

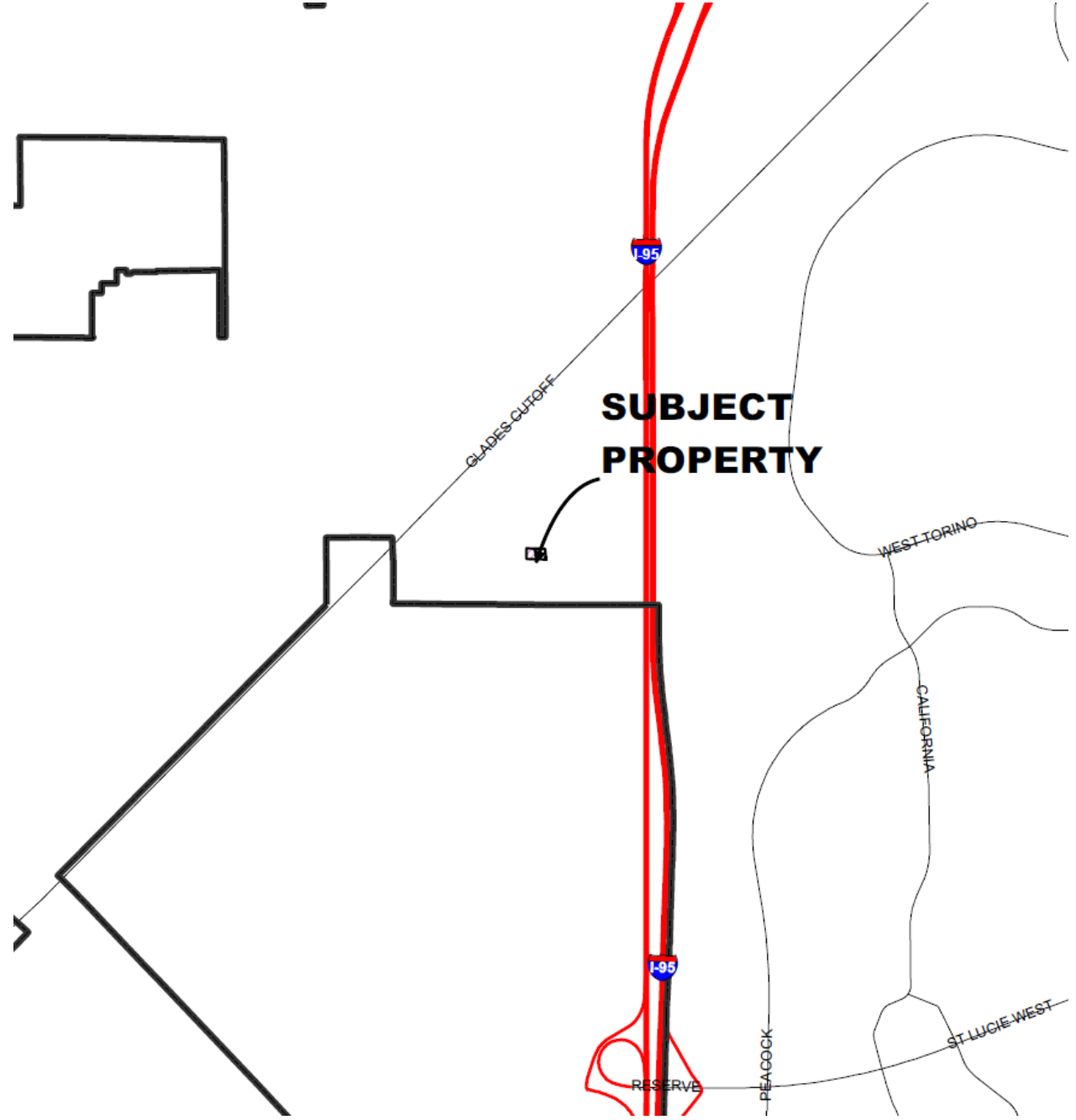


Decorative Concrete Specialists of South Florida
Small-Scale Comprehensive Plan Amendment
City Council Meeting
January 27, 2025

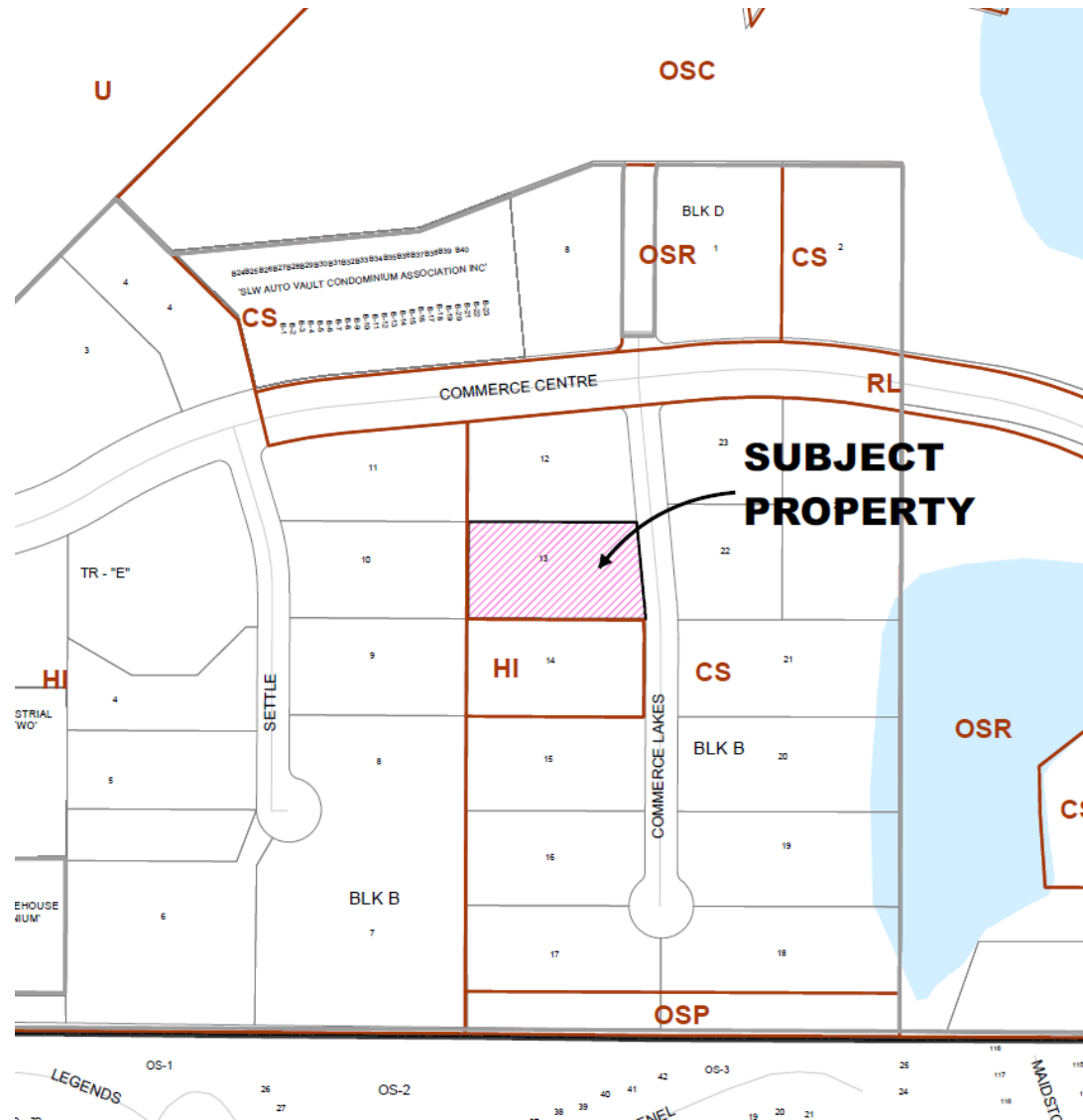
Request Summary

Applicant's Request:	The applicant requests a future land use designation of Heavy 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 2174 NW Commerce Lakes Drive.

Site Location



Existing Land Use Designation



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 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 Analysis

Land Use Consistency (Objective 1.1.4.4): This application is consistent with Objective 1.1.4.3 which states that the City shall provide the following designation for industrial land uses:

- Light Industrial (LI). Primarily for light manufacturing and assembling warehousing and storage. Excludes the more intensive industrial uses as defined in the zoning code.
- Heavy Industrial (HI). Uses with access to major transportation corridors and allows for traditionally more intensive industrial uses, as well as those within the LI designation. Large scale manufacturing and assembling, citrus processing and other intensive uses as defined by the zoning code. Standards shall be included in the zoning code to prohibit harmful materials and wastes. Both land use categories shall be controlled through appropriate zoning regulations which address concerns such as buffering and limitations on uses considered hazardous or a nuisance.
- Planned Industrial Park (PIP). Economic activity center primarily designed to accommodate the City's targeted industries list and economic development directives. Uses include manufacturing, research, development, other value-added activities and support uses. Uses such as hotels, offices, commercial and institutional that serve the projected workforce and residential population and/or encourage internal automobile trip capture shall be permitted, along with accessory uses.

Staff Analysis: The proposed future land use map amendment is Heavy Industrial which supports the intended development of the concrete plant and is consistent with the character of nearby land uses.

Planning and Zoning Board Recommendation

The Planning & Zoning Board recommended approval at their January 7, 2025, meeting.