## 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.

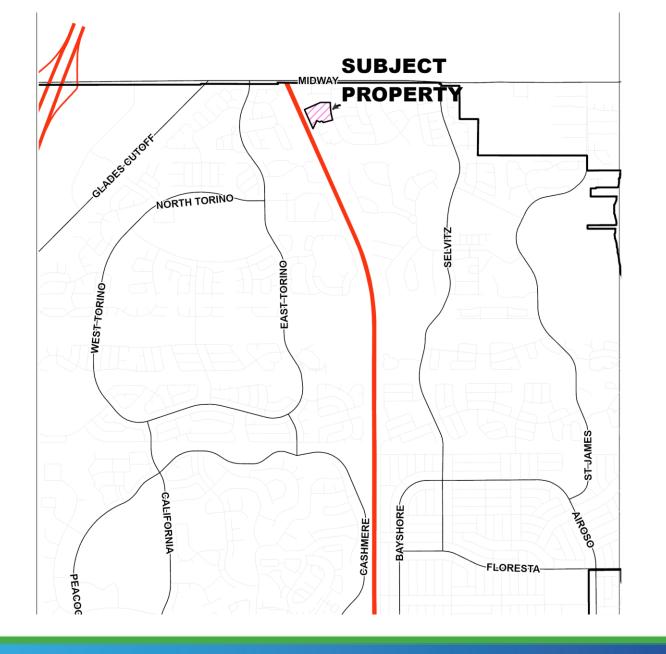
#### **Applicant and Owner**

- 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**



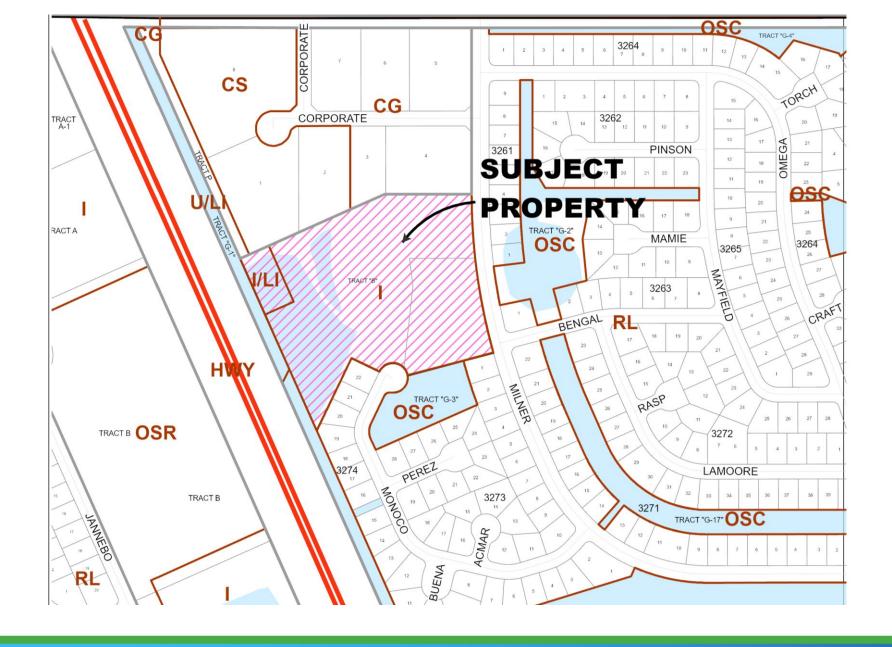




#### **AERIAL**

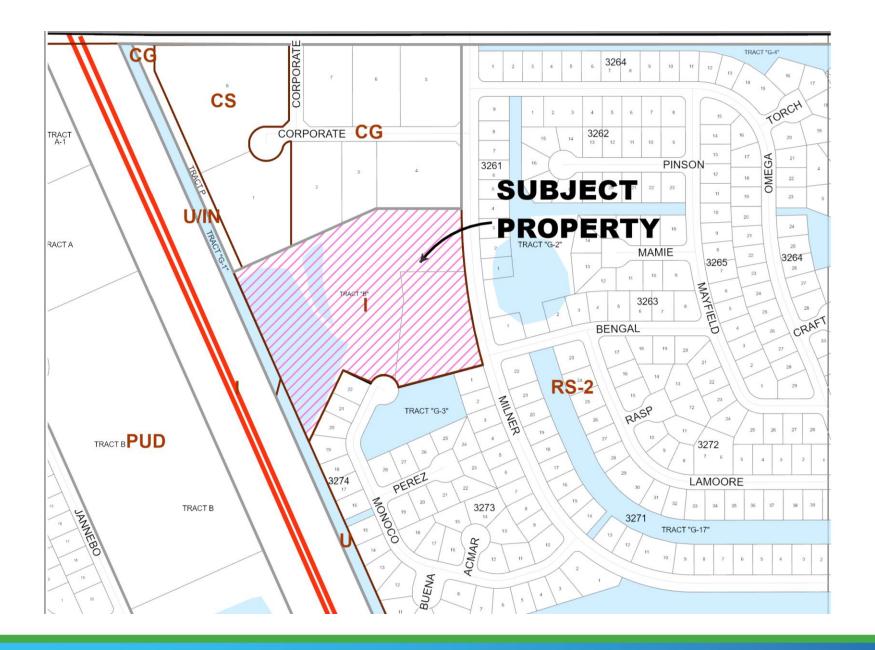






# FUTURE LAND USE



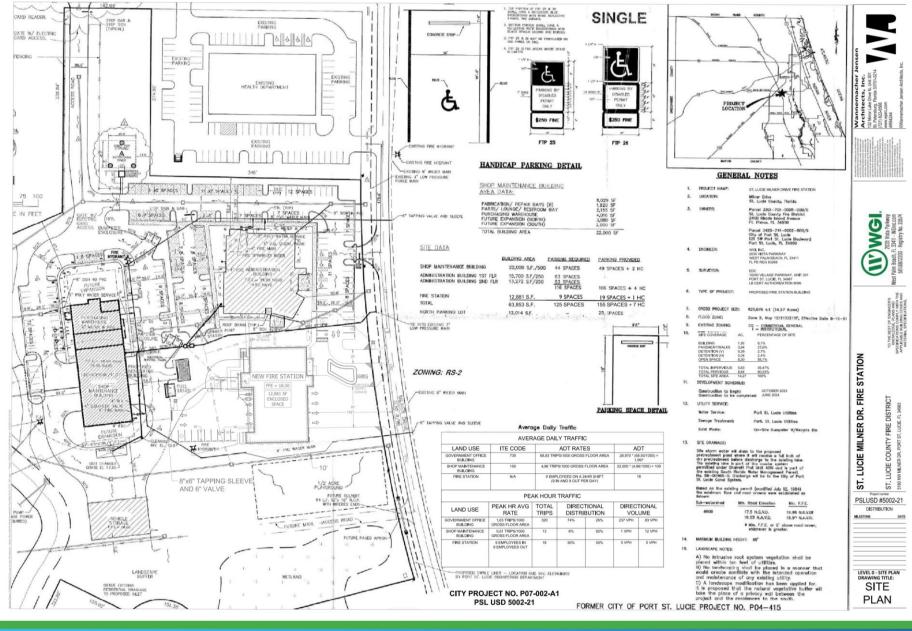


### **ZONING**



#### **SURROUNDING USES**

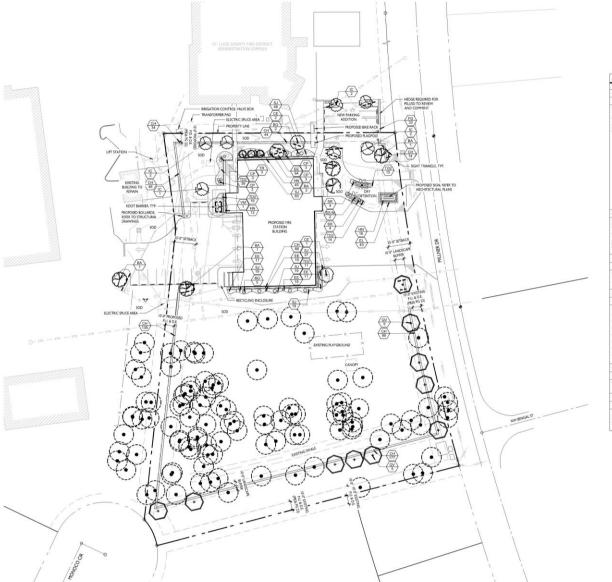
Direction	Future Land Use	Zoning	Existing Use
North	Institutional (I)	Institutional (I)	County Fire District Administrative Building
South	Open Space Conservation/Light Density Residential (OSC/RL)	Single-Family Residential (RS-2)	Open Space/Residential
East	Open Space Conservation/Light Density Residential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



#### Site Plan













		CITY OF PORT ST. LUCIE, FLORIDA
GENERAL LANDSCAPING		DITTOF FORT ST. EDGE, FEORIDA
SITE PERIMETER LANDSCAPING	REQUIRED	PROVIDED
IF WIDE LANDSCAPE STRIP, EXCLUDING CURRING, LOCATED ADJACENT TO ALL RIGHT-OF-WAY AND ABUTTING PROPERTIES.	SOUTH PROPERTIES 143 DT 750 D = 11 TREES (11 TREES + 750 = 8 SHADE TREES PRINC)	SOUTH PERMETER  IT TREES PROVIDED  IN EXCEPTING THESE + 5 TREES PROVIDED
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	WEST PREPARED  149 LF / 2 UF = 12 THEES  (12 THEES YES + 9 SHADE TREES HIN.) 343 LF / 2 UF = 172 SHRUBS	WELT PRINHETIN TE EXCENSE THEIR IS SHADE THEIR MOVIDED IN SHADE THEIR MOVIDED
BUILDING FACADE	REQUIRED	PROVIDED
S WIDE LANDSCAPS STRIP, LOCATED AROUND PRIMITING OF A BALDING ADJACHNET TO ALL SIGHT OF WAY AND ABUTTING MONEYTEE.  THEE! FAULT PRIMITING SELFOND FACAGE.  CONTINUOUS HEDGE EXTRINOOD ALONG THE PRIMITING. 19 MAJE PRIMITING SELFOND ALONG THE PRIMITING.	240 LF / 30 LF - 8 TRBES / PALPS 240 LF / 2 LF - 120 SHRUBS	PHN 5 WIDE LANDSCAPE STRIP PROVIDED  8 TREES PROVIDED  [14 PROPOSED PAUMS +4 PROPOSED TREES]  724 SHRUBS PROVIDED
VEHICULAR USE AREAS		
PARKING LOT INTERIOR LANDSCAPE	REQUIRED	PROVIDED
PARKING SLAND AT EACH END OF A PARKING BAY WITH I SHADE THEE AND THE REMAINDER OF THE SLAND LANDSCAMED WITH A GROUNDCOVER, HELDER, SHALES OR OTHER TREATHERT EXCLUDING PRIVING.	6 PARKING ISLANDS × 6 SHADE TREES	4 TREES PROVIDED
PLANT MATERIAL STANDARDS		
PLANT SPECIES		PROVIDED
1996 SIGN OF TOTAL THEE HARTING HEAT BE NATIVE HANG ZISK OF SHALL BE PALIES HANG ZISK OF SHALL BE PALIES HANG ZISK HARTING HANG HEAT HANG ZISK HARTING HANG HANG HANG HANG HANG HANG HANG HA	79% OF TREES PROVIDED ARE NATIVE 25% OF TREES PROVIDED ARE PAUSE 26% OF TREES PROVIDED ARE FLOWERING THE 105% OF TREES PROVIDED ARE EVERGREEN THE 3 TRIES SPICIES AS PAUSE SPICIES PROVIDED 95% OF SPILLIES ARE NATIVE	
PRN 10'S OF SHRIVES SHALL BE FLOWERING PRN 50'S OF FLANT MATERIAL SHALL BE DROUGHT TOLERANT	20% OF SHRUBS ARE FLOWERING 1935 OF SHRUBS AND GROUND COVER PROVID ARE DROUGHT TOLENANT	
MITIGATION		
PALM MITIGATION	REQUIRED	PROVIDED
PALM REMOVED = 1 PALM REPLACED	2 PALMS REMOVED = 3 PALMS REQUIRED	2 PALMS PROVIDED
SIGN		
PALM MITIGATION	REQUIRED	PROVIDED
FRALE FELLOWER AND SCAPE AREA AROUND ITS BASE THAT ESTENDS A PINMAUN DISTANCE OF 3 FEET IN ALL DRECTIONS. LANDSCAPE PATERIAL SHALL BE DROUGHT. TOLERANT GROUND COVERS AND SHELIES.	2' HIN OF LANDICATE AMEA	2 OF LANDICATE MEA WITH BROUGHT-TOLISANT GROUND COVER AND SHIELE





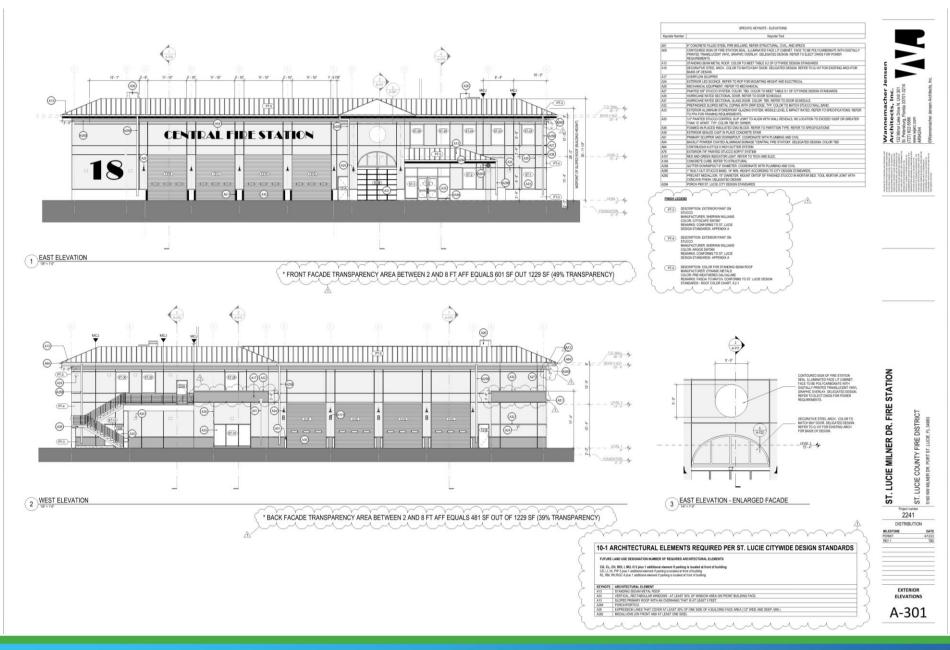












#### Elevations





#### **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, 11<sup>th</sup> 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

CRITERIA	<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 <sup>st</sup> building permit to identify preferred option. At this time, the applicant has identified the in lieu option.

#### Recommendation

- The Planning & Zonign 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.