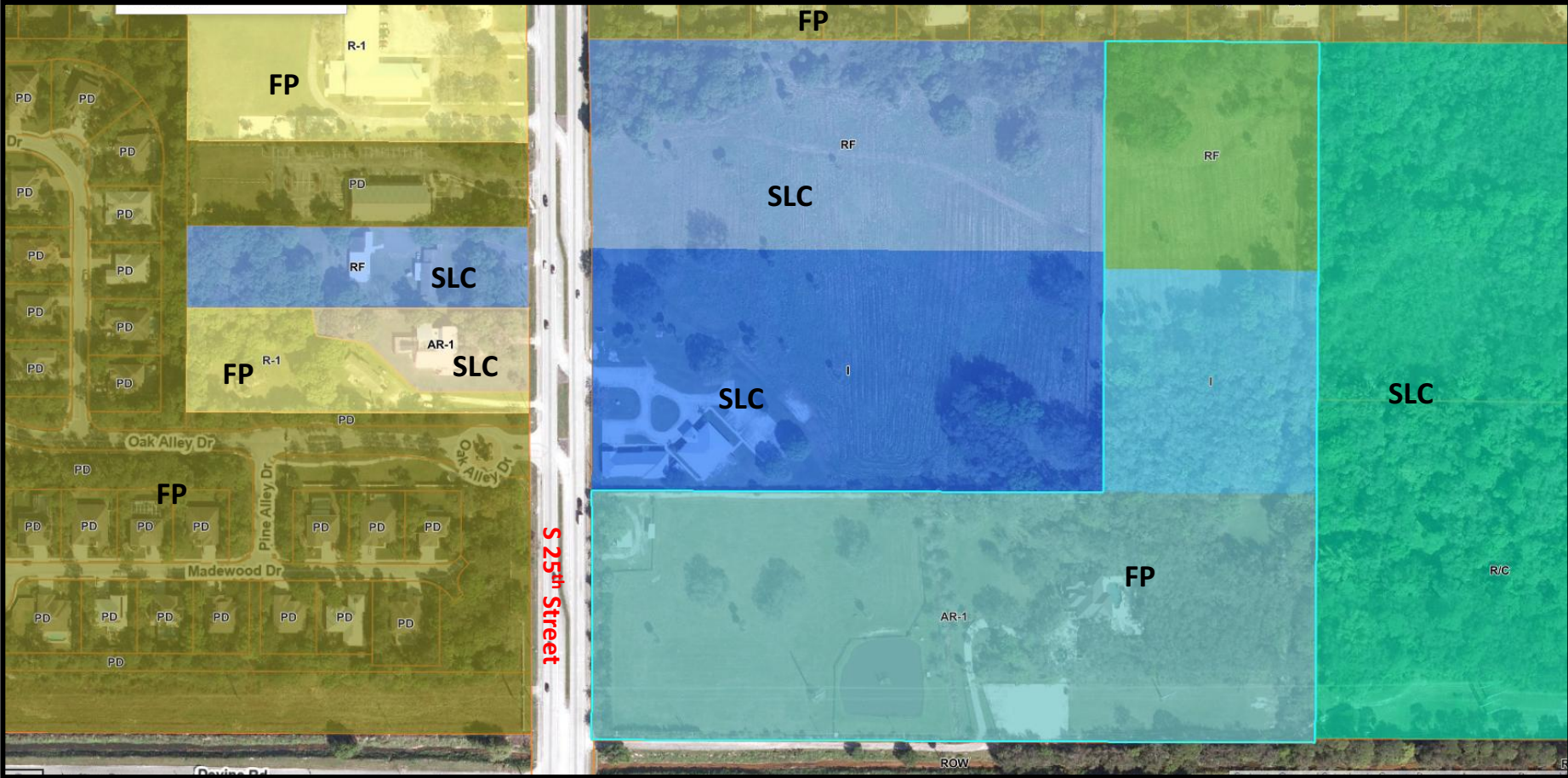
BACKGROUND

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



ZONING: City/County



ZONING: E1 Single-Family Estate Density Zone

Sec. 125-188. - Single-Family Estate Density Zone (E-1).




- (a) *Purpose.* This classification is intended to provide for areas of single-family dwellings with an average net density of approximately one unit per acre.
- (b) *Basic use standards.* Uses in an E-1 zone must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.
- (1) *Lot size.*
- The minimum lot area for single-family dwellings shall be 30,000 square feet.
 - The minimum lot width shall be 100 feet.
 - The minimum lot depth shall be 200 feet.
- (2) *Yards.*
- The minimum depth of the front yard will be 85 feet.
 - The minimum depth of the side yards shall be 15 feet, except on corner lots the minimum side yard depth on a street side will be 20 feet.
 - The minimum depth of the rear yard shall be 40 feet for a distance equal to 30 percent of the length of a line which is parallel to the rear lot line, is 40 feet from the rear lot line and extends to the closest property lines. The minimum depth of the rear yard for the remainder of the lot will be 14 feet, except on double-frontage and waterfront lots it shall be 40 feet.
- (3) *Lot coverage.* Buildings will not cover more than 25 percent of the lot.
- (4) *Building heights.* No building shall exceed a height of 35 feet above grade.
- (c) *Other applicable use standards.*
- Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter, except that buildings not on double-frontage lots may be in the rear yard if they are at least seven feet from the rear lot line.
 - On any lot used for residential purposes, no more than one residential building will be allowed on the lot, except one building without kitchen facilities may be allowed as a guest house, provided that the lot on which such guest house is located is 30,000 square feet or more in size.
 - Every lot shall abut a street other than an alley for at least 25 feet, except the minimum frontage for a lot on a cul-de-sac shall be 15 feet.
 - Materials or objects which would detract from open space character of an uncovered and unenclosed area will not be permitted in such an area.
 - All uses will comply with applicable access, parking and loading standards in [sections 125-315](#) and [125-316](#).
 - Conditional uses will meet the requirements in [sections 125-235](#) through [125-247](#).
 - Signs will comply with standards referred to in [section 125-310](#).



PROPOSED ZONING: City

Proposed Zoning:

 E-1, Single Family Estate Density

Land size: 20.06 acres
Land size: 873,814 sq. ft.



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. 25th Streett

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <i>Collins, Ryan Edward</i>	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>City of Fort Pierce Planning Board</i>
MAILING ADDRESS <i>3705 Bennington Lane</i>	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY COUNTY <i>Fort Pierce St. Lucie</i>	NAME OF POLITICAL SUBDIVISION:
DATE ON WHICH VOTE OCCURRED <i>2/9/26</i>	MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Ryan Collins, hereby disclose that on February 9th, 20 26:

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____;
- inured to the special gain or loss of my relative, _____;
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

past conversation & potential future business relationship with applicant/property owner.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

2/9/26
Date Filed

[Signature]
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.