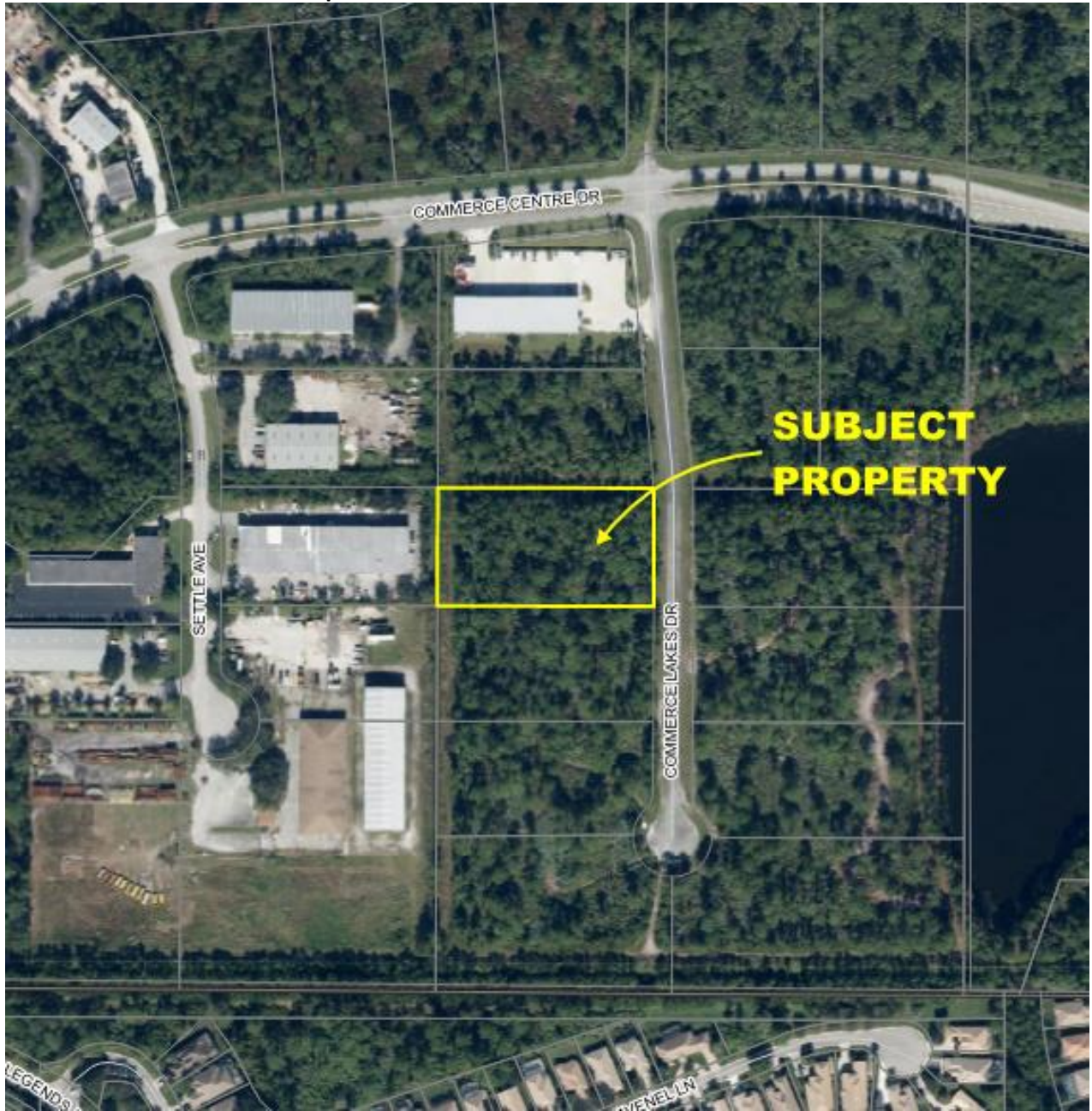


City of Port St. Lucie
Small-Scale Comprehensive Plan Amendment
P24-135 Decorative Concrete Specialists of South Florida



SUMMARY

Applicant's Request:	This is a request to amend the Future Land Use from Service Commercial (CS) to Heavy Industrial (HI).
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 future land use designation of Heavy Industrial for a 1.86 acre parcel that is currently developed. 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

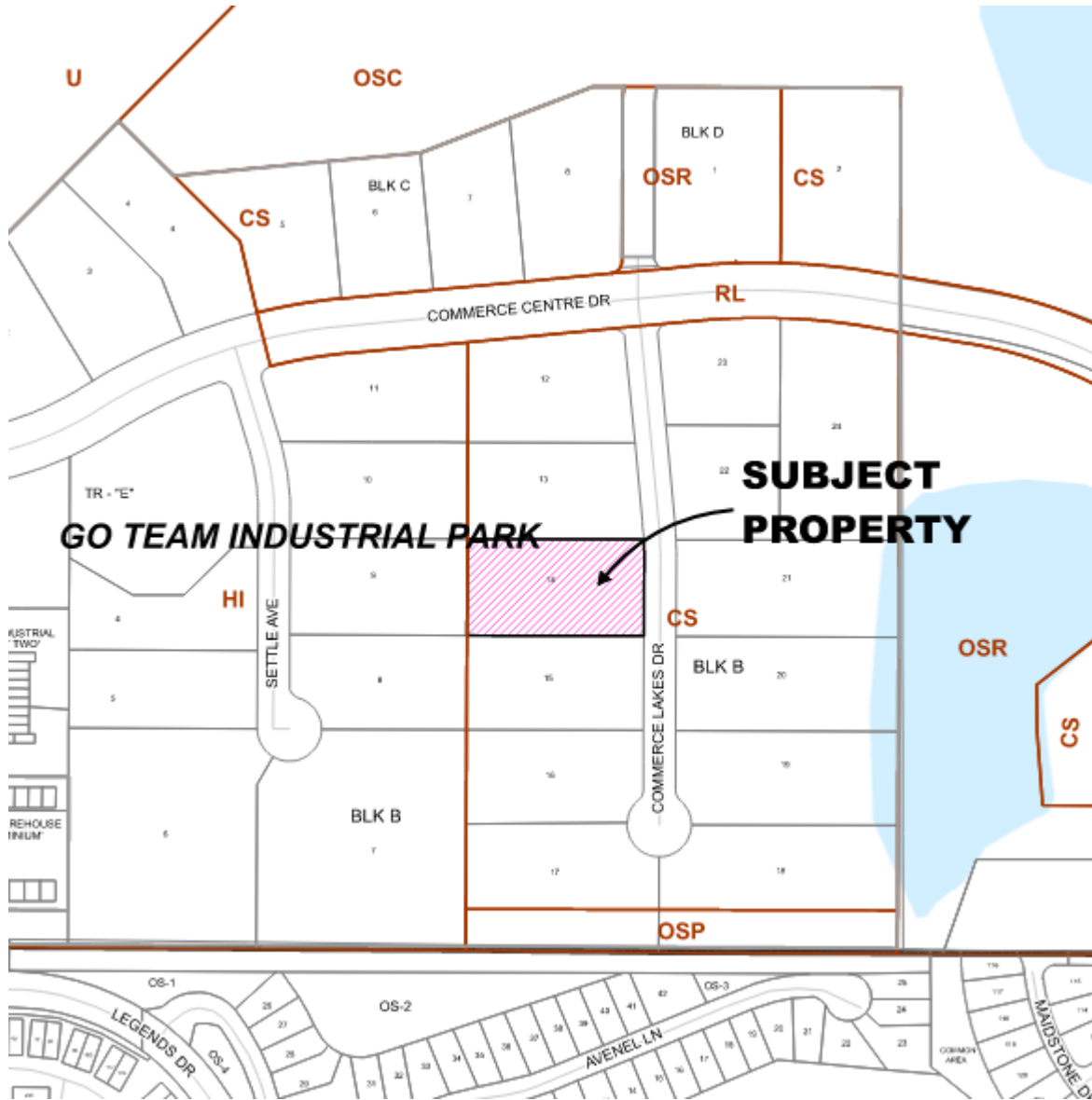
Public notice was sent to owners within 750 feet.

Location and Site Information

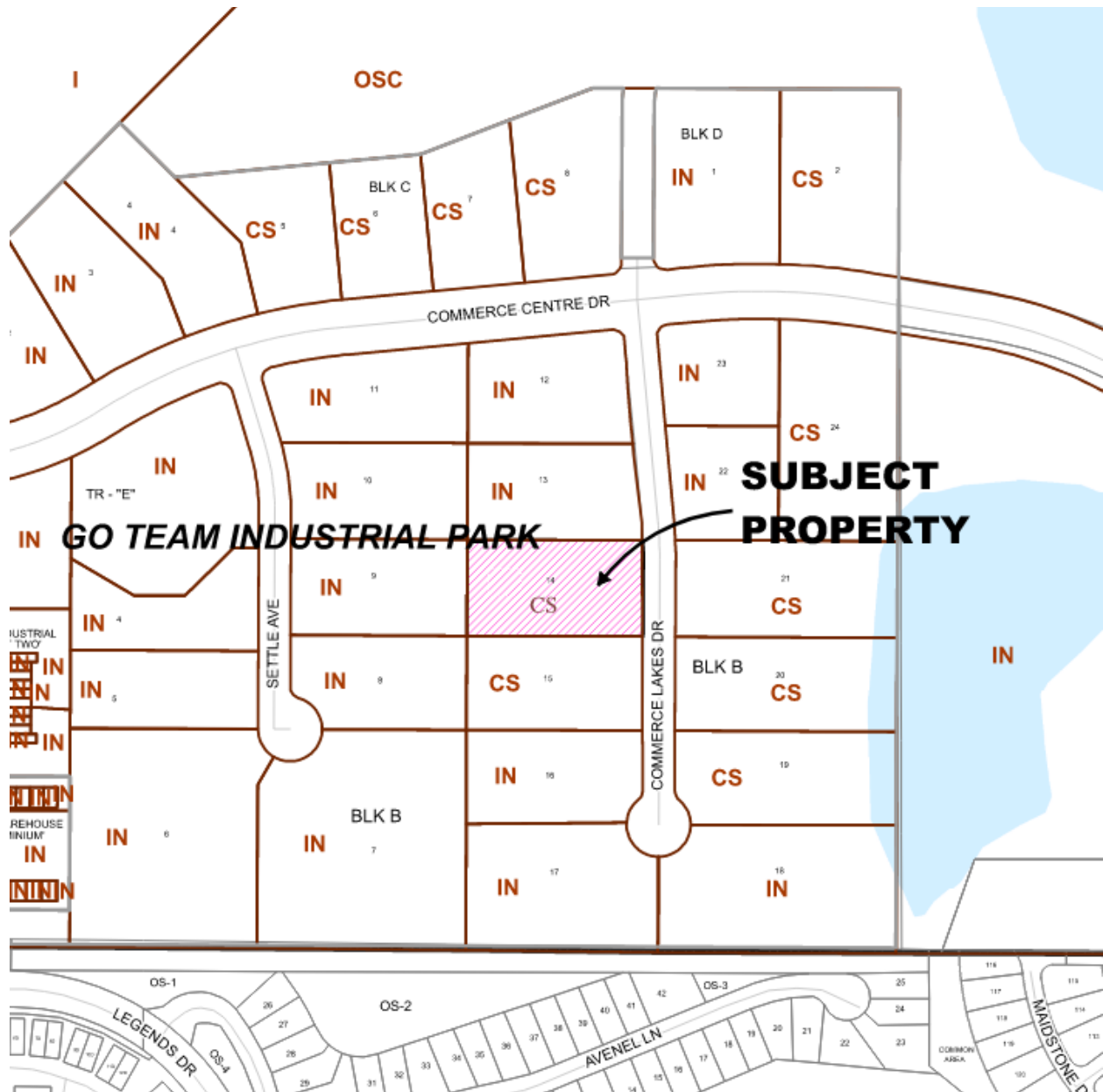
Parcel Number:	3315-703-0003-0005
Property Size:	1.86 Acres (80,586 square feet)
Legal Description:	Go Team Industrial Park-Unit Three-Block B Lot 14
Current "Future Land Use:"	Service Commercial (CS)
Existing Zoning:	Service Commercial (CS)
Existing Use:	Warehouse and storage yard
Requested "Future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

COMPREHENSIVE PLAN REVIEW AND ANALYSIS

Justification: The small-scale future land use amendment is proposed to develop a concrete plant.

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:

- a. Light Industrial (LI). Primarily for light manufacturing and assembling warehousing and storage. Excludes the more intensive industrial uses as defined in the zoning code.
- b. 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. City of Port St. Lucie 1-28 Adopted Comprehensive Plan: 2020-2040 October 26, 2020
- c. 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.

Policy 1.1.7.1: Future Land Use Map Amendment will be reviewed based on consistency with the goals, objectives, and policies of all elements of the comprehensive plan and other considerations such as:

Criteria	Consistent with criteria (Y/N or N/A)
Satisfy a deficiency or mix of uses in the Plan map	Y
Accommodate projected population or economic growth	Y
Diversify the housing choices	N/A
Enhance or impede provision of services at adopted LOS Standards	N/A
Compatibility with abutting and nearby land uses	Y
Enhance or degrade environmental resources	N/A
Job creation within the targeted industry list	Y

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
- P24-136 Decorative Concrete Specialists of South Florida Rezoning

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the petition to be consistent with the intent and direction 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.