

Dear City of Port St. Lucie,

I am writing to formally request the rezoning of my property located at 2174 NW Commerce Lakes Dr., Port St. Lucie, FL 34986, from its current commercial zoning designation to a heavy industrial designation. I intend to develop this property into a concrete plant, which I believe will be beneficial to the local economy and align with the area's industrial development goals.

Proposed Concrete Plant Details:

The planned concrete plant will consist of the following components:

1. **Concrete Production:** The plant will include state-of-the-art equipment for batching and mixing concrete. This will enable us to produce a variety of concrete products, including ready-mix concrete, concrete blocks and precast elements for residential and commercial applications.
2. **Concrete Storage and Distribution:** We will establish dedicated storage areas for raw materials such as sand, gravel, and cement. Additionally, there will be storage facilities for finished products and a fleet of delivery trucks to distribute concrete to local construction sites.
3. **Concrete Fence Manufacturing:** We plan to incorporate facilities for the production of concrete fencing solutions. This will serve both residential and commercial projects, enhancing security and aesthetic options for properties in the area.
4. **Operational Infrastructure:** The site will be equipped with necessary operational infrastructure, including a quality control lab, maintenance facilities, and administrative offices.

Rationale for Rezoning:

1. **Economic Benefits:** The establishment of this concrete plant will create many jobs in the local area, contributing positively to the local economy. By providing a local source of concrete, we will support infrastructure projects, reduce transportation costs, and decrease the environmental impacts associated with long-distance material transport.
2. **Compatibility with Surrounding Uses:** The site location is near other heavy industrial zones, highways, and infrastructure. makes it ideal for heavy industrial use. The proposed rezoning aligns with the existing and future land use patterns in the area, supporting industrial development goals.

3. **Compliance with Local Plans:** This development aligns with local or regional plans and, industrial development strategies in the area, which support industrial growth and infrastructure development.
4. **Environmental Considerations:** We are committed to operating the concrete plant with the highest standards of environmental responsibility. We will implement measures such as dust control systems, noise reduction technologies, and water management practices to minimize impacts on the surrounding community and environment.

I have attached all required documentation, including site plans, environmental assessments, and any other supporting materials necessary for your review. I am also prepared to provide any additional information or attend any hearings or meetings required to further discuss this rezoning request.

Thank you for considering my application. I am confident that this rezoning will bring significant benefits to our community, and I look forward to working with you and the City of Port St. Lucie to make this project a success.

Sincerely,

Jorge Mercado