



City Hall Police Training Facility

Major Site Plan Amendment

(P22-339-A1)

City Council – April 22, 2024
Francis Forman, Planner II

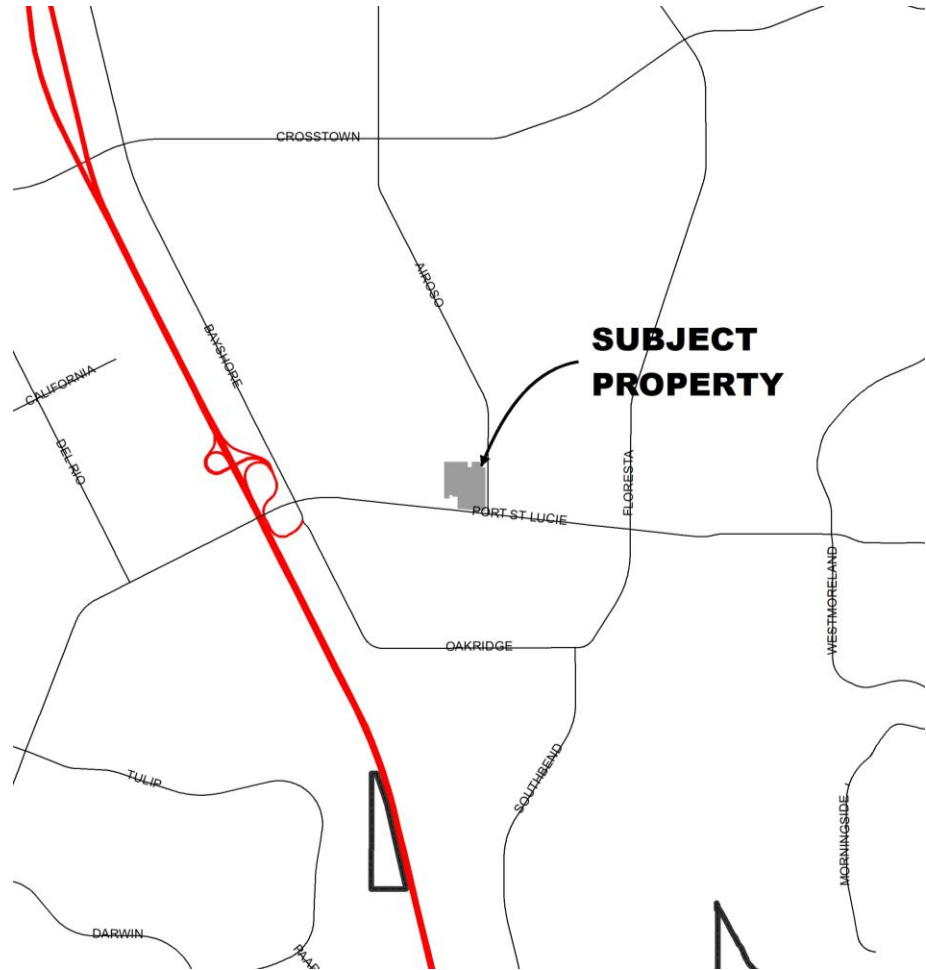
Proposed Project

- A requested major site plan amendment for the construction of a Police Training Facility within the City Municipal Complex (22.39 acres).
- The proposed amendment will include a three (3) story police training facility with a flat roof and extended parapet elements.

Applicant and Owner

- **Owner** – City of Port St. Lucie
- **Applicant** – Connor Kennedy, Engineering Design & Construction
- **Location** – Northwest corner of SW Port St. Lucie Avenue and SE Airoso Boulevard.
- **Existing Use** – Port St. Lucie Municipal Complex.

Subject Property



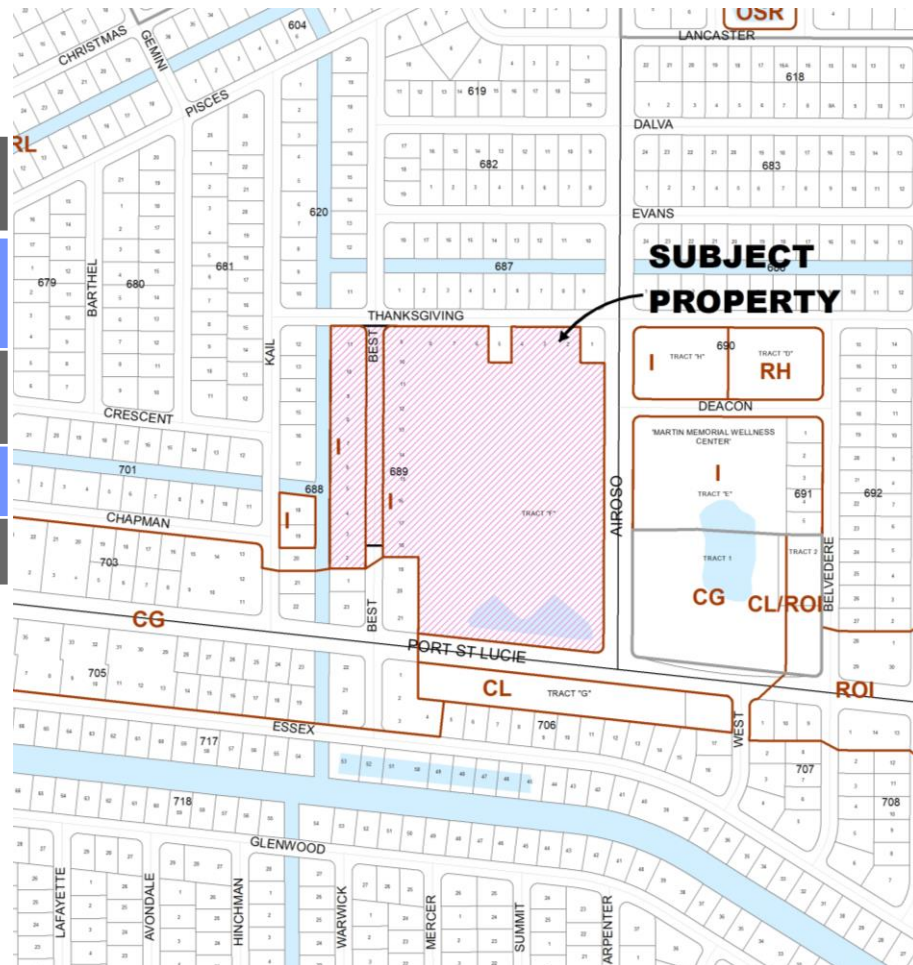
Aerial

Direction	Existing Use
North	Residential Homes
South	Retail Strip
East	Retail Strip and Community Center
West	Residential Homes



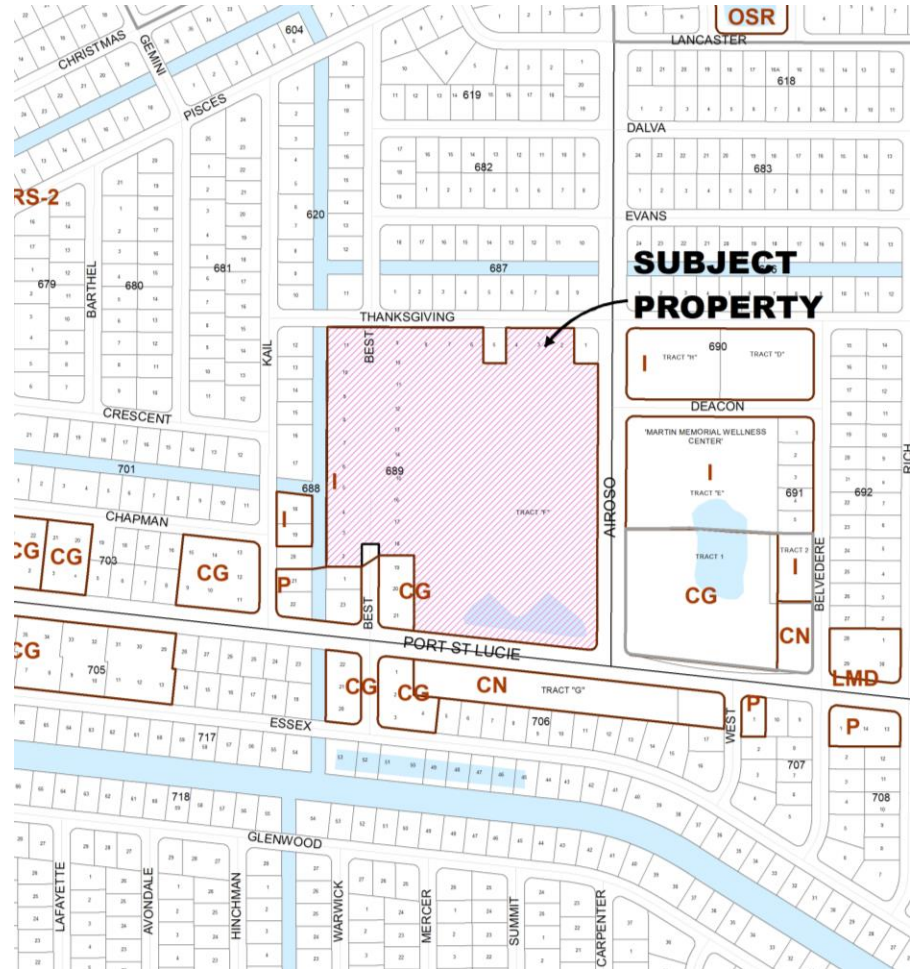
Future Land Use

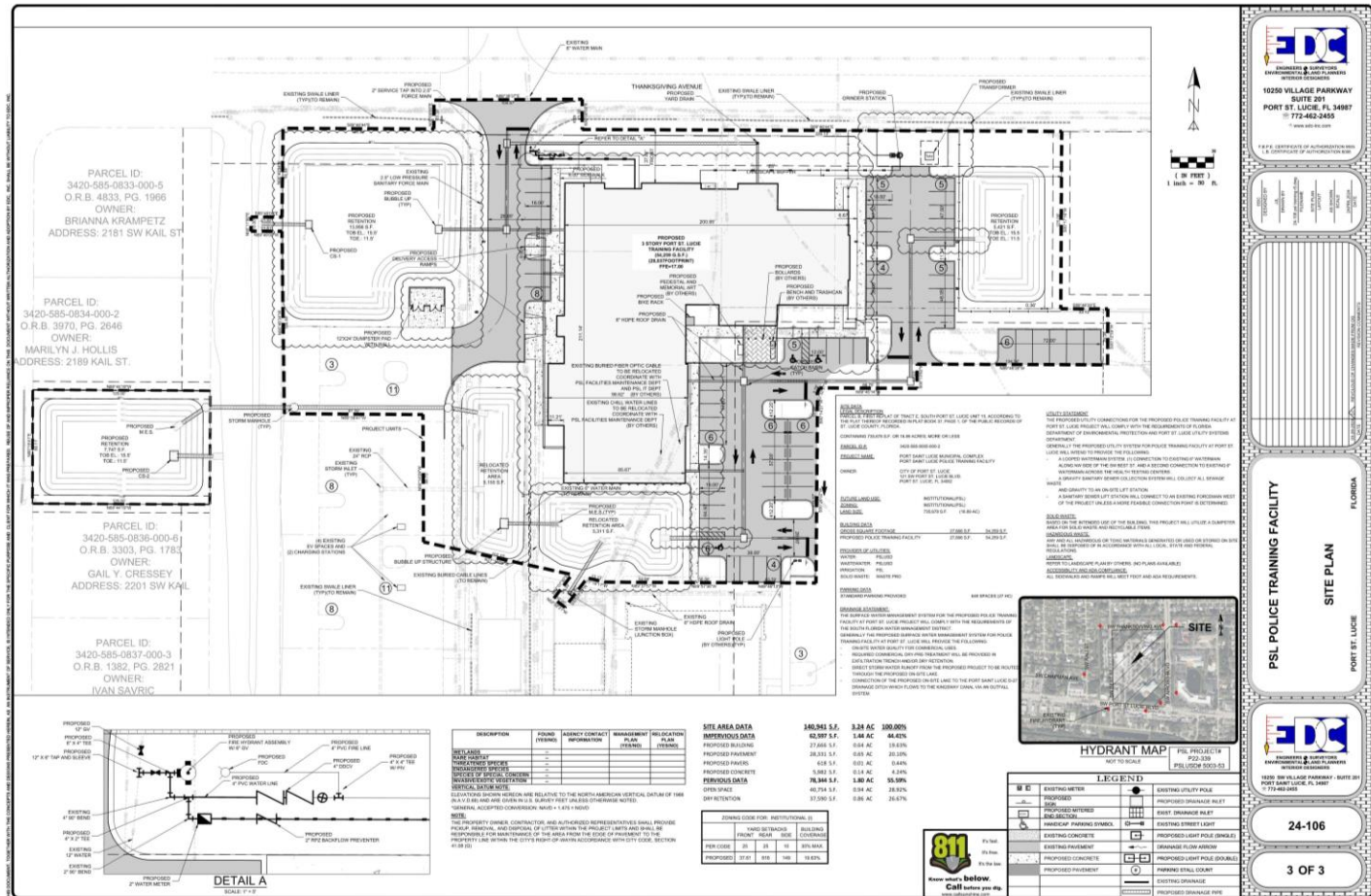
Direction	Future Land Use
North	Low Density Residential (RL)
South	General Commercial (CG), Light Commercial (CL)
East	General Commercial (CG)
West	Low Density Residential (RL)



Zoning

Direction	Zoning
North	Single-Family Residential (RS-2)
South	General Commercial (CG), Neighborhood Commercial (CN)
East	General Commercial (CG), Neighborhood Commercial (CN)
West	Single-Family Residential (RS-2)





Elevations



Zoning Review

- The proposed use is located within the Institutional zoning district, which allows public use facilities.
- An environmental assessment report is not required for a developed property.
- Access location (external and internal) has been reviewed by the Fire District for safety purposes. The site plan proposes to limit existing access from Thanksgiving Street to the City Hall Complex to the new Police Training Facility only.

Traffic Impact Statement

Traffic Impact was reviewed by staff and found to be little to no impact on the existing on the existing traffic surrounding the properties.

Staff found the project to be in compliance with Public Works Policy #19-01

Concurrency Review and Traffic Analysis

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

Other

<u>CRITERIA</u>	<u>FINDINGS</u>
NATURAL RESOURCE PROTECTION	The 22.39-acre site does not contain any protected or native trees that are proposed to be removed. Payment into the Tree Mitigation Fund will not be required.
FIRE DISTRICT	Access location (external and internal) has been reviewed by the Fire District for safety purposes
PUBLIC ART	This project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places. All private developments 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.

Recommendation

- The Site Plan Review Committee recommended approval of the proposed site plan at the April 10, 2024, Site Plan Review Committee meeting.
- The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan.