



CITY OF FORT PIERCE

City Commission

May 6th, 2024

Florida Barn - FLUMA
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

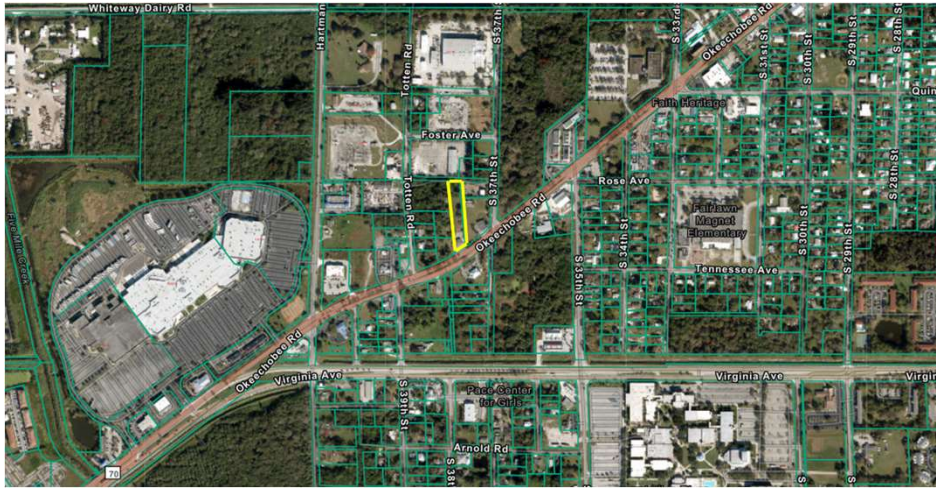
Request for review of an application for a Future Land Use Map Amendment of one (1) parcel of land to change the zoning classification from Boundary Commercial (BC) to General Commercial (GC).

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SITE LOCATION



SITE AREA= 1.06 +/- Acres

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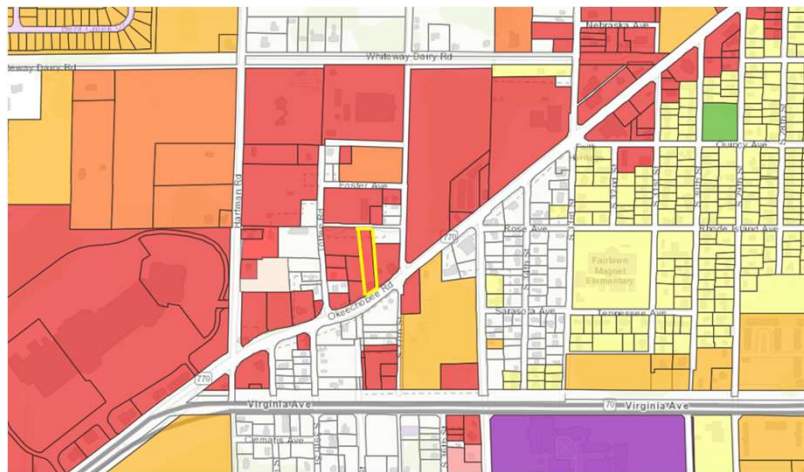


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FUTURE LAND USE

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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Future Land Use

Land Use Category	Max Density (gross) Du/Acre	Non-Residential FAR	Notes
BOUNDARY COMMERCIAL (BC)	-	1.0	
GENERAL COMMERCIAL (GC)	15	1.0	Residential restricted to 20% of Total Floor Area

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Future Land Use Comparison

Maximum increase in Residential units = 15 subject to 20% floorspace and development regulations.

FUTURE LAND USE COMPARISON

	ACRES	SQ.FT
SITE AREA	1.06	46,173.6

FLU		RESIDENTIAL		COMMERCIAL	
		MAX DENSITY	MAX UNITS	FAR	MAX FLOORSPACE
EXISTING	BOUNDARY COMMERCIAL (BC)	0	0	1.0	46,173.6SQ.FT
PROPOSED	GENERAL COMMERCIAL (GC)	15	15	1.0	46,173.6SQ.FT
		INCREASE / (DECREASE)		15	0.0SQ.FT

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St. Lucie County PW/Engineering

St. Lucie County-Public Works has no comments regarding the Future Land Use Map 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 FLUMA to City Commission with a recommendation of approval.

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Future Land Use

- Staff recommends Approval of the request
 - Consistent with surrounding Future Land Use
 - Consistent with the Comprehensive Plan
 - Does not adversely affect the public health, safety, convenience and general welfare

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RECOMMENDATION

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

ALTERNATIVE RECOMMENDATION

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

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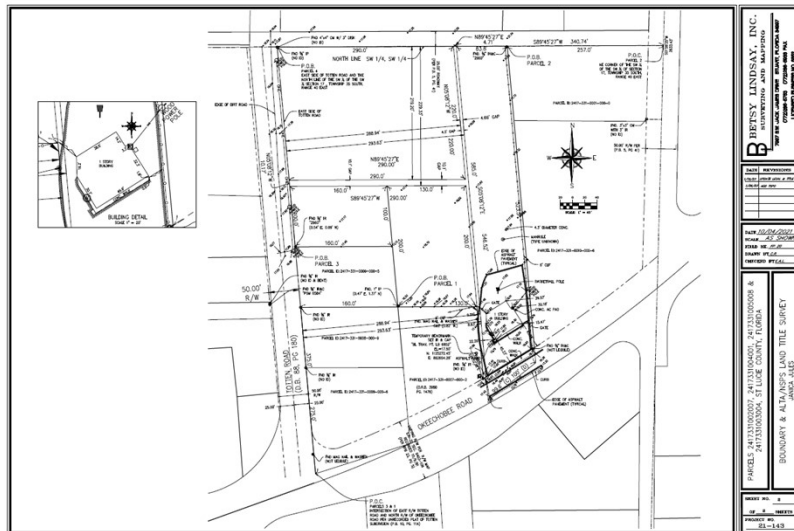
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