

### 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)

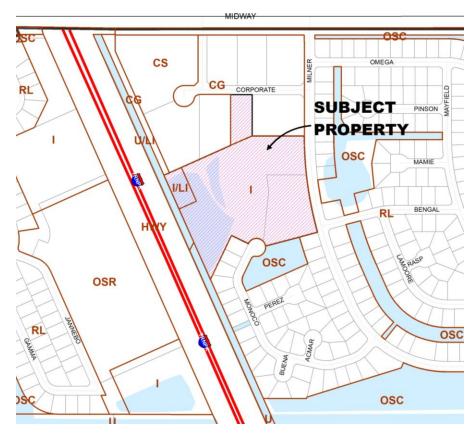
Direction	Existing Use	Future Land Use	Zoning
North	St. Lucie County Public Health Building	CG, CS	CG, CS
South	Single-Family Residential	RL, OSC	RS-2
East	Single-Family Residential	RL, OSC	RS-2
West	Florida Turnpike	U/LI, HWY	U/IN, I





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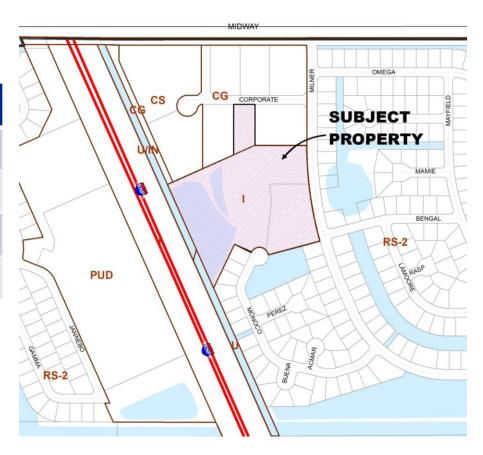
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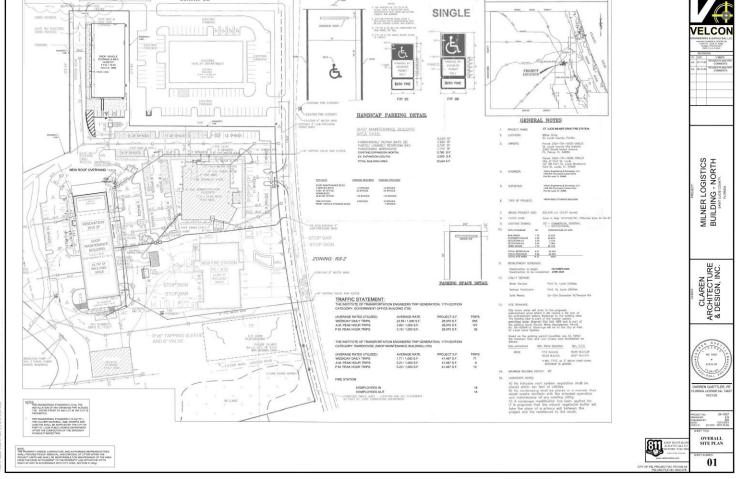
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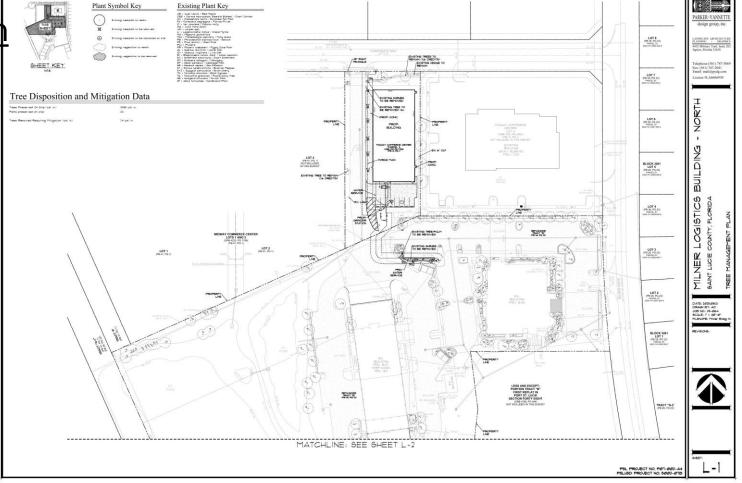


### Site Plan



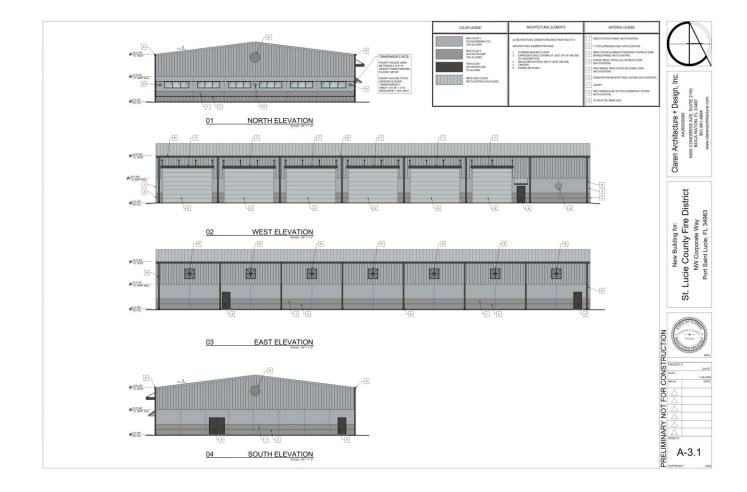


Landscape Plan





# Building Elevations





# 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.



# <u>Traffic Impact Statement</u>

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

Per ITE Trip Generation Manual, 11<sup>th</sup> 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.

