

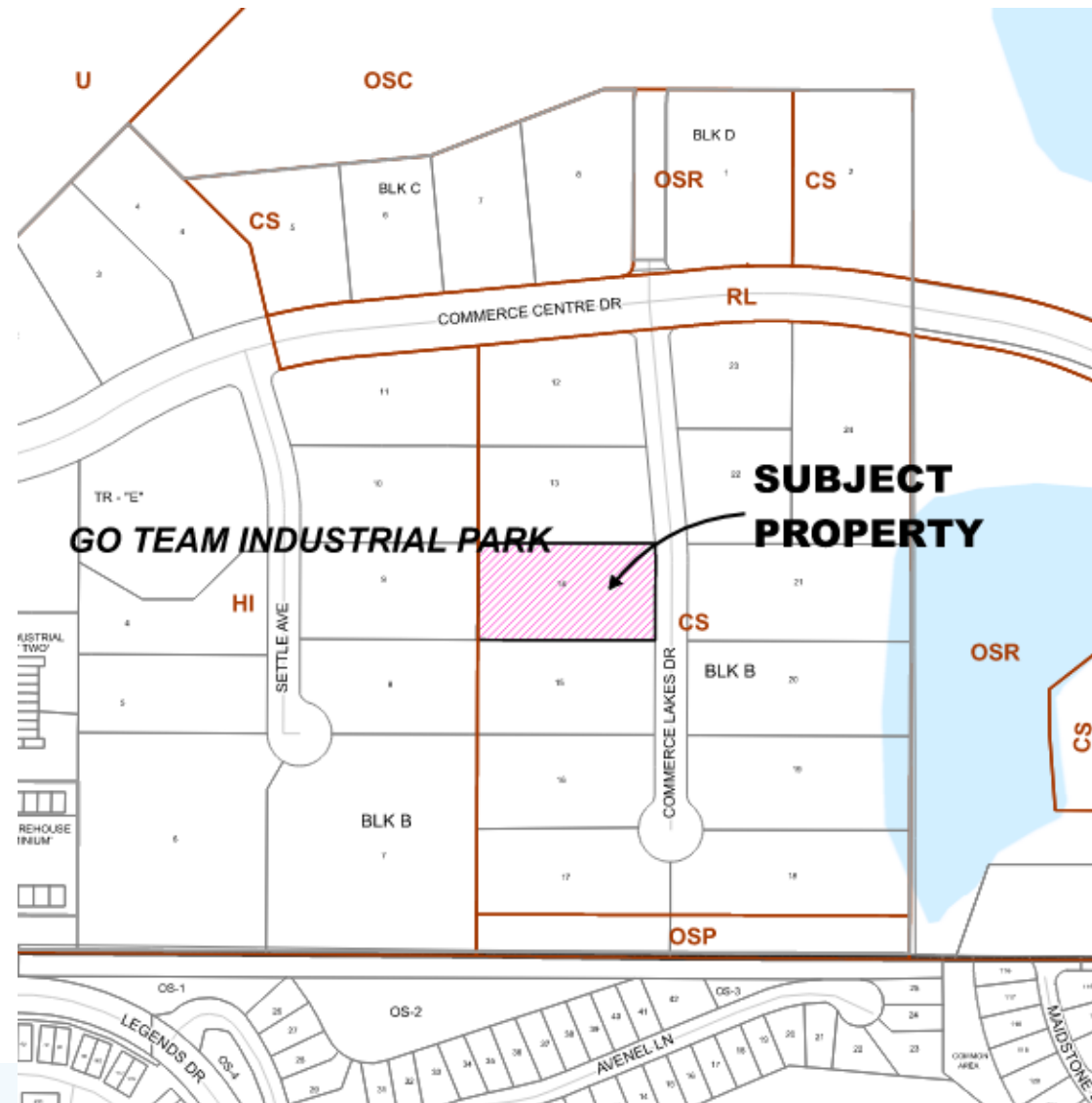


Decorative Concrete Specialists of South Florida
Rezoning Application
Planning & Zoning Board Meeting
October 2, 2024

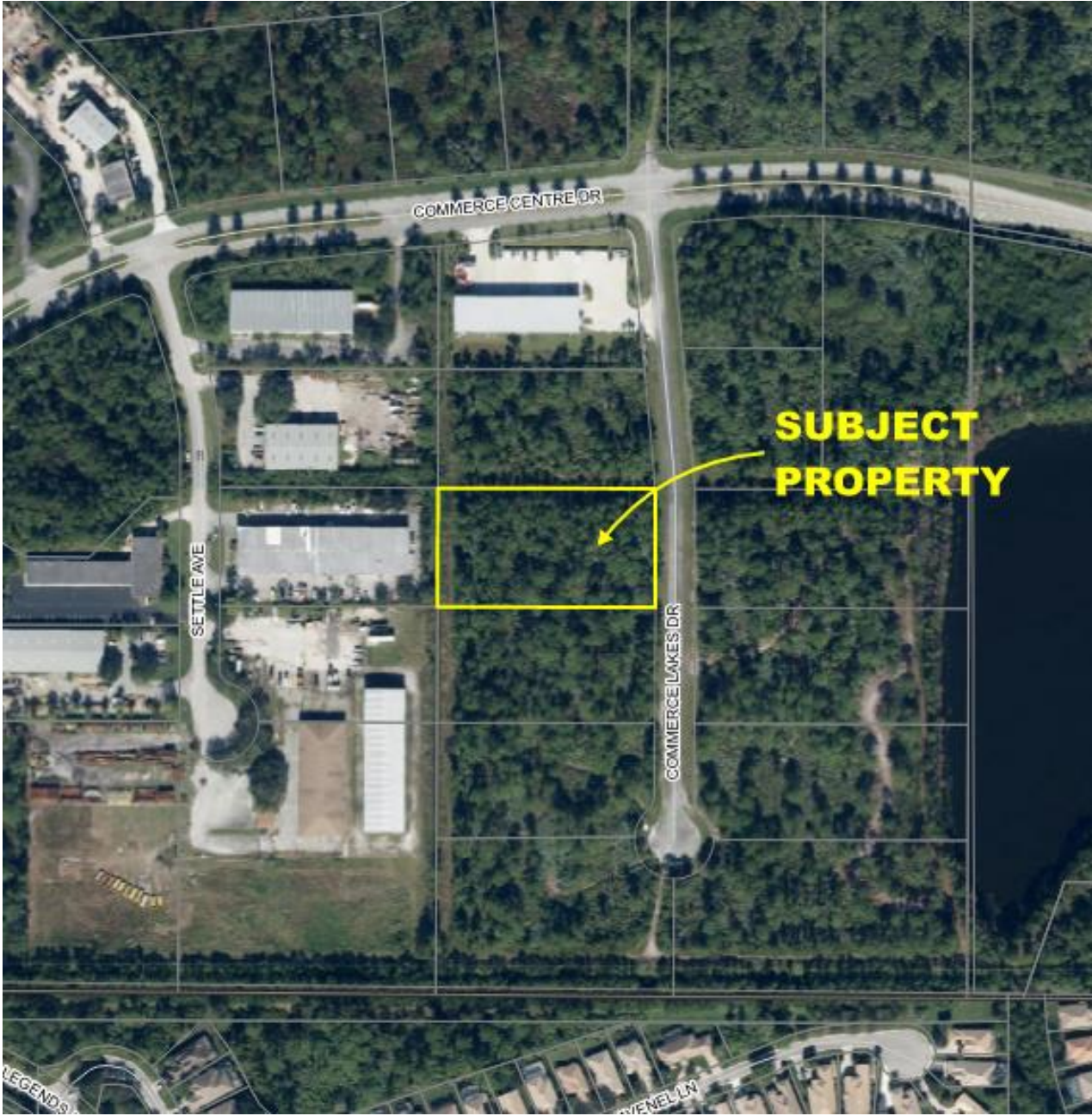
Request Summary

Applicant's Request:	This is a request to rezone a 1.86 acre parcel from Service Commercial (CS) to Industrial (IN). The existing use of warehouse and open storage yard is proposed to be expanded to include a concrete plant to expand the existing business.
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	Vacant
South	Service Commercial	Service Commercial	Warehouse
East	Service Commercial	Service Commercial	Open storage yard
West	Heavy Industrial	Industrial	Warehouse

Background

In 2019 The property was rezoned to Service Commercial which is compatible with the existing Land Use of Service Commercial. The 2019 rezoning was requested to facilitate the development of a warehouse building with open storage for a concrete fencing business. The business owner now wants to expand his business to include a concrete plant. As this is a heavy industrial use the Future Land Use and Zoning is required to be updated appropriately.

The Heavy Industrial Land Use 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 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 its existing use and 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.

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.