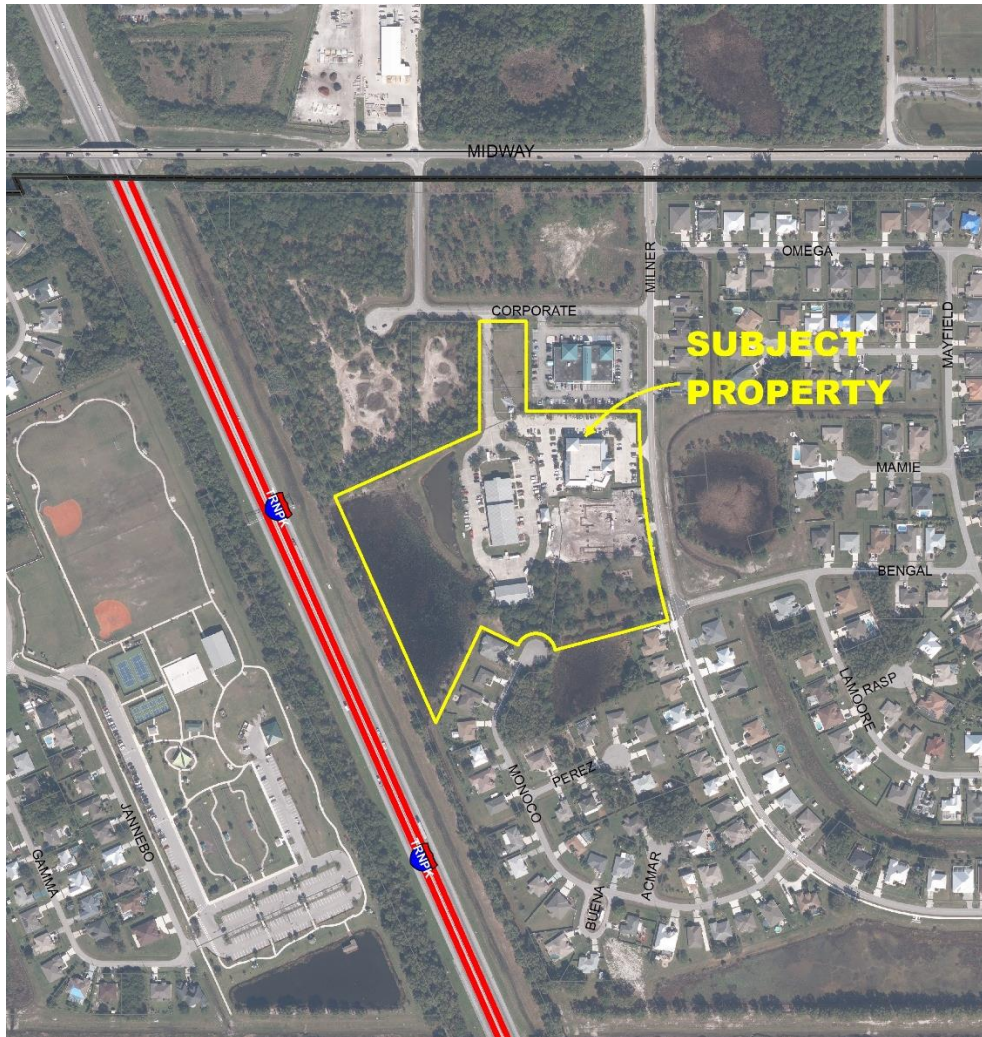




**St. Lucie County Fire District - Milner Drive
Major Site Plan Amendment
P07-004-A4**



Project Location Map

SUMMARY

Applicant's Request:	An application for a major site plan amendment for Milner Drive Fire Station.
Applicant:	Darren Guettler, Velcon Engineering & Surveying, LLC
Property Owner:	SLC Ft. Pierce Fire District
Location:	East of NW Milner Drive, south of Midway Road.
Address:	5160 NW Milner Drive
Project Planner:	Francis Forman, Planner III

Project Description

The applicant, Darren Guettler of Velcon Engineering & Surveying, LLC, submitted a Major Site Plan amendment for the project known as St. Lucie County Fire District - Milner Drive. The major site plan amendment will create a 14,000 square foot building intended to store the Fire District's fire trucks.

This proposed building will be located on the northernmost parcel of the Fire District logistics campus, which contains a General Commercial (CG) zoning district compared to the rest of the campus' Institutional (I) zoning district. Due to this parcel containing a different zoning district, the proposed vehicle storage building would be required to adhere to a different design criterion than the rest of the campus. Because of the difference in zoning districts, the St. Lucie County Fire District applied for a variance to the design standards in order to have the proposed building match the rest of the logistics campus. The variance for the design relief to both the slope of the roof and the building material was approved by the Planning & Zoning Board at the March 4, 2025, meeting and the provided elevations show the proposed building matching the design of the rest of existing logistic campus buildings.

The property is zoned General Commercial (CG) on the northern parcel and Institutional (I) on the southern parcel, which is compatible with the current future land use classifications of General Commercial (CG) and Institutional (I) on the respective portions of the site.

Location and Site Information

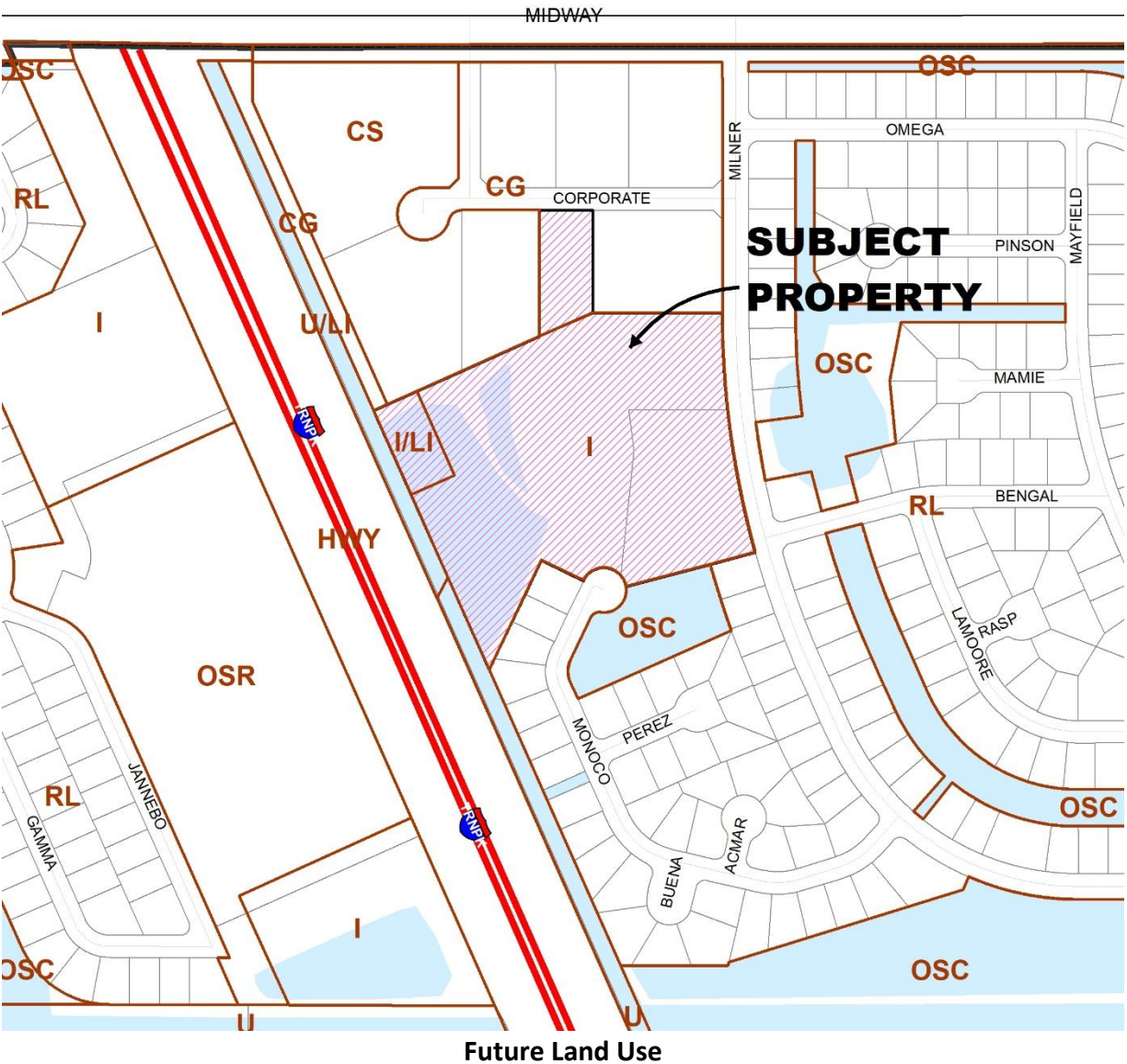
Parcel Number:	3301-701-0005-000-0, 3420-741-0002-000-9
Property Size:	+/- 11.33 acres
Legal Description:	Midway Commerce Center, Parcel 3 & Port St. Lucie Section 48, First Re-plat - Tract B
Future Land Use:	CG – General Commercial, I – Institutional
Existing Zoning:	CG – General Commercial, I – Institutional
Existing Use:	St. Lucie County Fire District Logistics Campus

Surrounding Uses

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

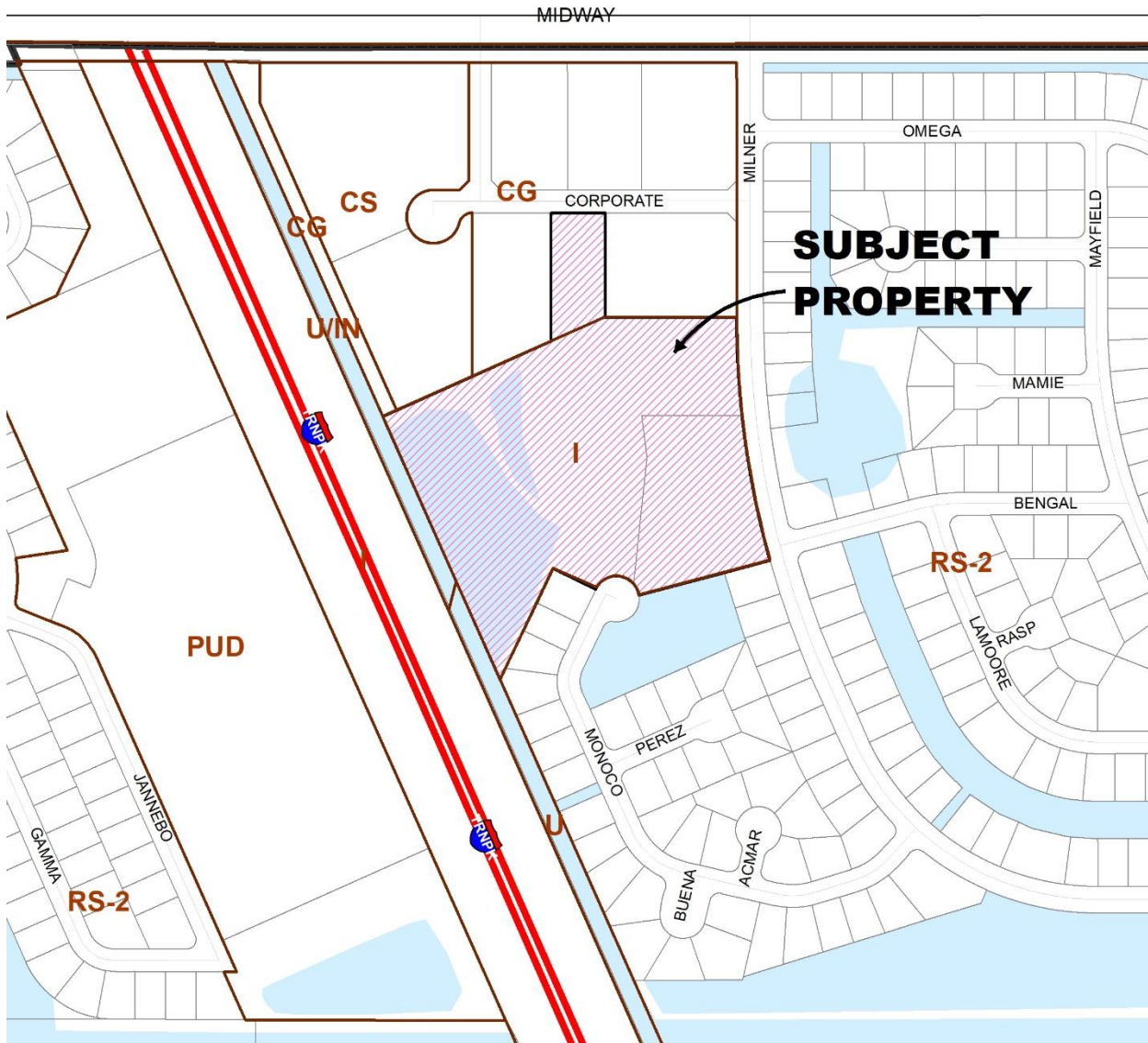
CG – General Commercial, CS – Service Commercial, RL - Low Density Residential, RS-2 – Single-family Residential, OSC – Open Space Conservation, U/LI – Utility/Light Industrial, HWY – Highway, U/IN – Utility/Industrial, I – Institutional

FUTURE LAND USE



Future Land Use

EXISTING ZONING



Zoning District

IMPACTS AND FINDINGS

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

<u>CRITERIA</u>	<u>FINDINGS</u>
USE	An application for site plan amendment for a construct a 14,000 square foot building for the purposes of housing the Fire District vehicles.
DUMPSTER ENCLOSURE	The site plan provides a 12' x 24' dumpster enclosure for general and recyclable refuse for the commercial site.
ARCHITECTURAL DESIGN STANDARDS	The applicant has provided elevations demonstrating compliance with the Citywide Design Standards.
PARKING REQUIREMENTS	The proposed use requires a total of 169 parking spaces, while 178 spaces including 8 handicap spaces are proposed.
BUILDING HEIGHT	Maximum building height permitted by the General Commercial zoning district is 35' while the building is proposed to be 25'.
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:

<u>CRITERIA</u>	<u>FINDINGS</u>
SEWER/WATER SERVICES	The City of Port St. Lucie Utility Systems Department will provide water and sewer service. A developer's agreement with the City Utilities Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.
TRANSPORTATION	The Traffic Report prepared by Velcon Engineering & Surveying, LLC dated October 15, 2025, was reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd. The proposed Fire District Logistics Plaza is anticipated generate 102 PM peak hour trips. The project is in compliance with the adopted levels of service; therefore, no additional improvements are required to be constructed.

PARKS AND OPEN SPACE	Not applicable to non-residential development.
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.
PUBLIC SCHOOL CONCURRENCY	Not applicable to non-residential development.

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/Mitigation: The site does not contain any protected trees to be removed and therefore is not subject to any mitigation.

Wildlife Protection: This site has been previously cleared for the construction of a radio tower which has since been removed in order to make room for the proposed vehicle storage building. A gopher tortoise survey will be required prior to the issuance of a site work permit.

OTHER

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 private development 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. The applicant has stated that they intend to provide public art on site.

STAFF RECOMMENDATION

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. The Site Plan Review Committee recommended approval at their September 10, 2025, meeting.