

City of Port St. Lucie
Rezoning application
P24-136 Decorative Concrete Specialists of South Florida



SUMMARY

Applicant's Request:	This is a request to rezone a 1.86- acre parcel from Service Commercial (CS) to Industrial (IN).
Applicant/Owner:	Jorge Mercado
Location:	The property is located at 2134 NW Commerce Lakes Drive.
Project Planner:	Daniel Robinson, Planner III

Project Description

The applicant requests a rezoning for a 1.86- acre parcel that is currently developed. The zoning request is to change the zoning district from Service Commercial (CS) to Industrial (IN). The existing use of warehouse and open storage yard is proposed to be used for a concrete plant to expand the existing business.

Background In 2019, the property was rezoned to Service Commercial to bring the property into compatibility with the existing Land Use of Service Commercial. The rezoning was requested to develop a warehouse building with open storage for a concrete fencing business. The business owner now wants to expand his business into 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.

Public Notice Requirements

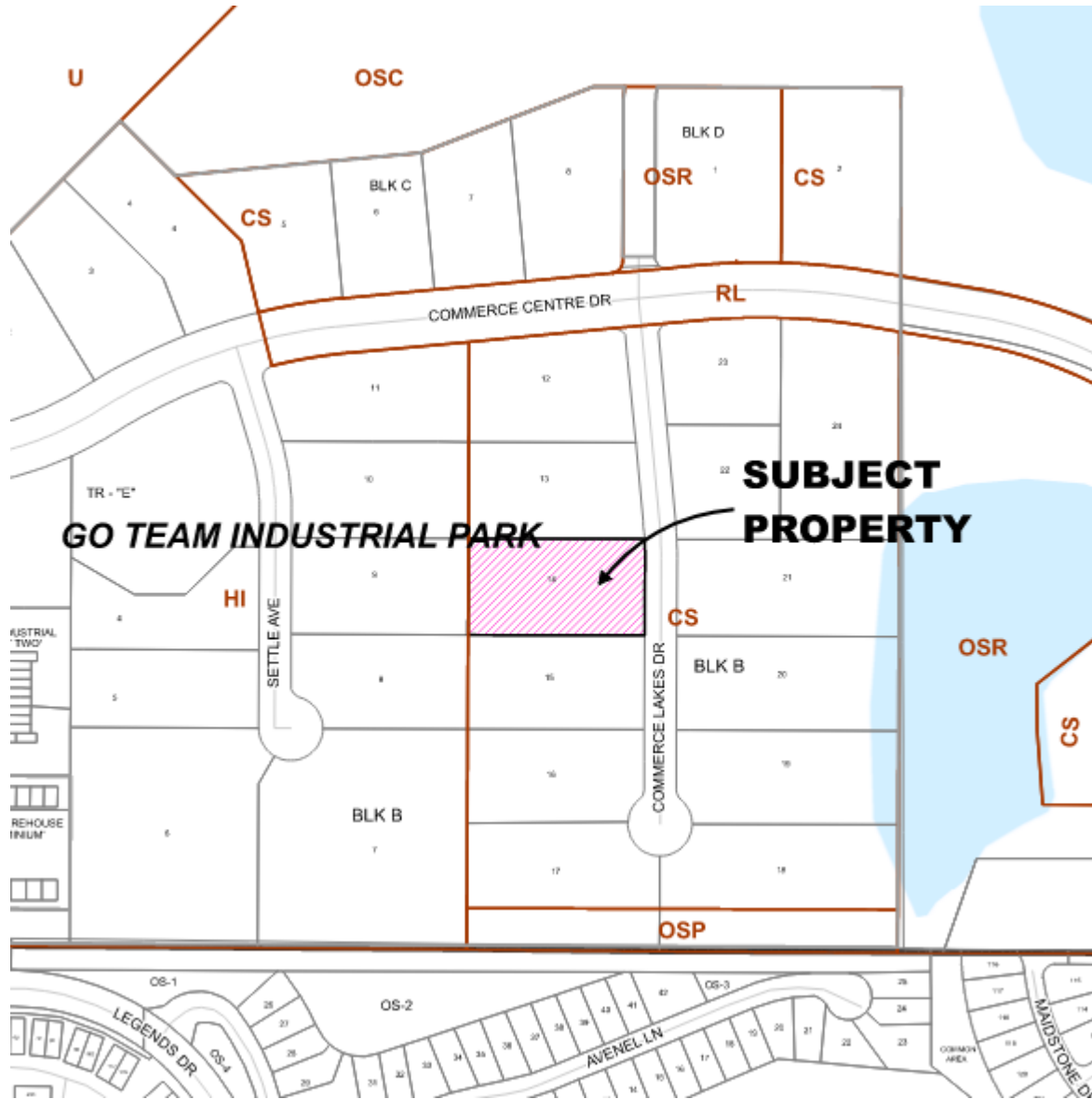
Public notice was sent to owners within 750 feet.

Location and Site Information

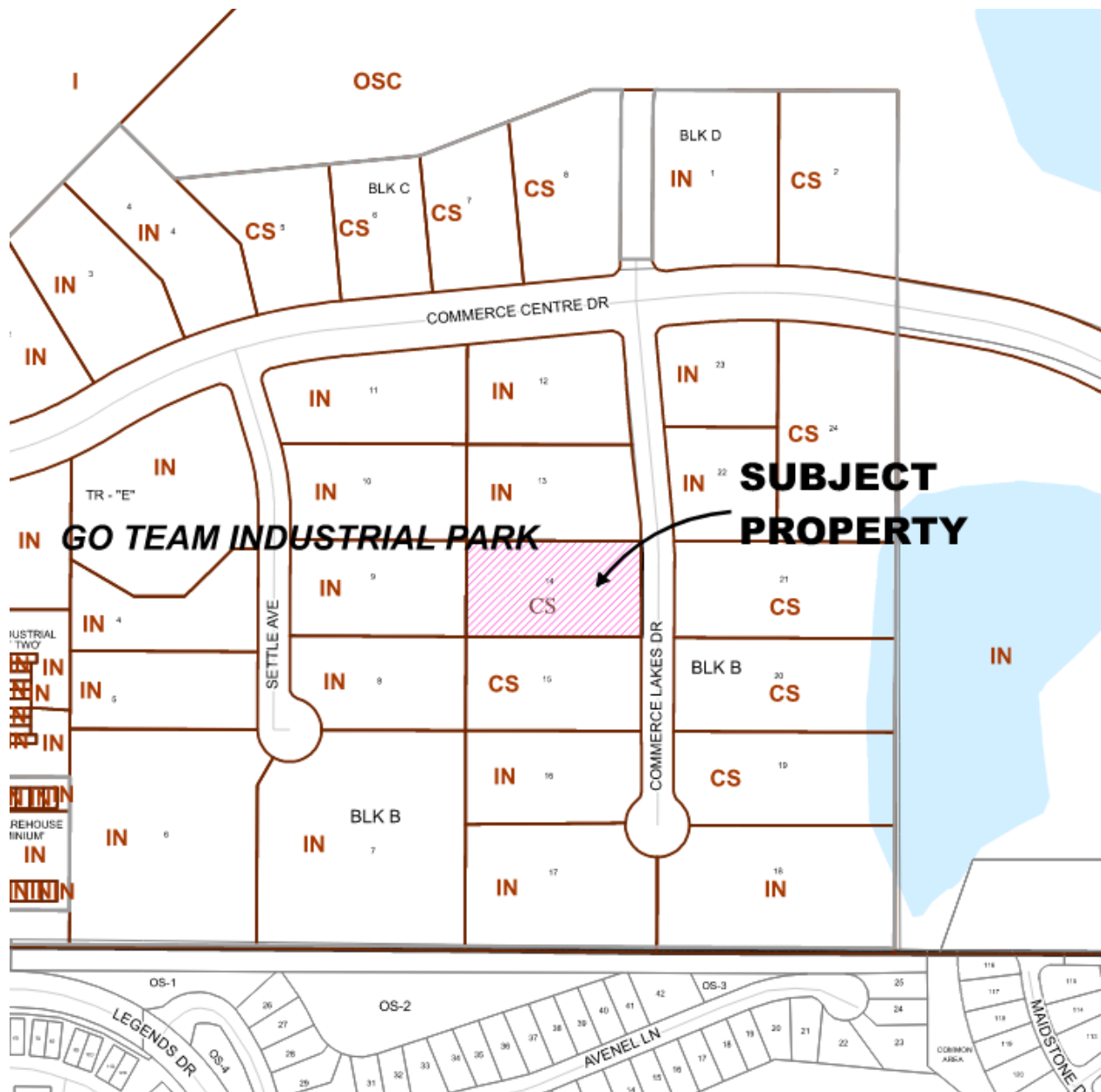
Parcel Number:	3315-703-0003-0005
Property Size:	1.86 Acres (80,586 square feet)
Legal Description:	Go Team Industrial Park-Unit Three-Block B Lot 14
Current "Future Land Use:"	Service Commercial (CS)
Existing Zoning:	Service Commercial (CS)
Existing Use:	Warehouse and storage yard
Requested "Future 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	Vacant
South	Service Commercial	Service Commercial	Warehouse
East	Service Commercial	Service Commercial	Open storage yard
West	Heavy Industrial	Industrial	Warehouse



Existing Land Use



Existing Zoning

IMPACTS AND FINDINGS

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.

ENVIRONMENTAL REVIEW

N/A

RELATED PROJECTS

P19-067 Decorative Concrete Specialists Site Plan

P19-197 Decorative Concrete Specialists of South Florida Rezoning

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

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

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.