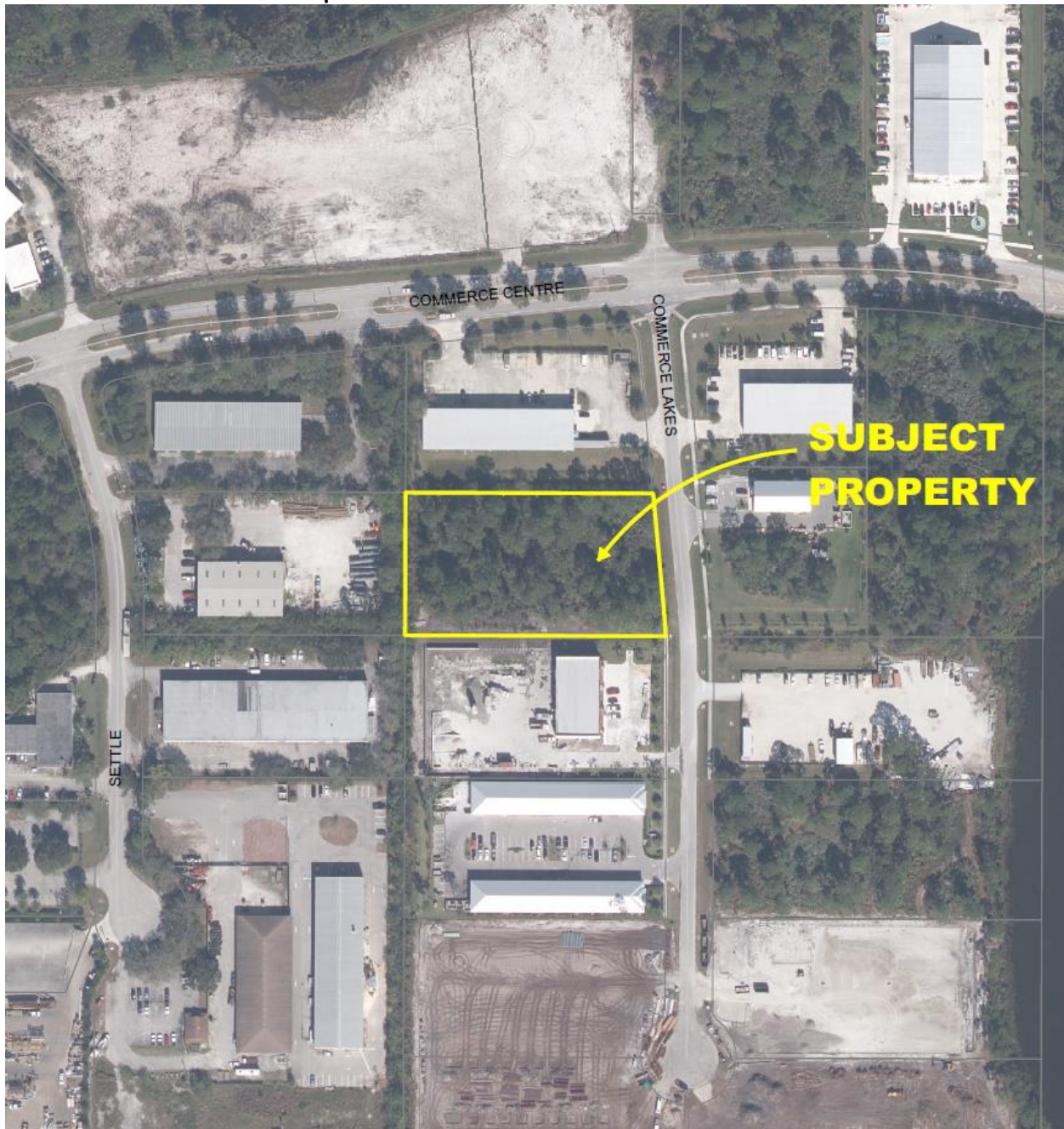


City of Port St. Lucie
Rezoning application
P24-199 Decorative Concrete Specialists of South Florida



SUMMARY

Applicant's Request:	This is a request to rezone a 1.81-acre parcel from Service Commercial (CS) to Industrial (IN).
Applicant/Owner:	Jorge Mercado
Location:	The property is located at 2174 NW Commerce Lakes Drive.
Project Planner:	Daniel Robinson, Planner III

Project Description

The applicant is requesting a rezoning for a 1.81- acre parcel that is currently undeveloped. The zoning request is to change the zoning district from Service Commercial (CS) to Industrial (IN). The purpose is to expand an existing business on an adjoining lot to develop a concrete plant. There is a concurrent comprehensive plan amendment (P24-200) to change the future land use designation from Service Commercial (CS) to Heavy Industrial (HI).

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.

Public Notice Requirements

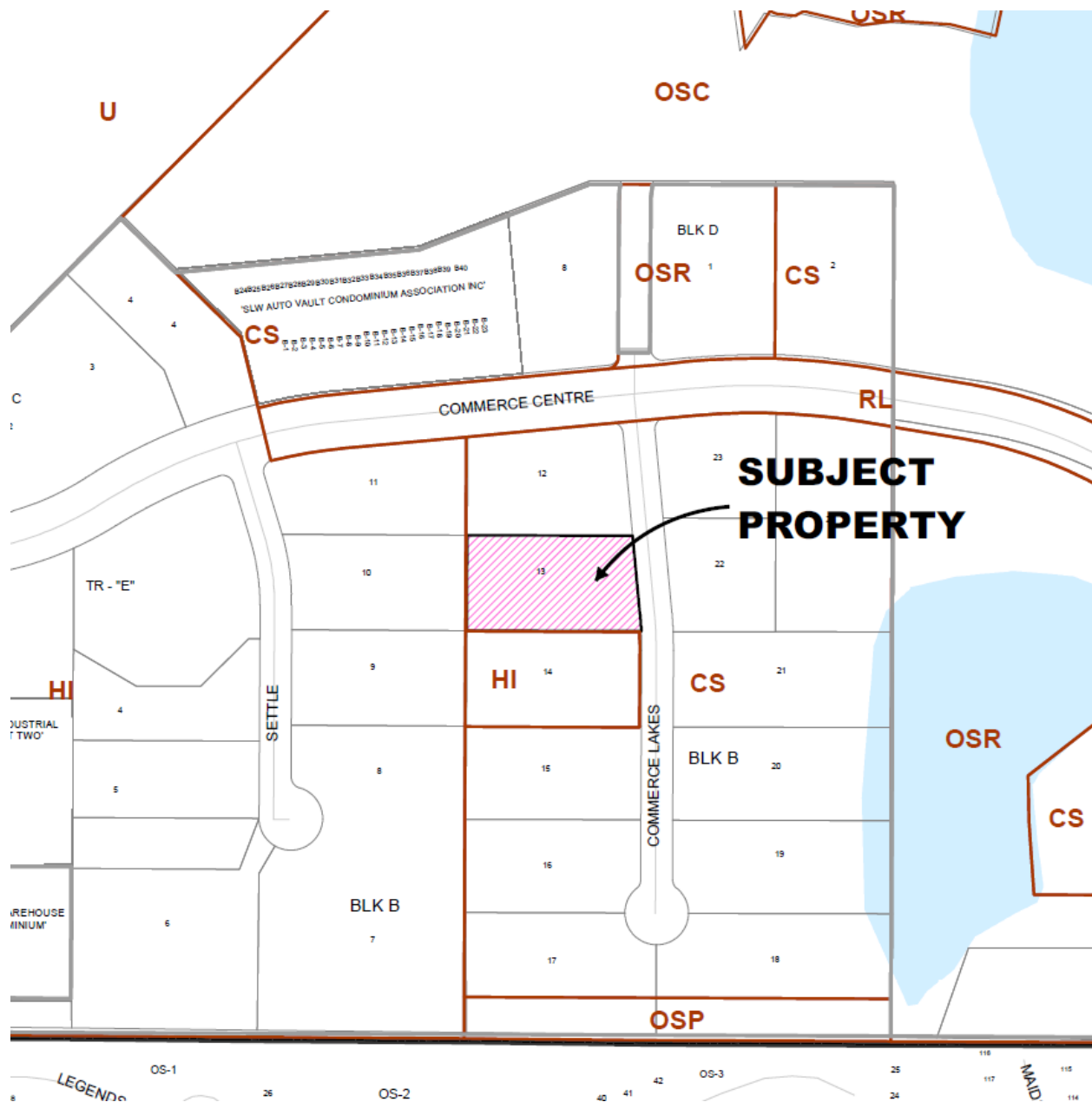
Public notice was sent to owners within 750 feet.

Location and Site Information

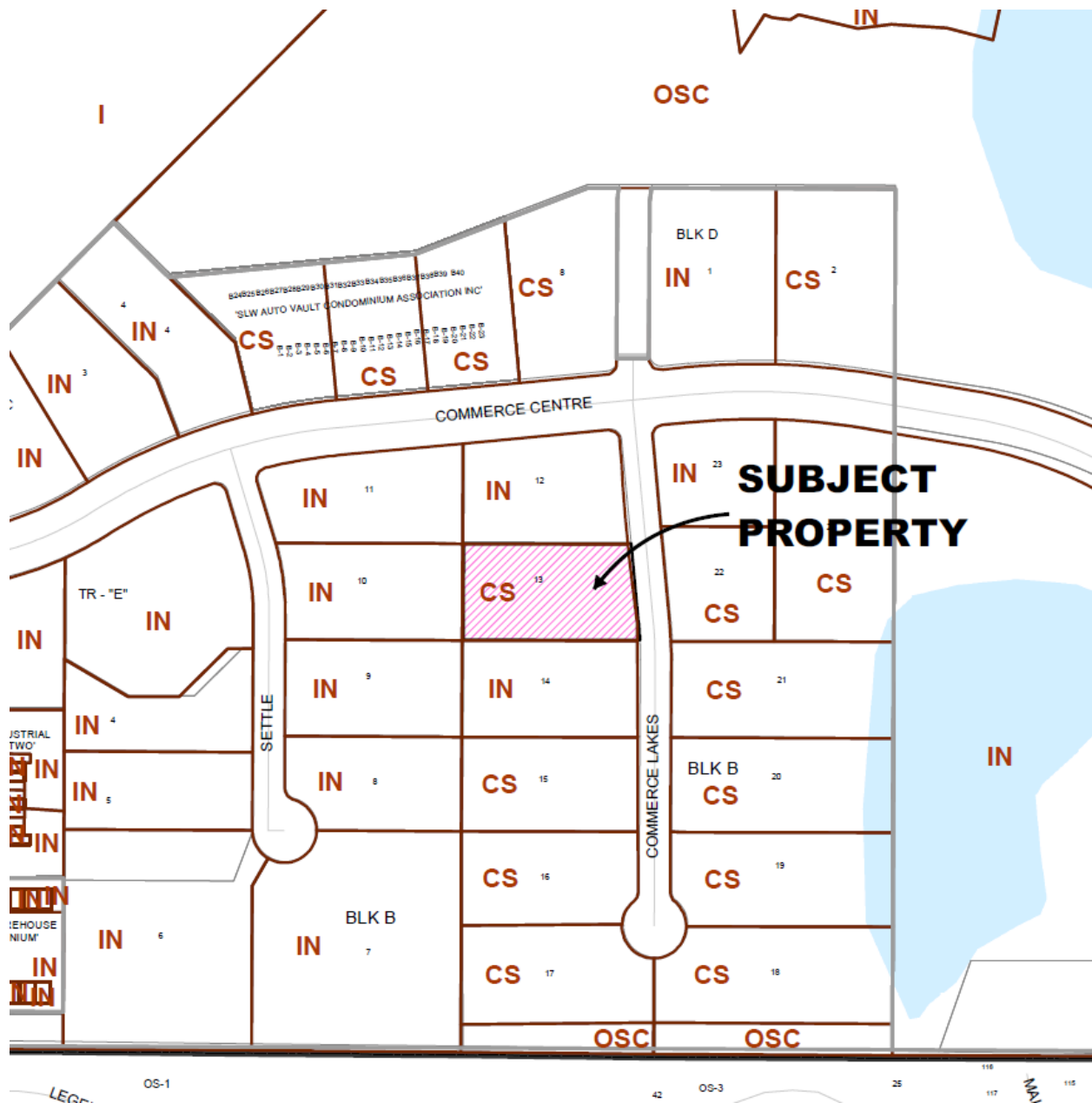
Parcel Number:	3315-703-0002-000-8
Property Size:	1.81 Acres (78,843 square feet)
Legal Description:	Go Team Industrial Park-Unit Three-Block B, Lot 13
Current "Future Land Use:"	Service Commercial (CS)
Existing Zoning:	Service Commercial (CS)
Existing Use:	Vacant
Requested "Future Land Use:"	Heavy Industrial (HI)
Requested Zoning:	Industrial (IN)
Proposed Use:	Concrete plant

Surrounding Uses

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



Existing Land Use



Existing Zoning

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The proposed zoning of Industrial (IN) 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 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.

ENVIRONMENTAL REVIEW

N/A

RELATED PROJECTS

P24-134 Decorative Concrete Specialists of South Florida Special Exception Use

P24-135 Decorative Concrete Specialists of South Florida Comprehensive Plan Amendment

P24-136 Decorative Concrete Specialists of South Florida Rezoning

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council - with conditions
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.