

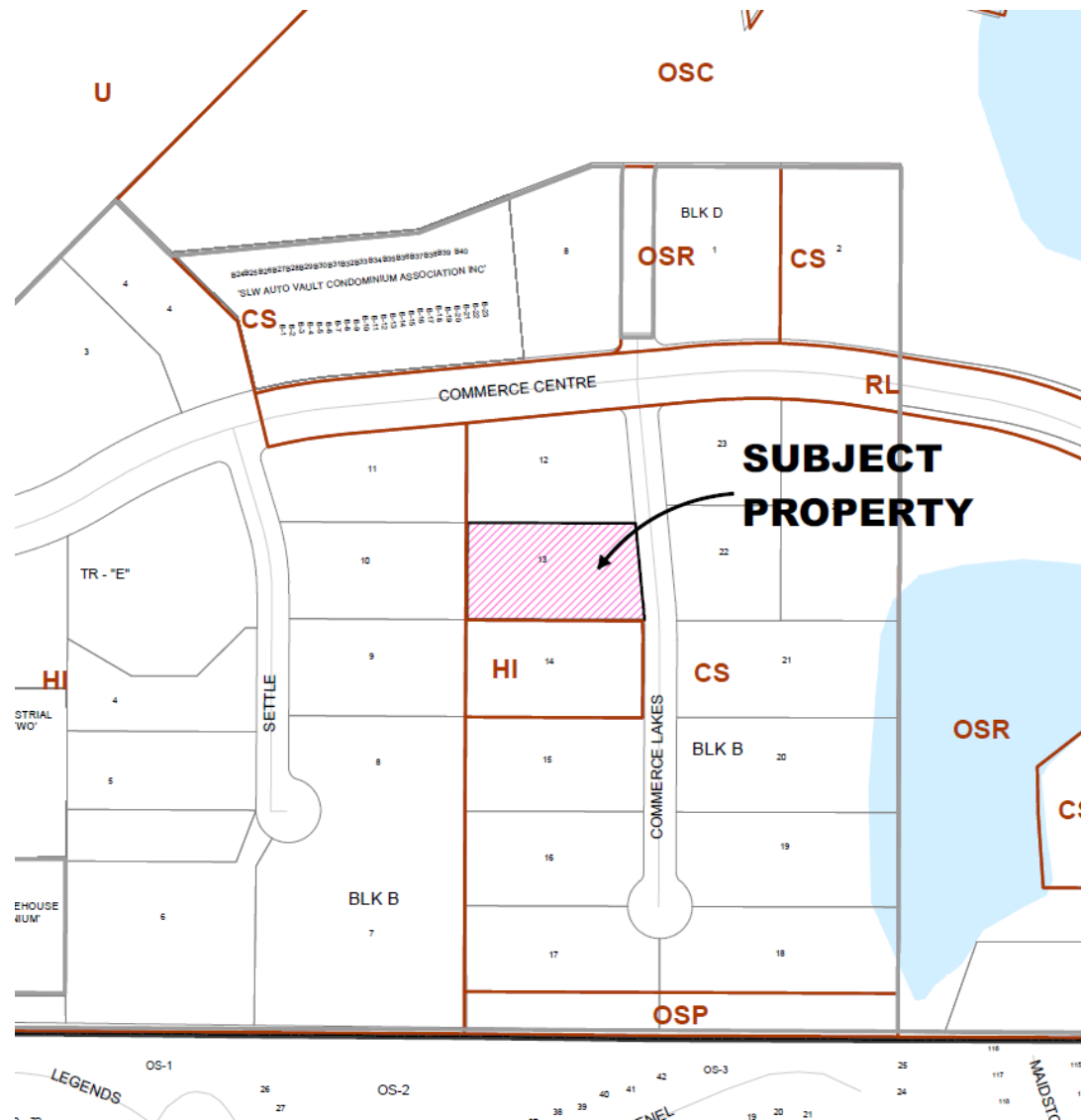


Decorative Concrete Specialists of South Florida
Rezoning Application
City Council Meeting
January 27, 2025

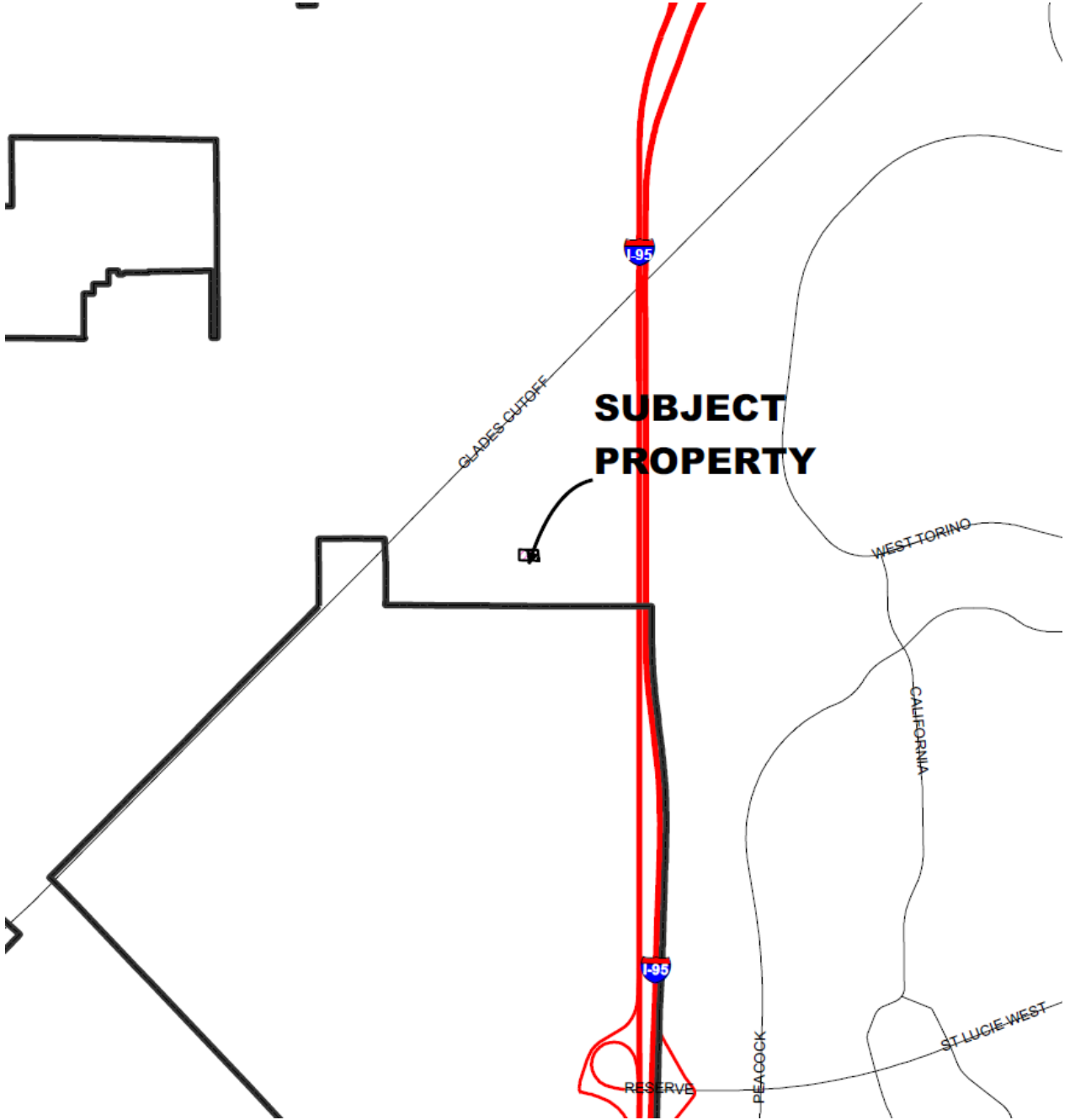
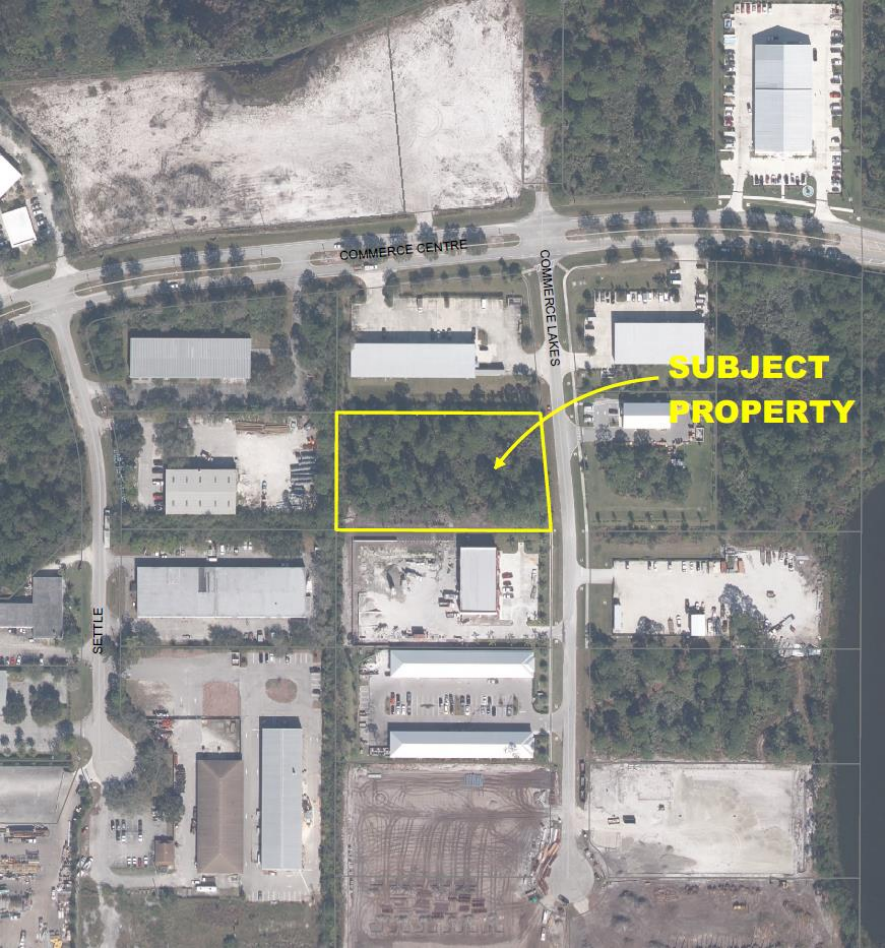
Request Summary

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| Applicant's Request: | The applicant is requesting a rezoning to Industrial for a 1.81- acre parcel that is currently undeveloped. The purpose is to expand an existing business on an adjoining lot to develop a concrete plant. |
| Applicant/Property Owner: | Jorge Mercado |
| Location: | The property is located at 2134 NW Commerce Lakes Drive. |

Existing Land Use Designation



Site Location



Surrounding FLU & Zoning

| Direction | Future Land Use | Zoning | Existing Use |
|-----------|--------------------|--------------------|------------------------|
| North | Service Commercial | Industrial | Warehouse |
| South | Heavy Industrial | Industrial | Warehouse/storage yard |
| East | Service Commercial | Service Commercial | Warehouse |
| West | Heavy Industrial | Industrial | Warehouse |

Background

Decorative Concrete Specialists of South Florida also owns the developed property to the south, Lot 14. City Council approved a future land use map amendment from Service Commercial (CS) to Heavy Industrial (HI) and a rezoning from Service Commercial (CS) to Industrial (IN) at their meeting of November 12, 2024. The applicant proposes to join the two lots and develop the proposed concrete plant.

The Industrial Zoning Designation provides the ability for special exception uses to be reviewed and approved by City Council for properties with an Industrial Zoning Designation. The proposed use of concrete plant is a heavy industrial use and requires Heavy Industrial Land Use, Industrial Zoning, and a Special Exception Use to be approved.

Comprehensive Plan Review

Land Use Consistency: Proposed zoning of Industrial is compatible with Policy 1.1.4.13 and future land use classification of Heavy Industrial (HI).

ZONING REVIEW

Justification Statement: The purpose of this request is to rezone the parcel for a future development of a concrete plan which aligns with the direction and intent of the Industrial Zoning District within the City of Port St. Lucie's Comprehensive Plan.

Staff Analysis: The rezoning classification complies with the direction and intent of the City of Port St. Lucie Comprehensive Plan. The Industrial Zoning District (IN) is compatible with the Heavy Industrial (HI) future land use classification, Policy 1.1.4.13 of the Future Land Use Element.

Planning and Zoning Board Recommendation

The Planning and Zoning Department Board recommended approval at the January 7, 2025, meeting.