



**SLC – Milner Drive Fire Station
Site Plan Amendment
P07-002-A1**



Project Location Map

SUMMARY

Applicant's Request:	A site plan amendment application for St. Lucie County Fire Station.
Applicant:	Christian Bryant, WGI
Property Owner:	The City of Port St. Lucie & St. Lucie County Fire District
Location:	The property is generally located on the west side of NW Milner Drive, south of W Midway Rd.
Address:	5160 NW Milner Dr
Project Planner:	Francis Forman, Planner II

Project Description

The St. Lucie County Fire District has applied for site plan amendment approval for a project known as Milner Drive Fire Station. The proposal is to construct a 12,881 square foot fire station within the St. Lucie County Fire District administrative complex. The complex is home to the existing administrative building, as well as the vehicle maintenance building for the St. Lucie County Fire district. The southeastern most parcel of the complex is the proposed site for this proposed fire station and would be the final building to be constructed in this area. The proposed station would provide services to the northern portion of the city.

The St. Lucie County Fire District had been leasing the overall 13.27- acre parcel from the City until 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. Staff is recommending a condition of approval that the subdivision plat application be submitted prior to the approval of any compliance review applications for the subject property.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed site plan at their June 28, 2023, meeting.

Location and Site Information

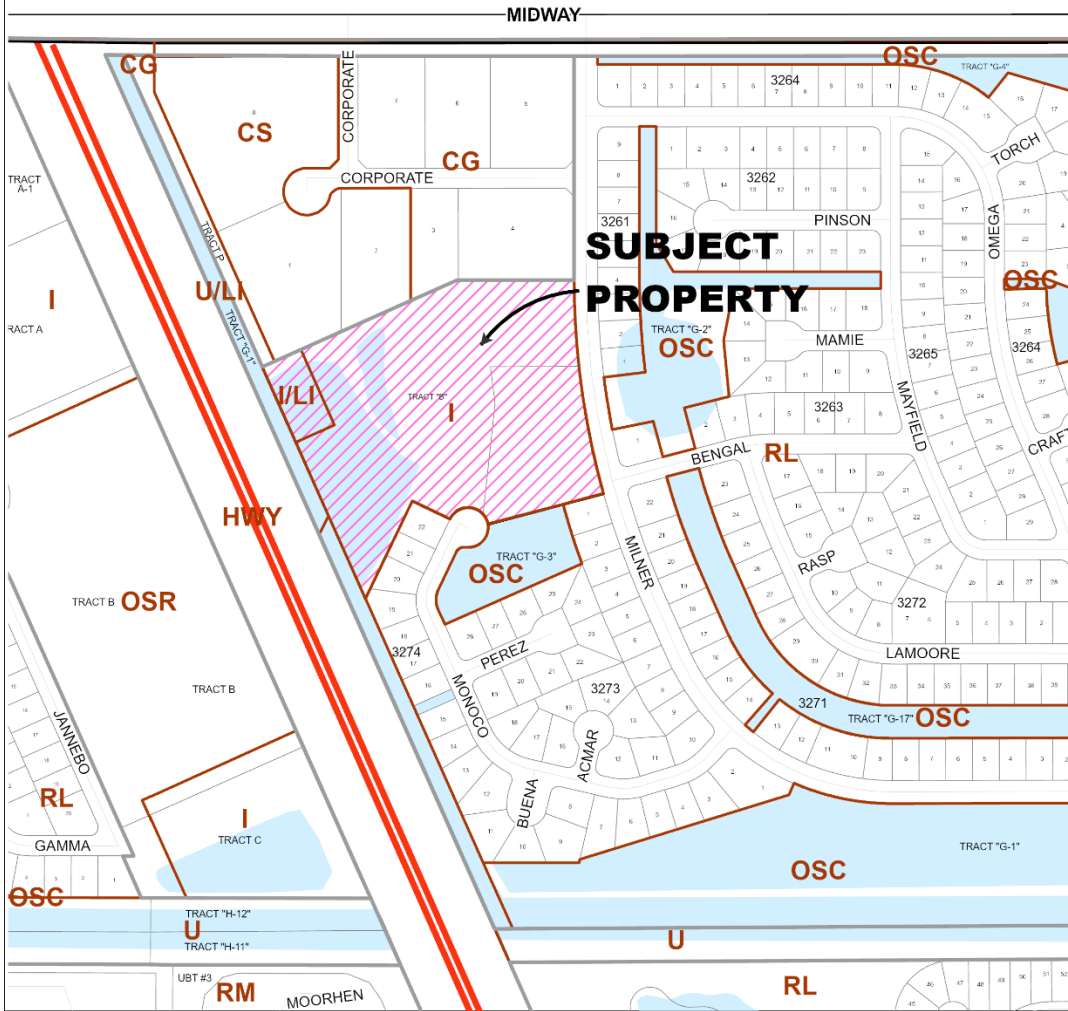
Parcel Number:	3420-741-0002-000-9 and 3420-741-0002-010-2
Property Size:	13.27 acres, more or less
Legal Description:	Port St. Lucie Section 48 First Replat, A Part of Tract B
Future Land Use:	I (Institutional)
Existing Zoning:	I (Institutional)
Existing Use:	Vacant land

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	I	I	County Fire District Admin
South	OSC/RL	RS-2	Open Space/Residential
East	OSC/RL	RS-2	Open Space/Residential
West	I	I	County Fire District Admin

RS-2 – Single-Family Residential I – Institutional
OSC/RL – Open Space Conservation/Low Density Residential

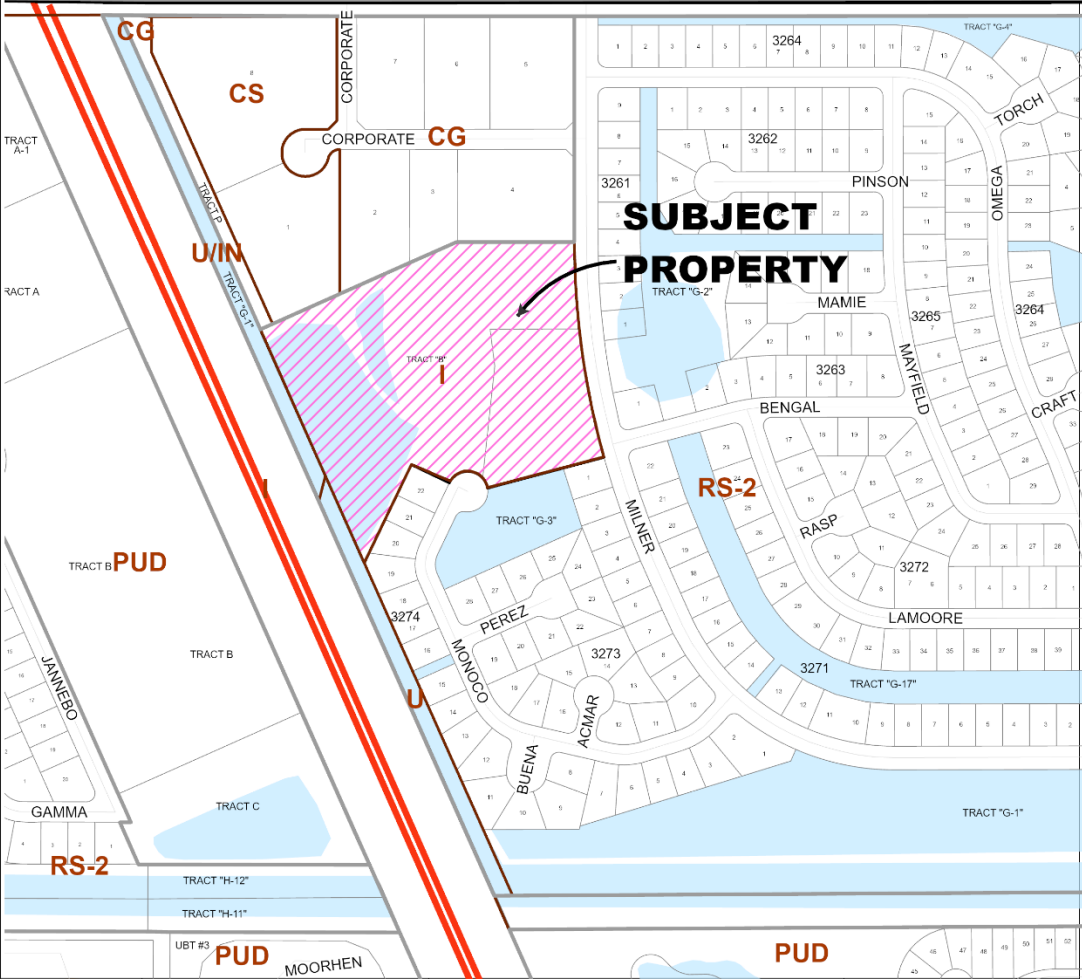
FUTURE LAND USE



EXISTING ZONING



MIDWAY



IMPACTS AND FINDINGS

ZONING REVIEW: The project has been reviewed for compliance with the requirements of Chapter 158, Zoning Code and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
USE	The proposed use for a 12,881 square foot fire station is consistent with the permitted uses of the Institutional zoning district.
DUMPSTER ENCLOSURE	The site plan provides a dumpster enclosure for general and recyclable refuse for the proposed fire station.
ARCHITECTURAL DESIGN STANDARDS	The proposed building elevations comply with the City-Wide Architectural Design standards.
PARKING REQUIREMENTS	The proposed use requires a total of 9 parking spaces while 19 spaces with 1 handicap spaces are being proposed.
BUILDING HEIGHT	Maximum building height for the Institutional Zoning District is 35 feet while the proposed building height is 31 feet.
SETBACKS	Building setback lines depicted on site plan are consistent with the Code requirements.

CONCURRENCY REVIEW: The project has been reviewed for compliance with Chapter 160, City Code, regarding provision of adequate public facilities and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
SEWER/WATER SERVICES	The Port St. Lucie Utility Services District will provide water and sewer service.
TRANSPORTATION	The staff review indicates that this project will generate 29 pm peak hour trips on the road adjacent to the project. It will not adversely affect the transportation level of service for the adjacent roads. See attached Public Works memo.
PARKS/OPEN SPACE	Since this is an institutional project, parks and open space compliance with Chapter 160 is not applicable.
STORMWATER	Proposed stormwater drainage systems will comply with the requirements as presented by all pertinent agencies.
SOLID WASTE	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.

OTHER

NATURAL RESOURCE PROTECTION (CHAPTER 157)

The project has been reviewed for compliance with the requirements of Chapter 157, Natural Resource Protection Code, and documented as follows:

Tree Protection: This site does not contain any protected trees that are proposed to be removed.

Wildlife Protection: A gopher tortoise survey will be required prior to the issuance of a site work permit to prevent impacts on any protected wildlife.

Fire District: The access location (external and internal) has been reviewed by the Fire District for safety purposes.

Public Art (Chapter 162): This project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places. All public construction projects meeting the applicability requirements of Chapter 162 must elect one of three methods for providing public art within ninety (90) days of the issuance of the first building permit. The three options are artwork on site, fee in lieu of providing public art onsite, or a combination of artwork on site and payment in lieu. At this time, the applicant has identified the fee in lieu as the preferred option.

STAFF RECOMMENDATION

The Site Plan Review Committee reviewed the request at their meeting on June 28, 2023 and recommended approval.

The Planning and Zoning Department is recommending the following condition of approval:

1. 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.