



St. Lucie County Fire District – Milner Drive

Major Site Plan Amendment

Project No. P07-002-A4

City Council Meeting

Francis Forman, Planner III

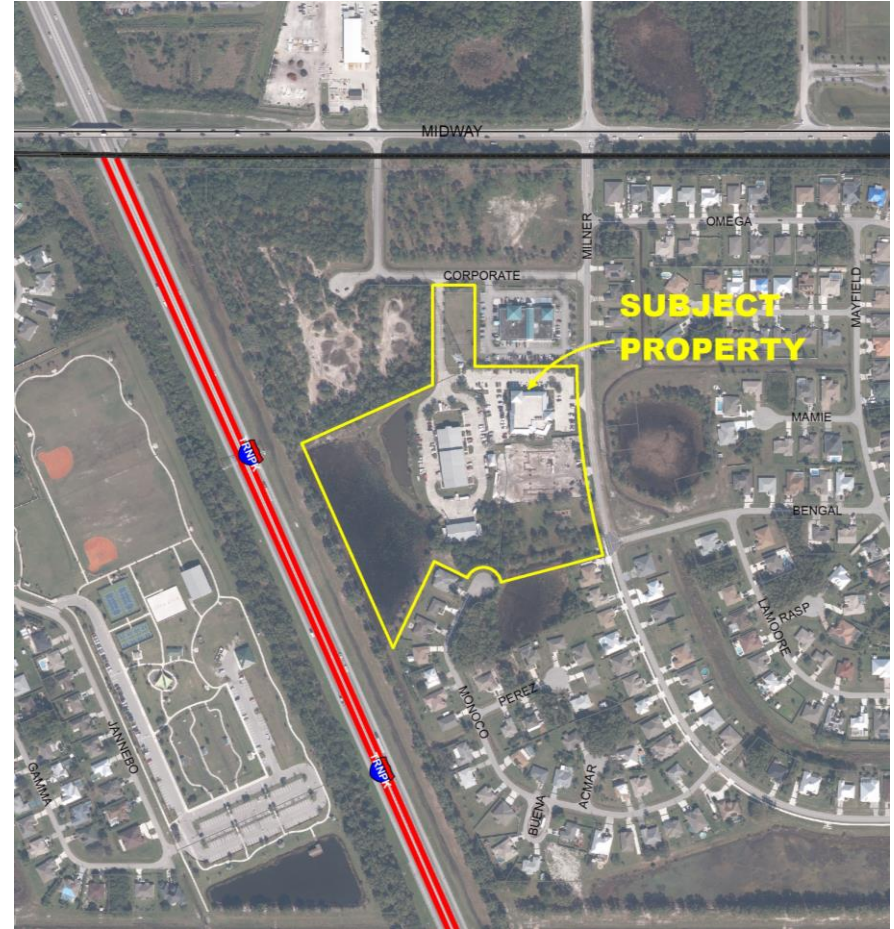
October 27, 2025

Request Summary

- Owner: SLC Ft. Pierce Fire District
- Applicant: Darren Guettler, Velcon Engineering & Surveying, LLC
- Location: 5160 NW Milner Drive.
- Request: The applicant is requesting approval of a major site plan amendment to the St. Lucie County Fire District complex on Milner Drive to add a vehicle storage building.

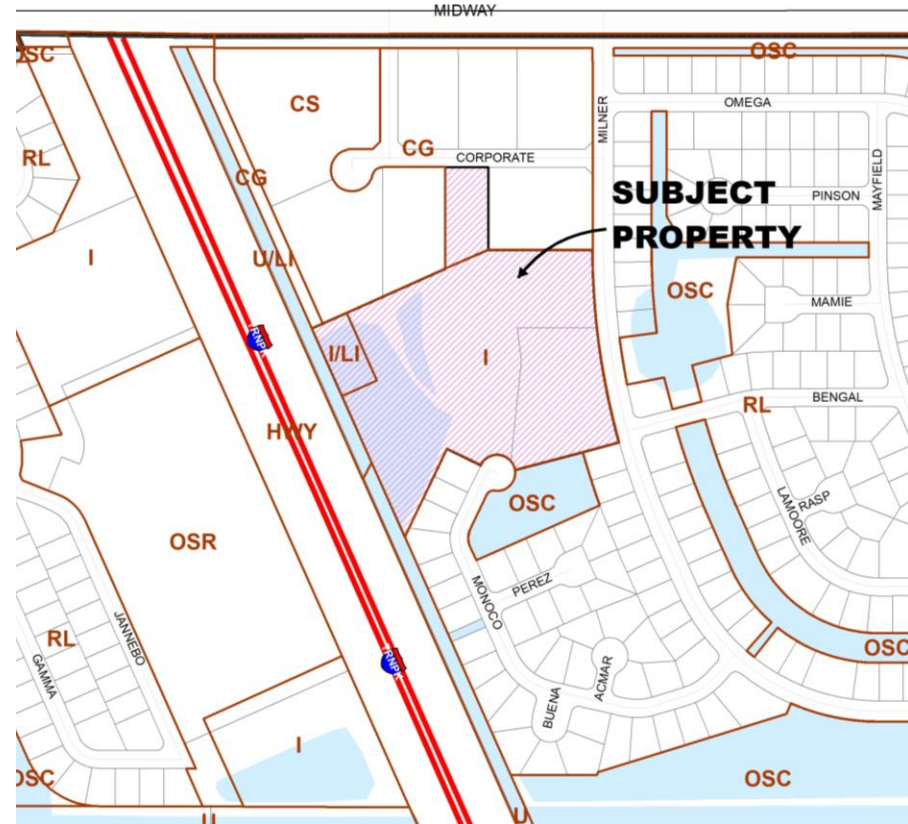
Surrounding Areas (Aerial)

Direction	Existing Use	Future Land Use	Zoning
North	St. Lucie County Public Health Building	CG, CS	CG, CS
South	Single-Family Residential	RL, OSC	RS-2
East	Single-Family Residential	RL, OSC	RS-2
West	Florida Turnpike	U/LI, HWY	U/IN, I



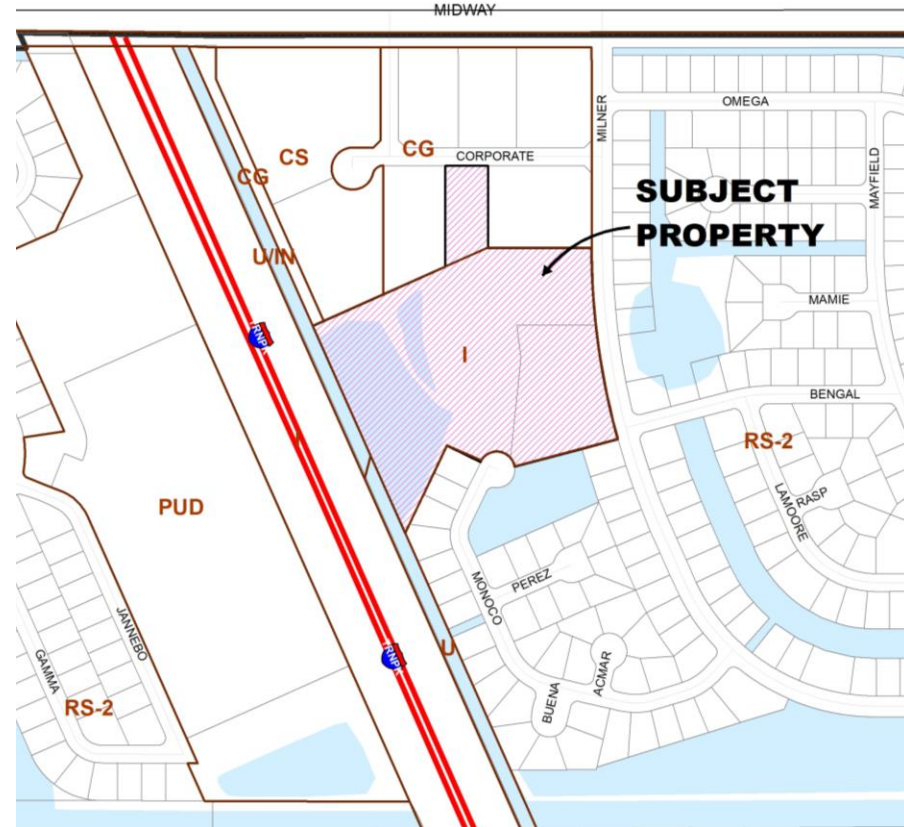
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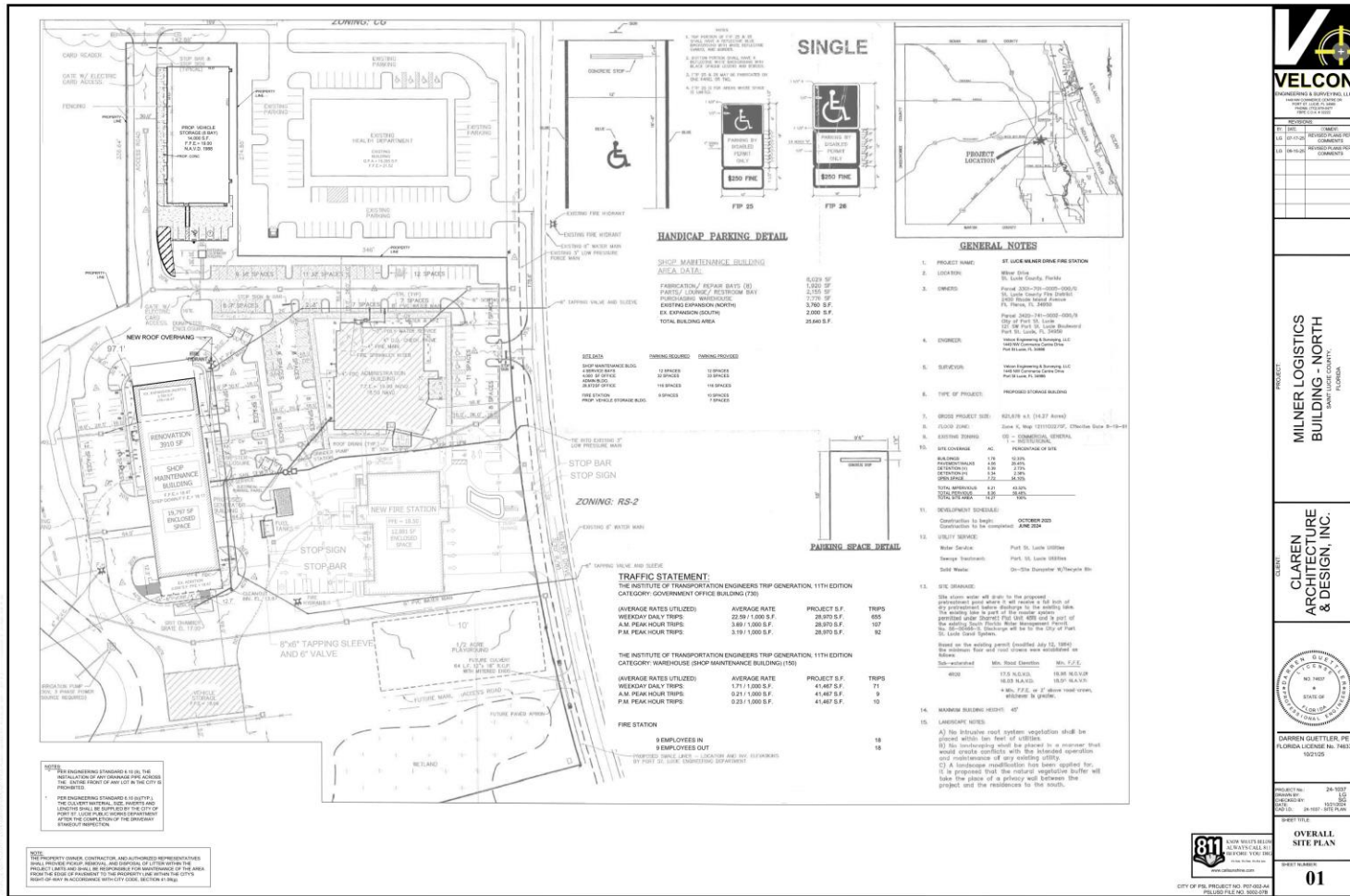
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Landscape Plan



Plant Symbol Key

- Existing tree to be retained
- Existing tree to be removed
- Existing tree to be relocated on site
- Existing vegetation to retain
- Existing vegetation to be removed

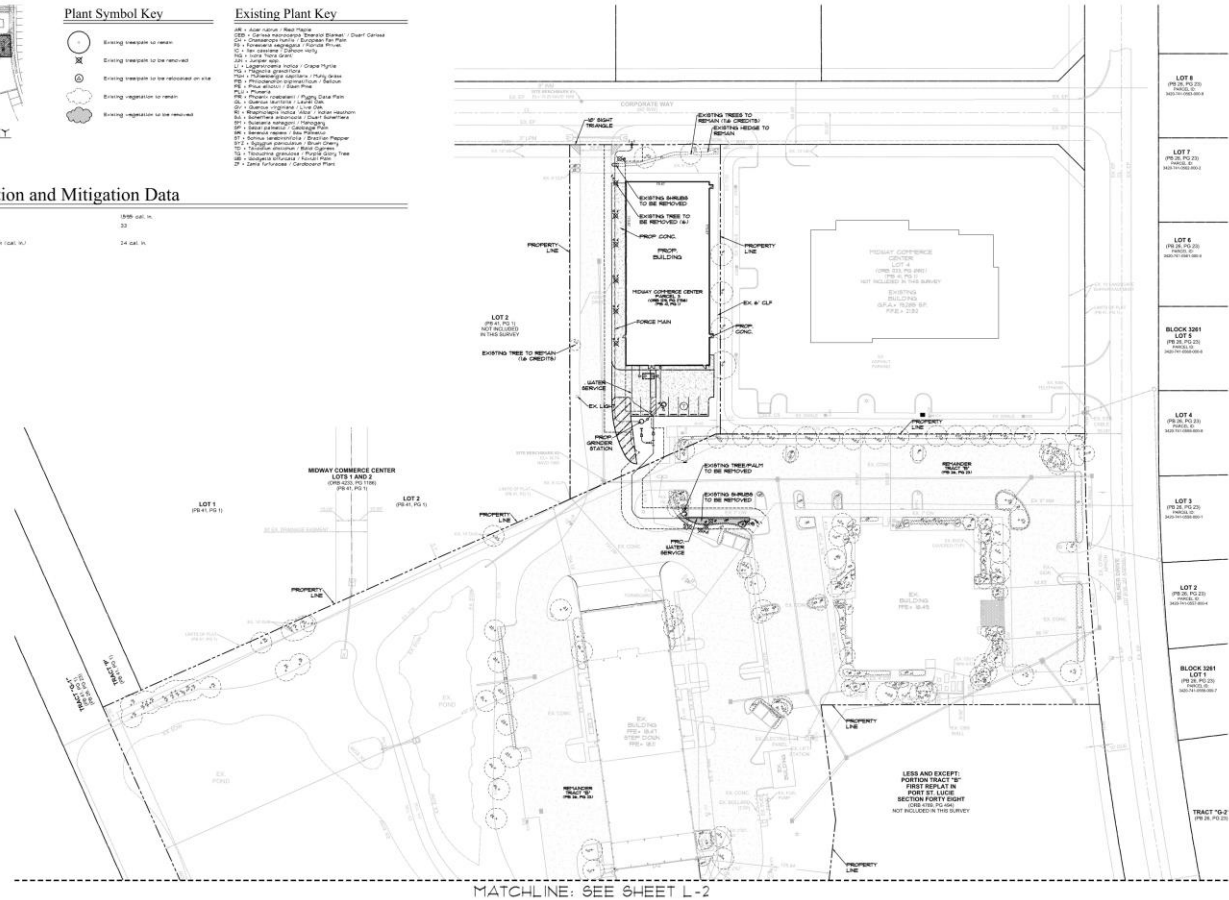
Existing Plant Key

- AB - 1.00' x 1.00' - Red Maple
- CB - 1.00' x 1.00' - Live Oak
- DB - 1.00' x 1.00' - Live Oak
- EB - 1.00' x 1.00' - Live Oak
- FB - 1.00' x 1.00' - Live Oak
- GB - 1.00' x 1.00' - Live Oak
- HB - 1.00' x 1.00' - Live Oak
- IB - 1.00' x 1.00' - Live Oak
- JB - 1.00' x 1.00' - Live Oak
- KB - 1.00' x 1.00' - Live Oak
- LB - 1.00' x 1.00' - Live Oak
- MB - 1.00' x 1.00' - Live Oak
- NB - 1.00' x 1.00' - Live Oak
- OB - 1.00' x 1.00' - Live Oak
- PB - 1.00' x 1.00' - Live Oak
- QB - 1.00' x 1.00' - Live Oak
- RB - 1.00' x 1.00' - Live Oak
- SB - 1.00' x 1.00' - Live Oak
- TB - 1.00' x 1.00' - Live Oak
- UB - 1.00' x 1.00' - Live Oak
- VB - 1.00' x 1.00' - Live Oak
- WB - 1.00' x 1.00' - Live Oak
- XB - 1.00' x 1.00' - Live Oak
- YB - 1.00' x 1.00' - Live Oak
- ZB - 1.00' x 1.00' - Live Oak

Tree Disposition and Mitigation Data

Trees Preserved On Site (cal. ft.)
 100 cal. ft.
 33

Trees Removed Requiring Mitigation (cal. ft.)
 24 cal. ft.



PARKER-YANNETTE
design group, inc.

14000 LANE, SUITE 100, FORT MYERS, FL 33907
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MILNER LOGISTICS BUILDING - NORTH
 SAINT LUCIE COUNTY, FLORIDA
 TREE MANAGEMENT PLAN

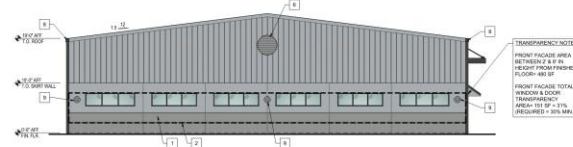
DATE: 02/05/2013
 DRAWN BY: AD
 JOB NO.: 13-004
 SCALE: 1" = 40'-0"
 FILENAME: Tree Mgmt. N

REVISIONS

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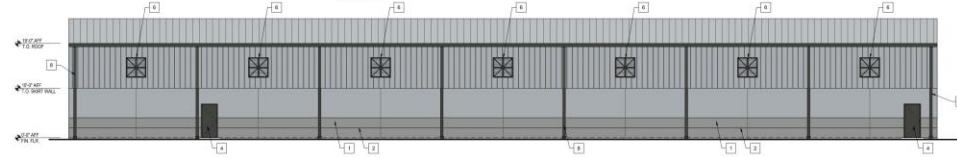
Building Elevations



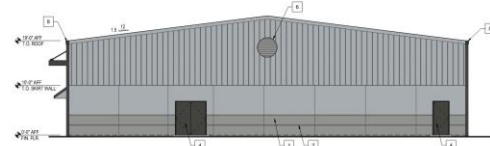
01 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



02 WEST ELEVATION
SCALE: 1/8" = 1'-0"



03 EAST ELEVATION
SCALE: 1/8" = 1'-0"



04 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

COLOR LEGEND	ARCHITECTURAL ELEMENTS	MATERIAL LEGEND
1. BROWN COLOR 1 (W/OUT WAINSCOT) (VIA ALUMINUM) 2. BROWN COLOR 2 (W/OUT WAINSCOT) (VIA ALUMINUM) 3. BROWN COLOR 3 (W/OUT WAINSCOT) (VIA ALUMINUM) 4. BROWN COLOR 4 (W/OUT WAINSCOT) (VIA ALUMINUM) 5. BROWN COLOR 5 (W/OUT WAINSCOT) (VIA ALUMINUM) 6. BROWN COLOR 6 (W/OUT WAINSCOT) (VIA ALUMINUM) 7. BROWN COLOR 7 (W/OUT WAINSCOT) (VIA ALUMINUM) 8. BROWN COLOR 8 (W/OUT WAINSCOT) (VIA ALUMINUM)	1. ARCHITECTURAL ELEMENTS REQUIRED FROM TABLE 101. 2. ARCHITECTURAL ELEMENTS PROVIDED. 3. STANDING SEAM METAL ROOF. 4. CORRUGATED METAL ROOF COVERED AT LEAST 50% OF ONE SIDE OF BUILDING. 5. CORRUGATED METAL ROOF COVERED AT LEAST 50% OF ONE SIDE OF BUILDING. 6. CORRUGATED METAL ROOF COVERED AT LEAST 50% OF ONE SIDE OF BUILDING. 7. CORRUGATED METAL ROOF COVERED AT LEAST 50% OF ONE SIDE OF BUILDING. 8. CORRUGATED METAL ROOF COVERED AT LEAST 50% OF ONE SIDE OF BUILDING.	1. BRICK/CLAY TILE (W/OUT WAINSCOT) 2. 1/2" EXPANDED LATH (W/OUT WAINSCOT) 3. IMPACT RATED ALUMINUM GLASS SYSTEM IN DARK 4. BRONZE FRAMED WATCHDOG 5. BRONZE FRAMED WATCHDOG 6. BRONZE FRAMED WATCHDOG 7. BRONZE FRAMED WATCHDOG 8. BRONZE FRAMED WATCHDOG 9. BRONZE FRAMED WATCHDOG 10. BRONZE FRAMED WATCHDOG 11. BRONZE FRAMED WATCHDOG 12. BRONZE FRAMED WATCHDOG 13. BRONZE FRAMED WATCHDOG 14. BRONZE FRAMED WATCHDOG 15. BRONZE FRAMED WATCHDOG 16. BRONZE FRAMED WATCHDOG 17. BRONZE FRAMED WATCHDOG 18. BRONZE FRAMED WATCHDOG 19. BRONZE FRAMED WATCHDOG 20. BRONZE FRAMED WATCHDOG 21. BRONZE FRAMED WATCHDOG 22. BRONZE FRAMED WATCHDOG 23. BRONZE FRAMED WATCHDOG 24. BRONZE FRAMED WATCHDOG 25. BRONZE FRAMED WATCHDOG 26. BRONZE FRAMED WATCHDOG 27. BRONZE FRAMED WATCHDOG 28. BRONZE FRAMED WATCHDOG 29. BRONZE FRAMED WATCHDOG 30. BRONZE FRAMED WATCHDOG 31. BRONZE FRAMED WATCHDOG 32. BRONZE FRAMED WATCHDOG 33. BRONZE FRAMED WATCHDOG 34. BRONZE FRAMED WATCHDOG 35. BRONZE FRAMED WATCHDOG 36. BRONZE FRAMED WATCHDOG 37. BRONZE FRAMED WATCHDOG 38. BRONZE FRAMED WATCHDOG 39. BRONZE FRAMED WATCHDOG 40. BRONZE FRAMED WATCHDOG 41. BRONZE FRAMED WATCHDOG 42. BRONZE FRAMED WATCHDOG 43. BRONZE FRAMED WATCHDOG 44. BRONZE FRAMED WATCHDOG 45. BRONZE FRAMED WATCHDOG 46. BRONZE FRAMED WATCHDOG 47. BRONZE FRAMED WATCHDOG 48. BRONZE FRAMED WATCHDOG 49. BRONZE FRAMED WATCHDOG 50. BRONZE FRAMED WATCHDOG 51. BRONZE FRAMED WATCHDOG 52. BRONZE FRAMED WATCHDOG 53. BRONZE FRAMED WATCHDOG 54. BRONZE FRAMED WATCHDOG 55. BRONZE FRAMED WATCHDOG 56. BRONZE FRAMED WATCHDOG 57. BRONZE FRAMED WATCHDOG 58. BRONZE FRAMED WATCHDOG 59. BRONZE FRAMED WATCHDOG 60. BRONZE FRAMED WATCHDOG 61. BRONZE FRAMED WATCHDOG 62. BRONZE FRAMED WATCHDOG 63. BRONZE FRAMED WATCHDOG 64. BRONZE FRAMED WATCHDOG 65. BRONZE FRAMED WATCHDOG 66. BRONZE FRAMED WATCHDOG 67. BRONZE FRAMED WATCHDOG 68. BRONZE FRAMED WATCHDOG 69. BRONZE FRAMED WATCHDOG 70. BRONZE FRAMED WATCHDOG 71. BRONZE FRAMED WATCHDOG 72. BRONZE FRAMED WATCHDOG 73. BRONZE FRAMED WATCHDOG 74. BRONZE FRAMED WATCHDOG 75. BRONZE FRAMED WATCHDOG 76. BRONZE FRAMED WATCHDOG 77. BRONZE FRAMED WATCHDOG 78. BRONZE FRAMED WATCHDOG 79. BRONZE FRAMED WATCHDOG 80. BRONZE FRAMED WATCHDOG 81. BRONZE FRAMED WATCHDOG 82. BRONZE FRAMED WATCHDOG 83. BRONZE FRAMED WATCHDOG 84. BRONZE FRAMED WATCHDOG 85. BRONZE FRAMED WATCHDOG 86. BRONZE FRAMED WATCHDOG 87. BRONZE FRAMED WATCHDOG 88. BRONZE FRAMED WATCHDOG 89. BRONZE FRAMED WATCHDOG 90. BRONZE FRAMED WATCHDOG 91. BRONZE FRAMED WATCHDOG 92. BRONZE FRAMED WATCHDOG 93. BRONZE FRAMED WATCHDOG 94. BRONZE FRAMED WATCHDOG 95. BRONZE FRAMED WATCHDOG 96. BRONZE FRAMED WATCHDOG 97. BRONZE FRAMED WATCHDOG 98. BRONZE FRAMED WATCHDOG 99. BRONZE FRAMED WATCHDOG 100. BRONZE FRAMED WATCHDOG



Claren Architecture + Design, Inc.
AA20202885
6400 CONGRESS AVE. SUITE 2150
BOCA RATON, FL 33487
www.clarenarchitecture.com

New Building for:
St. Lucie County Fire District
NW Corporate Way
Port Saint Lucie, FL 34983



PRELIMINARY NOT FOR CONSTRUCTION

PROJECT # 24-037
DATE 1-30-2024
REV #
SHEET #

A-3.1

Zoning Review

- A total of 116 standard parking spaces are required with 201 spaces being provided including 8 handicap spaces.
- The proposed buildings have a proposed height of 25 feet. The maximum height allowed within the General Commercial (CG) zoning district is 35 feet.

Concurrency Review and Traffic Analysis

- The Port St. Lucie Utility Services District will provide water and sewer service.
- A traffic analysis and autoturn analysis were provided and approved by Public Works.

Traffic Impact Statement

This development with the Traffic Impact Statement was reviewed by City Staff.

Per ITE Trip Generation Manual, 11th Edition, this particular development predicts an addition of 102 PM Peak Hour trips to be generated.

The anticipated trips will have a “de minimis” impact to the surrounding roadways, therefore no additional improvements are required.

Staff Recommendation

The Site Plan Review Committee recommended approval at their September 10, 2025, meeting.