

Milner Drive Fire Station Site Plan Amendment (P07-002-A1)

City Council– September 25, 2023
Francis Forman, Planner II



Proposed Project

- A requested site plan amendment approval for a fire station located within the St. Lucie County Fire District Administrative complex (13.27 acres).
- The proposed project will include a 12,881 square feet fire station that will service the northern portion of the city.
- The City deeded over 2.95 acres of the site to the Fire District in May of 2022. Due to the transfer of ownership, the property needs to be formally subdivided with a subdivision plat so the two properties will be legal conforming lots.

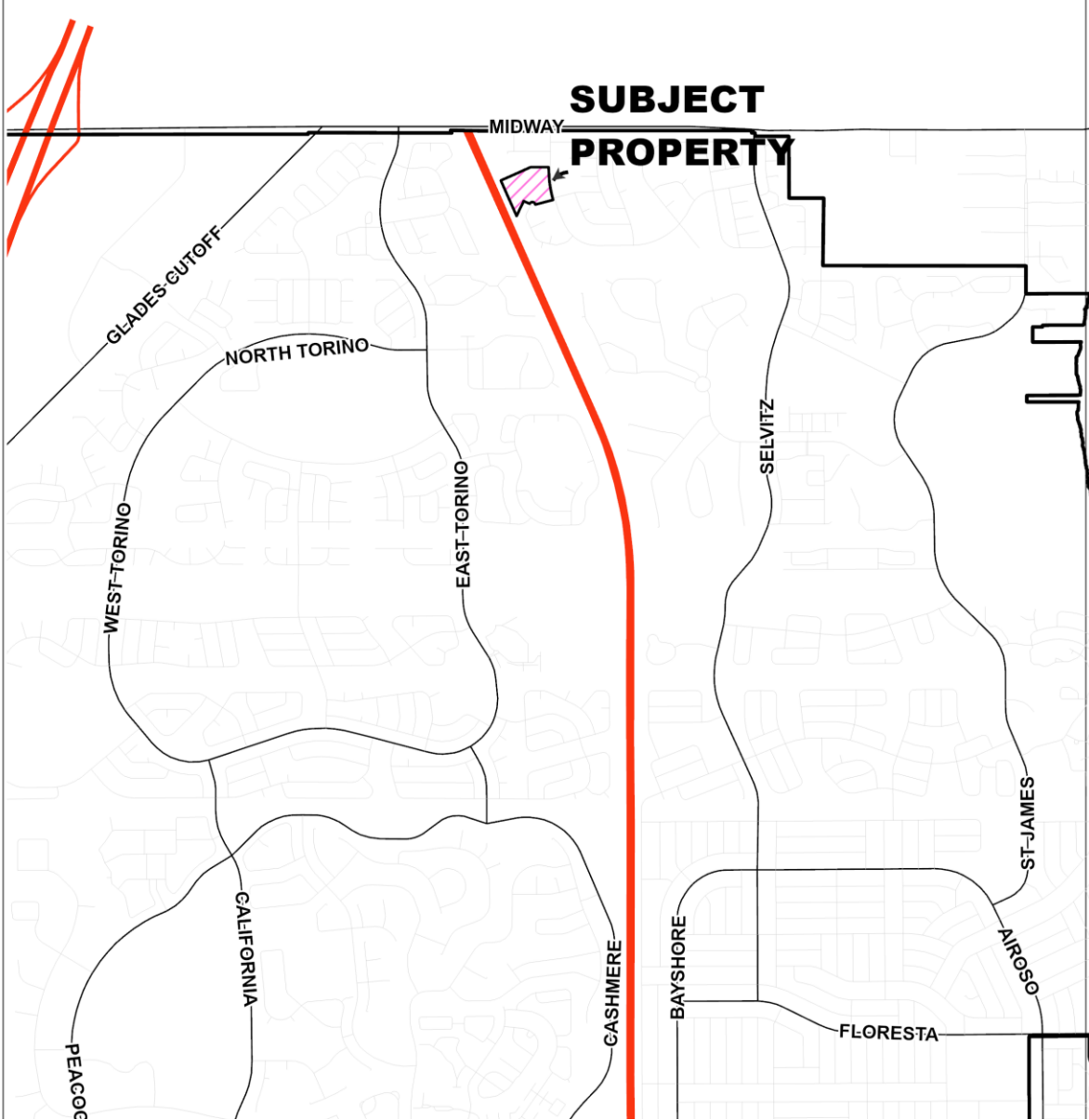


Applicant and Owner

- **Owners** – The City of Port St. Lucie & St. Lucie County Fire District
- **Applicant** – Christian Bryant, WGI
- **Location** – East side of NW Milner Drive, south of W Midway Road.
- **Existing Use** –Vacant



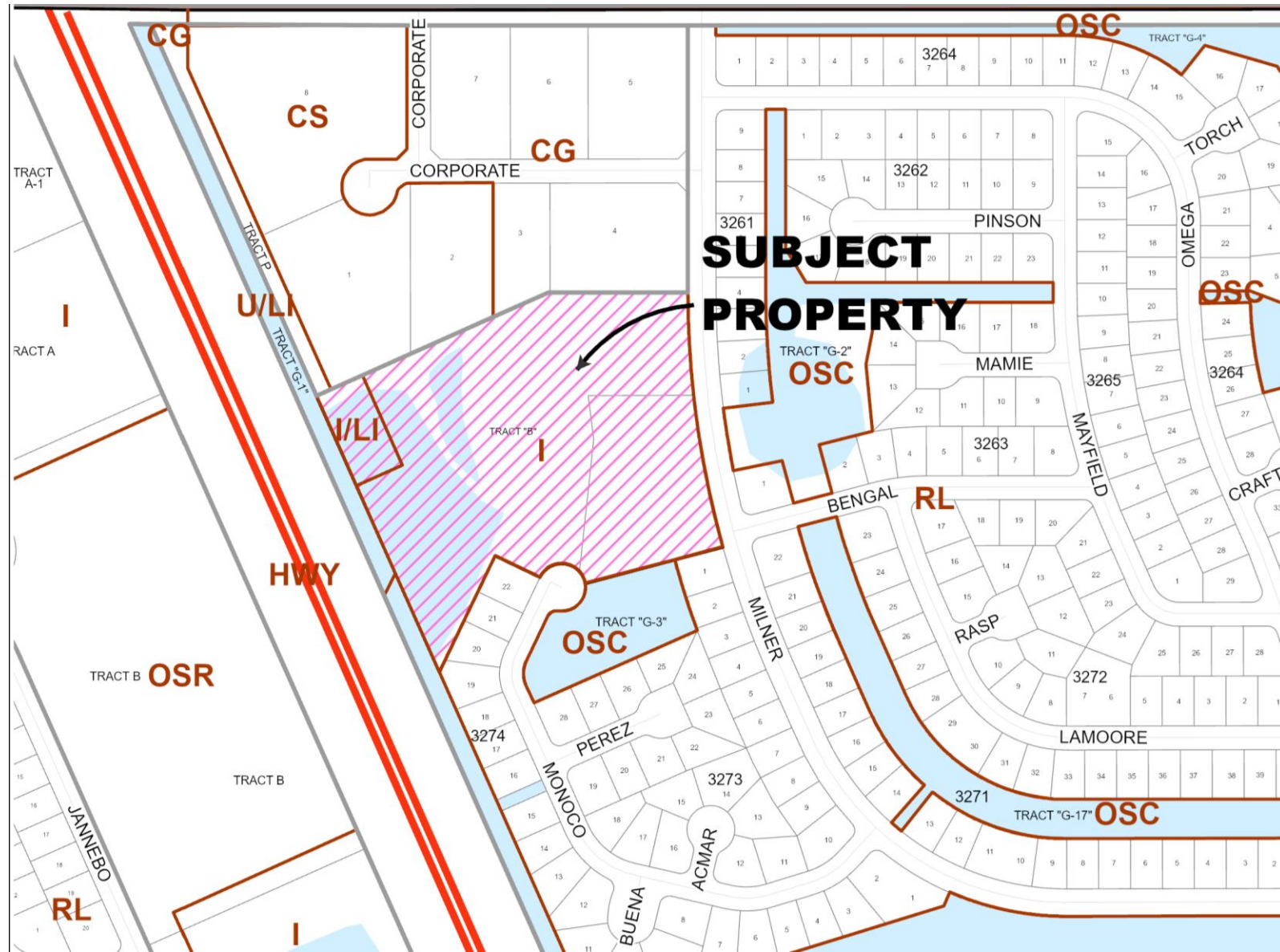
Subject Property





AERIAL

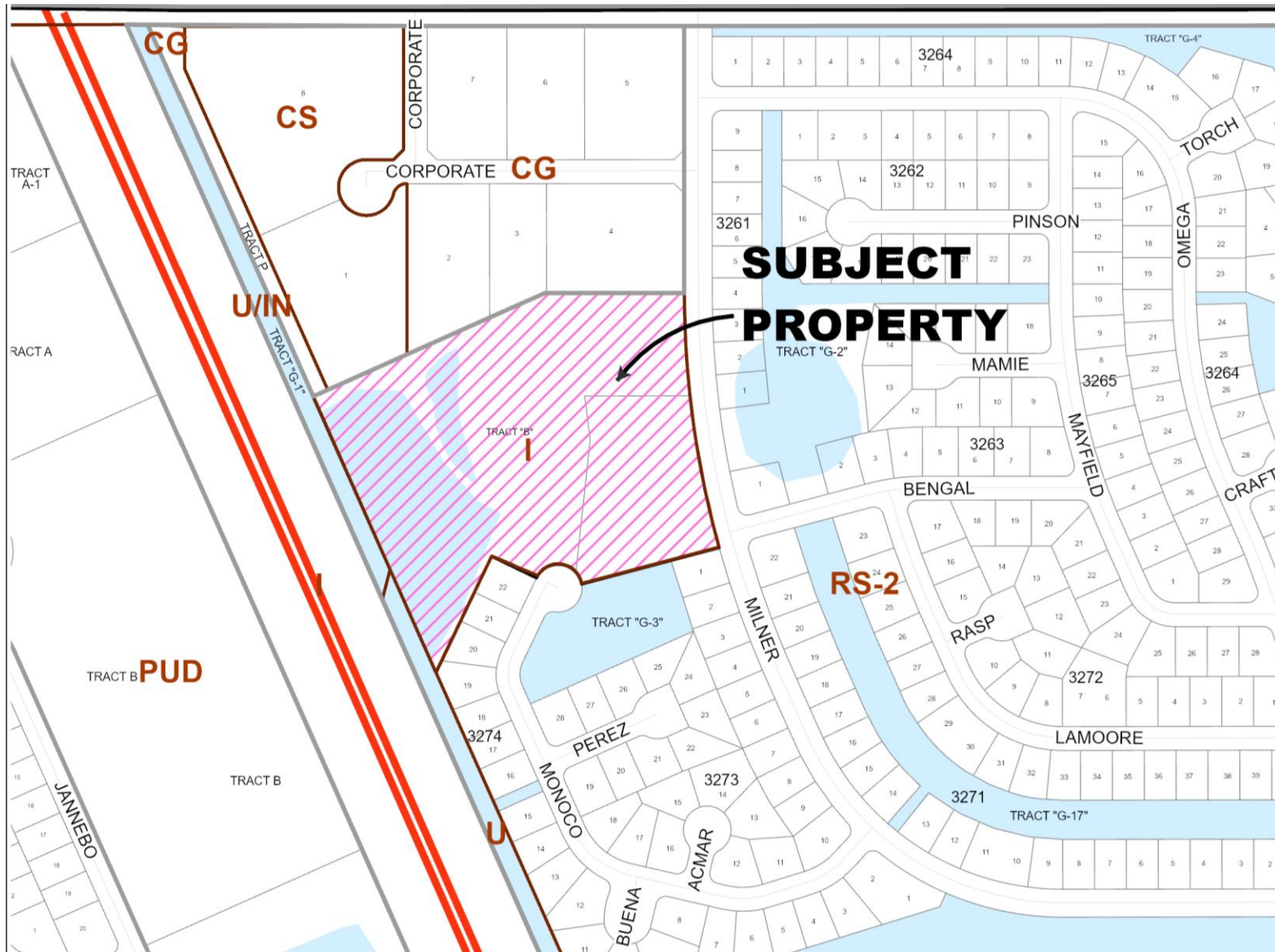




FUTURE LAND USE



ZONING



SURROUNDING USES

Direction	Future Land Use	Zoning	Existing Use
North	Institutional (I)	Institutional (I)	County Fire District Administrative Building
South	Open Space Conservation/Light Density Residential (OSC/RL)	Single-Family Residential (RS-2)	Open Space/Residential
East	Open Space Conservation/Light Density Residential (OSC/RL)	Single-Family Residential (RS-2)	Open Space/Residential
West	Institutional (I)	Institutional (I)	County Fire District Administrative Building

Zoning Review

- The subject property is within the St. Lucie County Fire District Administrative complex and complies with the Institutional zoning requirements.
- A total of 9 standard parking spaces is required and 19 provided including 1 handicapped spaces.
- Proposed building is a height of 31 feet. The maximum height allowed within the Institutional zoning district is 35 feet.



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 a generation of 29 PM Peak Hour trips.
- No significant traffic impact is proposed based on the site plan submitted.



Concurrency Review and Traffic Analysis

- The Port St. Lucie Utility Services District is the provider of sewer and water service.
- A traffic analysis and autoturn analysis were provided and approved by Public Works.



Other

<u>CRITERIA</u>	<u>FINDINGS</u>
NATURAL RESOURCE PROTECTION	This 2.95-acre site is not subject to any upland habitat mitigation and does not contain any protected trees to be removed. Therefore, no payment into the Tree Mitigation Fund will be required prior to issuance of a site work permit.
FIRE DISTRICT	Access location (external and internal) has been reviewed by the Fire District for safety purposes.
PUBLIC ART	Required, per Code applicant has 90 days after issuance of 1 st building permit to identify preferred option. At this time, the applicant has identified the in lieu option.

Recommendation

- The Planning & Zoning Department is recommending the following condition of approval:
 - Prior to the approval of any compliance review, a subdivision plat application for the subject site parcel must be submitted to the Planning & Zoning Department.
- The Site Plan Review Committee reviewed the request at a special SPRC meeting on June 28, 2023, and recommended approval.

