



Decorative Concrete Specialists of South Florida

Special Exception Use

Project No. P24-134

Planning and Zoning Board Meeting

Daniel Robinson, Planner III

December 2, 2025

Request Summary

- Applicant/Owner: Jorge Mercado
- Location: The property is located at 2134 and 2174 NW Commerce Lakes Drive.
- Request: The applicant is requesting a special exception use (SEU) to allow a concrete plant in the Industrial Zoning District. Section 158.136(C)(8) of the Zoning Code lists other heavy industrial development not listed but that are considered to have high intensity use with potential impact on surrounding land uses and to be located within heavy industrial land use districts as a special exception use within the Industrial (IN) Zoning District.

<u>Evaluation of SEU CRITERIA</u> <u>(Section 158.260)</u>	<u>FINDINGS</u>
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	The conceptual plan demonstrates that the site has adequate ingress and egress for vehicles, the proposed development will allow for pedestrian safety and convenience. The Public Works Department shall review the transportation element of the project when the site pan is submitted to confer if the site is in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.
ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))	Required off-street parking shall be provided with site plan approval. The concrete yard will provide for loading areas. The concrete plant will have machines running outside during business hours. Air quality permits will be secured in accordance with the guidelines set forth by the Florida Department of Environmental Protection (FDEP).
ADEQUATE AND PROPERLY LOCATED UTILITIES (§158.260 (C))	Adequate utilities are available to service the development.
ADEQUATE SCREENING OR BUFFERING (§158.260 (D) (F))	The Landscape Plan shall meet all requirements of the Landscape Code. No additional landscaping is required by Code.

<u>Evaluation of SEU CRITERIA</u> <u>(Section 158.260)</u>	<u>FINDINGS</u>
SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E))	Signs shall meet the requirements of Chapter 155 of the Code of Ordinances.
Conformance with all Code of Ordinances requirements (§158.260 (G))	The proposed use of concrete plant is a Special Exception Use in the Industrial Zoning District. Section 158.136(C)(8) of the Zoning Code lists other heavy industrial development not listed but that are considered to have high intensity use with potential impact on surrounding land uses and to be located within heavy industrial land use districts as a special exception use within the Industrial (IN) Zoning District. The proposed operation of a concrete plant at this location shall conform to all Code Requirements and Setbacks.
COMPATIBILITY WITH SURROUNDING USES (§158.260 (H) (I) (J))	<p>(H) By adhering to City Code of Ordinances and Regulations, the establishment and operation of the proposed use are not anticipated to impair the health, safety, welfare, or convenience of residents and workers in the City.</p> <p>(I) The business shall abide by the City’s noise ordinance. Operations The plant will operate between 7:00 AM - 5:00 PM, Monday through Saturday, with expected daily and weekly production estimates to be provided based on market demand.</p> <p>(J) The concrete plant use as shown on the attached conceptual plan will be compatible with the existing or permitted uses of adjacent property. The neighboring properties are open storage and warehouse type uses.</p>

Other Roadway Impacts

Public Works also 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.

Planning and Zoning Board Action Options:

- Make a motion to recommend approval to the City Council
- Make a motion to amend the recommendation and recommend approval
- Make a motion to recommend denial
- Make a motion to table