



CITY OF FORT PIERCE

City Commission

May 6th, 2024

Florida Barn - Rezoning
3720 Okeechobee Road

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APPLICANT

Janica Jules

PROPERTY OWNER(S)

Daniel and Janica Jules

PARCEL ID #(S):

2417-331-0002-000-7

SUMMARY

Request for review of an application for a Zoning Atlas Map Amendment of one (1) parcel of land to change the zoning classification from Neighborhood Commercial (C-2) to General Commercial (C-3).

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SITE LOCATION



SITE AREA= 1.06 +/- Acres

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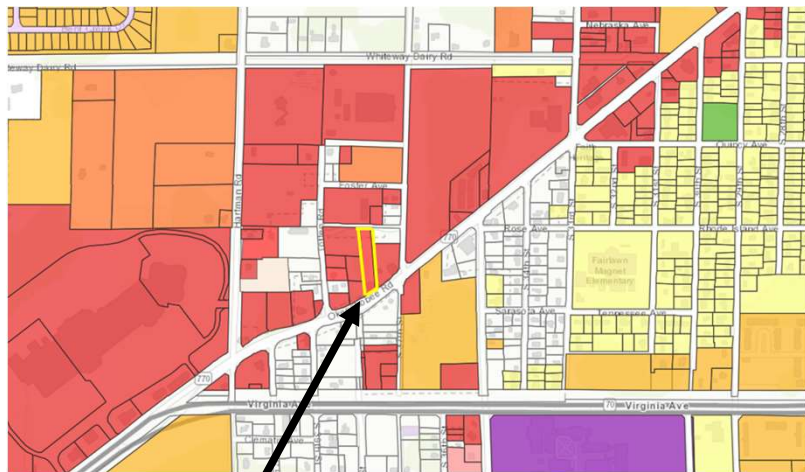


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FUTURE LAND USE

Current FLU: BC,
Boundary Commercial

Proposed FLU: GC,
General Commercial



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ZONING

Zoning: C-2,
Neighborhood
Commercial

Proposed Zoning:
C-3, General
Commercial



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ZONING

Intent of C-3 District: The district is intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and tourist/entertainment facilities. Many public and semi-public uses are also appropriate. Compared to the C-4 zone, this district is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services and small warehousing and wholesaling operations. Although this zone should be located along or near arterial or collector streets, it is not the intent of this district to encourage the extension of strip commercial areas. Instead, it should promote concentrations of commercial activities.

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St. Lucie County PW/Engineering

St. Lucie County-Public Works has no comments regarding the Zoning Atlas Amendment. Additional comments will be provided after the review of construction plans and traffic report.

PLANNING BOARD

At their March 11th, 2024, meeting, the Planning Board voted unanimously to move this Rezoning to City Commission with a recommendation of approval.

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ANALYSIS

- Staff recommends Approval of the request
 - Consistent with surrounding Zoning
 - Consistent with Section 125-136 of City Code & the Comprehensive Plan
 - Does not adversely affect the public health, safety, convenience and general welfare

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RECOMMENDATION

Staff recommendation is for City Commission to vote **APPROVAL** of the proposed Rezoning.

ALTERNATIVE RECOMMENDATION

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

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BRETSKY LINDSAY, INC.
SURVEYORS AND MAPPING

2417200007, 2417200008 &
2417200009, ST. LUCIE COUNTY, FLORIDA

BOUNDARY & ALIEN'S LAND TITLE SURVEY

JANIS JAMES