



St. Lucie County Fire Station-Milner Drive Major Site Plan Application

Project Narrative/Cover Letter
Initial Submittal: February 26, 2024

REQUEST

On behalf of the Applicant, WGI, Inc is requesting approval of a Major Site Plan Application for a project known as St Lucie County Fire Station-Milner Drive. The subject property consists of a portion of the approximately 2.95 acres located along Milner Drive just south of the existing St Lucie County Fire Administrative Building in Port St Lucie, Florida. The subject property is identified as a Portion of Tract B Port St Lucie Section 48 with a Parcel Control Number of 3420-741-0002-000-9. The Applicant wishes to obtain approval to construct a new fire station building and road access with two entrance points on the District-owned property. The property address is NW Milner Dr, Port St. Lucie.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject property is located within the Sharrett tract (#56-00466-s) subbasins 4RO9 and 4R07. The subject property is bordered by Midway Road to the north, the Florida Turnpike to the west and Milner Drive to the east, and to the south single-family residential development within the City of Port St. Lucie, Florida.

The subject property consists of a portion of approximately 11.32 acres located along Milner Drive just south of the existing St Lucie County Fire Administrative Building in Port St Lucie, Florida, known as the "Milner Drive Tot Lot".

The subject property has an existing Future Land Use and Zoning designation of Institutional.

The subject property is identified as a Portion of Tract B Port St Lucie Section 48. This parcel is currently undeveloped and is a part of the Midway Commerce Center commercial subdivision. Currently, on the subject property is a small playground for children ages two to five years old and one shade structure with a picnic table. No restrooms, electricity, or water are on the site. The Applicant is proposing the construction of a new fire station building and road access with two entrances located on Milner Drive along with associated site improvements to accommodate access.

As aforementioned, the subject property is identified as a Portion of Tract B Port St Lucie Section 48 and is bounded along the western public right-of-way (ROW) of Milner Drive. On the east, the St. Lucie County Health Department facility and Corporate Way are north of the subject property. Parcel 3301-701-0005-000-0 is approximately 1 acre and is referred to as the "Fire District Parcel" parcel 3420-741-0002-000-9 is approximately 13.27 acres, just northwest of the subject property, and is referred to as the "City Parcel" it is owned by the City of Port St Lucie and in April 2004 the City of Port St. Lucie went into a fifty-year leasing agreement with the St. Lucie County Fire District, terminating March 2054. The leasing agreement is attached. In March 2022 a deed of sale was executed, and the subject property is currently owned by St Lucie County Fire District. To the south of the subject property is 1.87 acres of undeveloped parcel and Single-family residence. To the east of the Subject property approximately 4.16 acres of undeveloped conservation open space.

JUSTIFICATION

It is the Applicant's desire to develop a 3,760 square foot addition to the existing maintenance building. The addition will help service the existing surrounding structures as well as the recently proposed Fire Station to the east.

SITE PLAN AMENDMENT REQUIREMENTS

Section 158.238 of the Port St. Lucie Zoning Code identifies the requirements for Site Plan Submittal. The attached site plan satisfies all of the requirements of Section 158.238. In addition to meeting the requirements of Section 158.238, the City of Port St. Lucie requires the completion of a Site Plan Sufficiency Checklist. The required checklist is being submitted along with this Justification Statement/Cover Letter for review and comment.

SITE PLAN AMENDMENT SUFFICIENCY CHECKLIST

Most of the items required for site plan approval are included as part of this submittal.

- Completed Application
- Application Fee

- Proof of Ownership
- Site Plan
- Boundary and Topographic Survey

CONCLUSION

On behalf of the Applicant and based on the information presented, WGI is respectfully requesting approval for this Major Site Plan application.