



Southern Grove - SLC – Fire Station #20
Site Plan
P23-117
 Project Location Map



SUMMARY

Applicant’s Request:	A site plan application for St. Lucie County Fire Station #20 within the Southern Grove area.
Applicant:	Brad Currie, Engineering Design & Construction
Property Owner:	St. Lucie County Fire District
Location:	The property is generally located on the east side of SW Village Parkway between Trade Center Drive and Marshall Parkway road right-of-way.
Address:	TBD
Project Planner:	Francis Forman, Planner II

Project Description

The St. Lucie County Fire District has applied for site plan approval for a project known as Southern Grove Fire Station #20. The proposal is to construct an 11,813 square foot fire station along the east side of SW Village Parkway in the Tradition Commerce Park North MPUD in Southern Grove. As depicted on the MPUD concept plan, the property is located in the Neighborhood/Village Commercial subarea. The proposed station would provide services to the western portion of the city.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed site plan at their August 9, 2023, meeting.

Location and Site Information

Parcel Number:	4315-804-0004-000-5
Property Size:	2.5 acres, more or less
Legal Description:	Parcel 2, Southern Grove Plat No. 40
Future Land Use:	NCD (New Community Development)
Existing Zoning:	MPUD (Master Planned Unit Development)
Existing Use:	Vacant land

Surrounding Uses

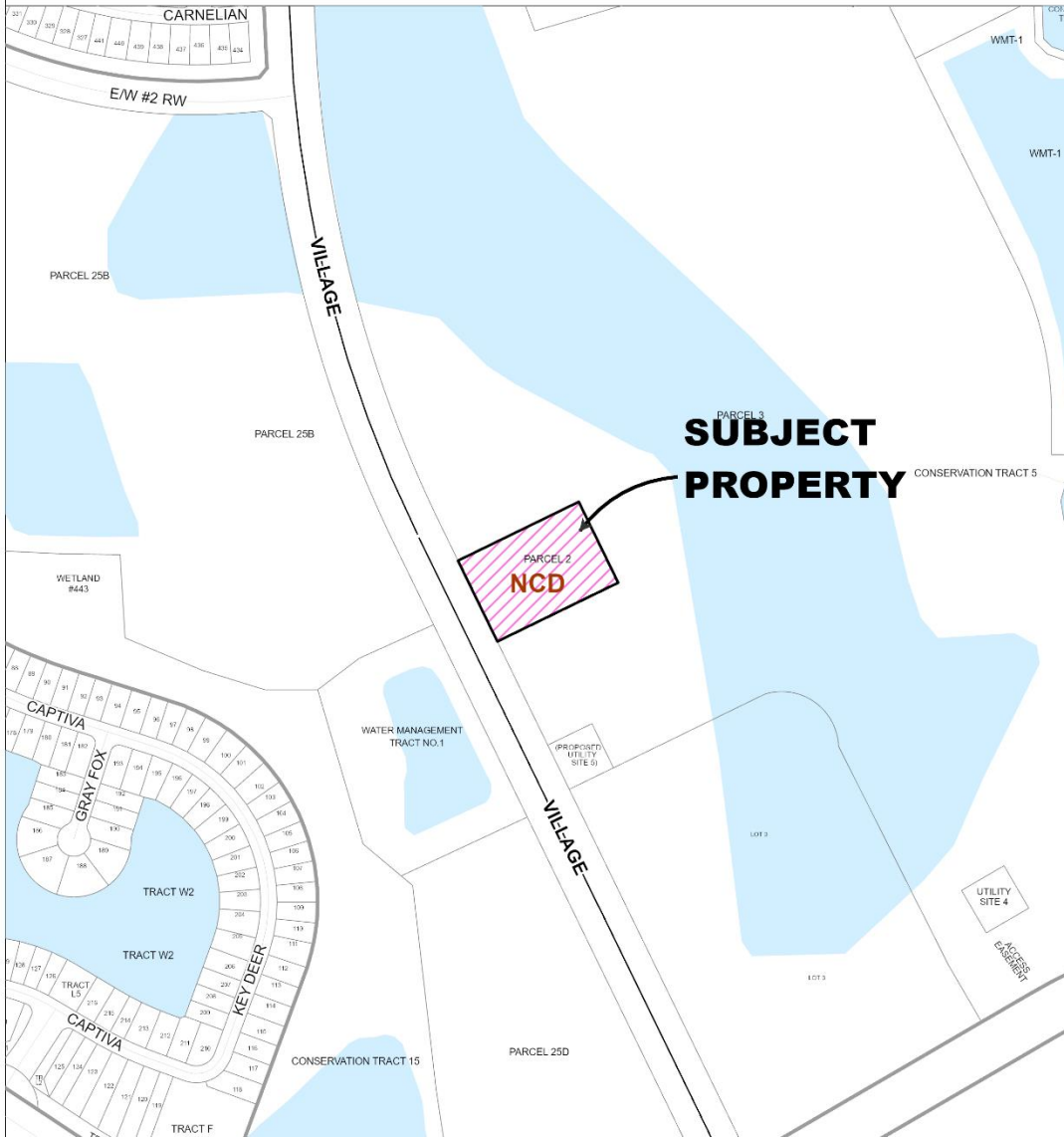
Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Vacant
South	NCD	MPUD	Vacant
East	NCD	MPUD	Vacant
West	NCD	GU	Proposed Stars and Stripes Park

NCD – New Community Development

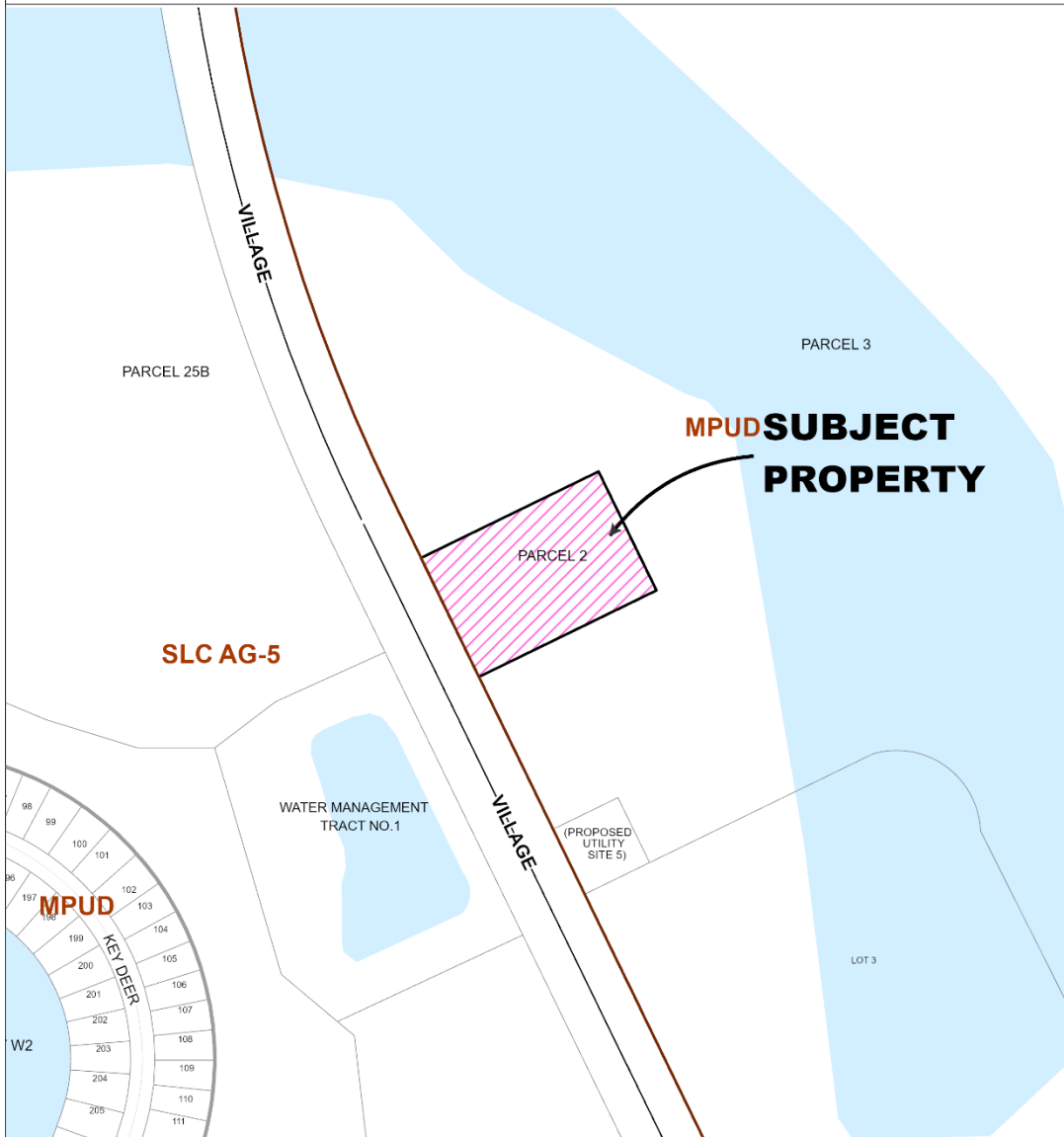
MPUD – Master Planned Unit Development

GU – General Use

FUTURE LAND USE



EXISTING ZONING



IMPACTS AND FINDINGS

ZONING REVIEW: The project has been reviewed for compliance with the requirements of the Tradition Commerce Park North MPUD and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
USE	Public facility use is listed as a permitted use in the Neighborhood/Village Commercial subdistrict. The proposed use is an 11,813 square foot fire station.
DUMPSTER ENCLOSURE	The site plan provides a dumpster enclosure for general and recyclable refuse for the proposed fire station.
ARCHITECTURAL DESIGN STANDARDS	The property is subject to the Tradition design standards and the building elevations were approved by the Tradition Design Review Committee.
PARKING REQUIREMENTS	The proposed use requires a total of 9 parking spaces. Twenty parking spaces are proposed including 1 handicapped space.
BUILDING HEIGHT	Maximum building height for the Neighborhood/Village Commercial subarea is 50 feet while the proposed building height is 25 feet and 7.5 inches.
SETBACKS	Building setback lines depicted on site plan are consistent with the MPUD requirements.

CONCURRENCY REVIEW: The project is subject to the conditions of the Southern Grove DRI development order regarding the 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	Per the Southern Grove DRI development order, the DRI Biennial Report shall include a cumulative calculation of the trip generation for all approved development. Development order conditions are evaluated using the trip generation analyses to determine triggering of any transportation conditions. A traffic statement was prepared by Engineering, Design and Construction, Inc. and approved by the Public Works Dept. The proposed use will generate 6 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	Per the MPUD the proposed use is required to provide 5% usable open space, which has been depicted on the site plan.
STORMWATER	A paving and drainage plan that is in compliance with the adopted level of service standard is required.
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)

An environmental assessment report was prepared for the subject property. The site is undeveloped, comprised of lands previously converted to citrus groves, which are no longer in operation. Field observations confirmed that there are no remaining native or natural upland areas on the subject property. No gopher tortoises or burrows were found on site. A new gopher tortoise survey will be required before the project is cleared. There are no wetlands on the property.

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 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 and recommends approval. The Site Plan Review Committee reviewed the request at their meeting on August 9, 2023 and recommended approval.