



Decorative Concrete Specialists at South Florida

Major Site Plan Amendment

Project No. P19-067-A1

City Council Meeting

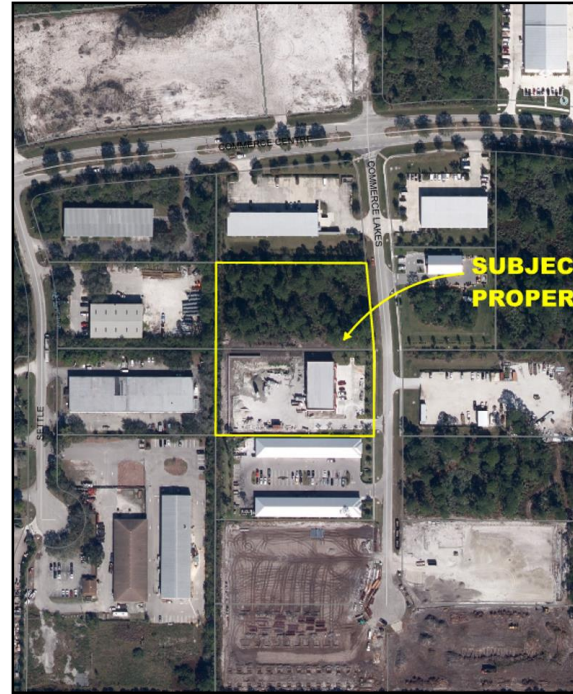
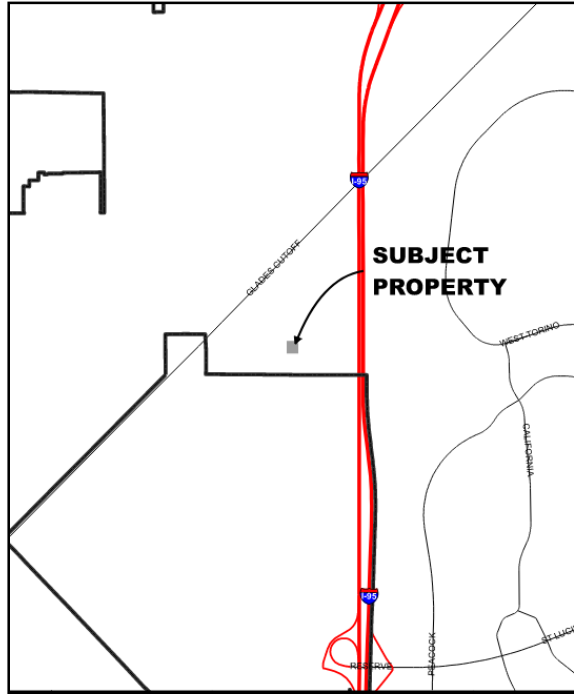
Ivan Betancourt, Planner I

July 27, 2026

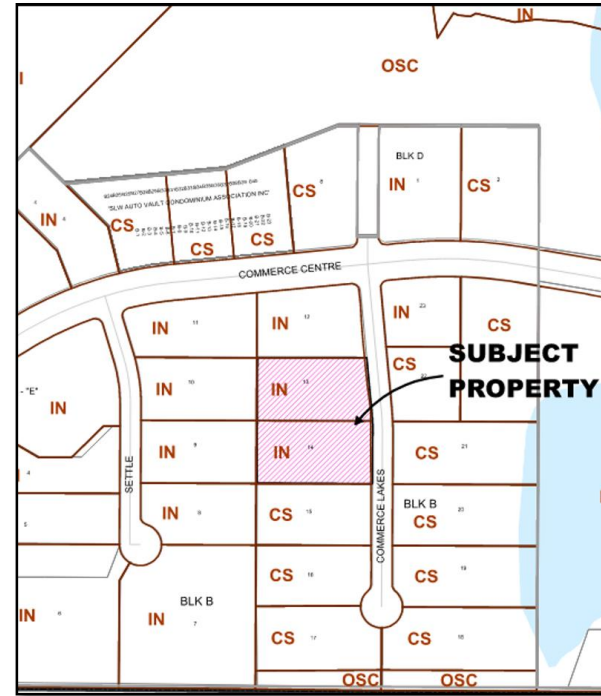
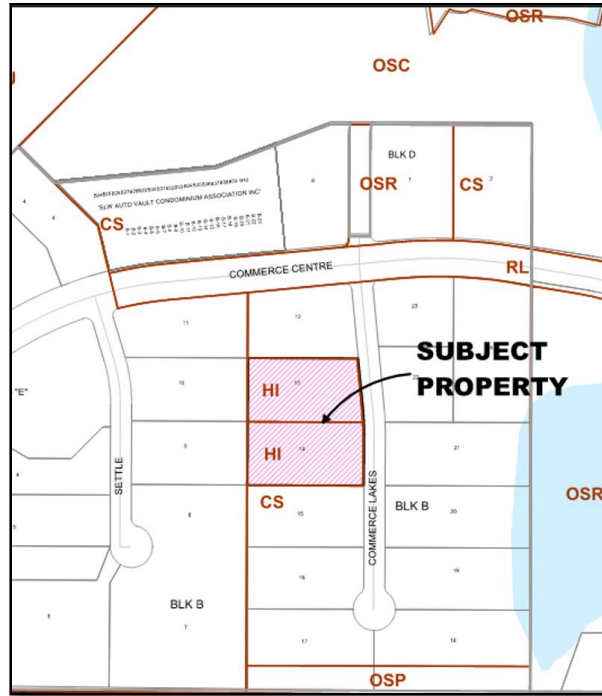
Request Summary

Owner:	Decorative Concrete Specialists of South Florida, LLC
Applicant:	Jorge Mercado
Location:	The subject property is generally located west of NW Commerce Lakes Dr and south of NW Commerce Centre Dr
Request:	A request for approval of a major site plan amendment to expand the existing business to include a concrete plant.

Location and Aerial



Land Use and Zoning



Project Background

- On February 27, 2020, Ordinance 20-01 was approved by City Council for Lot 14 to rezone the property to Service Commercial to bring the property into compatibility with the Future Land Use of Service Commercial. The rezoning was requested to develop a warehouse building with open storage for a concrete fencing business.
- On November 12, 2024, Ordinances 24-69 & 24-70 for Lot 14 were approved by City Council to change the Future Land Use to Heavy Industrial and the Zoning to Industrial.
- On February 10, 2025, Ordinances 25-02 & 25-07 for Lot 13 were approved by City Council to change the Future Land Use to Heavy Industrial and the Zoning to Industrial.

Project Background (Continued)

- On December 8, 2025, Resolution 25-R81 was approved by City Council for a Special Exception Use (SEU) to allow a concrete plant in the Industrial Zoning District. As part of the approval, the City required the applicant to provide 1” of additional asphalt from the project’s southern driveway north to Commerce Centre Drive along Commerce Lakes Drive.

Zoning Review

- Resolution 25-R81 was approved by City Council for a Special Exception Use (SEU) to allow a concrete plant in the Industrial Zoning District.
- The site plan provides for a total of 46 standard parking spaces including 2 handicapped spaces.
- The site plan identifies a 25' × 12' refuse and recycling enclosure designed to serve the property.
- The site plan and preliminary landscape plan provide adequate buffering and landscaping along the north, east, west and south property lines.
- The applicant has provided colored elevations of the proposed concrete equipment. The equipment was approved based on the SEU approval not to exceed 35 feet in height.



C-102

A1	LS	
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Concrete Equipment Elevations



PROPOSED AGGREGATE BATCHER & SILO DETAIL



PROPOSED RECLAIMER DETAIL

Decorative Concrete Batch Plant Elevations






PERMITS REQUIRED

■ CITY OF PORT ST. LUCIE

PERMIT#

1	FOR CITY COMMENTS	11/1/2023
2	FOR CITY COMMENTS	11/1/2023
NO.	REVISIONS	DATE

DECORATIVE CONCRETE SPECIALISTS

2174 & 2134
NW COMMERCE LAKES DR
PORT ST LUCIE, FL 34986
ST LUCIE COUNTY

PROJECT PROP. COLORED RENDERING	
DATE 12/2/2023	DRAWN BY N.T.S.
CHECKED BY L.B.	C-505

P19-067-A1

Other Roadway Impacts

- During the review of the SEU application, Public Works analyzed the additional load being put on City roads from the concrete trucks and found that the additional loading on city roads will cause faster deterioration of the roadway if the roadways being utilized are not built to a high enough structural capacity to handle the concrete truck weight
- For this reason, it was agreed that the applicant would need to provide 1" of additional asphalt from the project's southern driveway north to Commerce Centre Drive along Commerce Lakes Drive.

Concurrency Review

- A Traffic Impact Analysis report which was submitted with the SEU application was reviewed by the Public Works Department.
- St. Lucie West Services District is the provider of services. The utility infrastructure necessary to serve the development was included with the construction of NW Commerce Lakes Dr.
- A paving and drainage plan that is in compliance with the adopted level of service standard is required.
- Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.

Staff Recommendation

The City of Port St. Lucie Site Plan Review Committee (SPRC) reviewed and recommended approval of the major site plan amendment at their March 11, 2026, meeting.

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan and recommends approval.