

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, GRANTING A SPECIAL EXCEPTION USE TO ALLOW A CONCRETE PLANT TO BE LOCATED IN THE INDUSTRIAL ZONING DISTRICT AS PER SECTION 158.136 (C) (8) OF THE CODE OF ORDINANCES FOR A PROJECT KNOWN AS DECORATIVE CONCRETE SPECIALISTS OF SOUTH FLORIDA (P24-134); PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

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**WHEREAS**, Jorge Mercado of Decorative Concrete Specialists of South Florida, property owner, has requested the City of Port St. Lucie, Florida, grant a special exception to allow a Concrete Plant to be located in the Industrial Zoning District as per Section 158.136 (C) (8) of the Zoning Code of the City of Port St. Lucie, on property legally described as Go Team Industrial Park-Unit Three-Block B Lots 13 & 14, as depicted on Official Records Book 26, Page 2-2A, in the official records of St. Lucie County, Florida; and

**WHEREAS**, the subject application has been reviewed in accordance with Section 158.260, and meets the special exception use requirements as stipulated; and

**WHEREAS**, the Planning and Zoning Board held a public hearing on December 2, 2025, to review the special exception use application (P24-134) to determine the suitability of the proposed use at the Property and has submitted its recommendation to City Council; and

**WHEREAS**, City Council held a public hearing on December 8, 2025, to consider the special exception use application (P24-134), advertising of the public hearing having been made; and

**WHEREAS**, City Council has considered the special exception use application (P24-134) and has determined, based on substantial and competent evidence, that all of the criteria set forth in Section 158.260 have been met.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF PORT ST. LUCIE, FLORIDA:**

**Section 1. Ratification of Recitals.** The foregoing recitals are hereby ratified and confirmed as true and correct and are hereby made a part of this Resolution.

**Section 2. Approval of Application for Special Exception Use.** The application for a special exception use is hereby approved to allow a Concrete Plant to be located in the Industrial Zoning District as per Section 158.136 (C) (8) of the Zoning Code of the City of Port St. Lucie as set forth in Exhibit "A" Conceptual Site Plan, attached hereto.

RESOLUTION NO. 25-R81

Section 3. Conflict. If any resolutions, or parts of resolutions, are in conflict herewith, this Resolution shall control to the extent of the conflicting provisions.

Section 4. Severability. The provisions of this Resolution are intended to be severable. If any part of this Resolution is determined to be void or is declared illegal, invalid, or unconstitutional by a Court of competent jurisdiction, the remainder of this Resolution shall remain in full force and effect.

Section 5. Effective Date. This Resolution shall become effective immediately upon adoption.

**PASSED AND ADOPTED** by the City Council of the City of Port St. Lucie, Florida, this 8<sup>th</sup> day of December 2025.

CITY COUNCIL  
CITY OF PORT ST. LUCIE

By: \_\_\_\_\_  
Shannon M. Martin, Mayor

ATTEST:

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Sally Walsh, City Clerk

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Richard Berrios, City Attorney