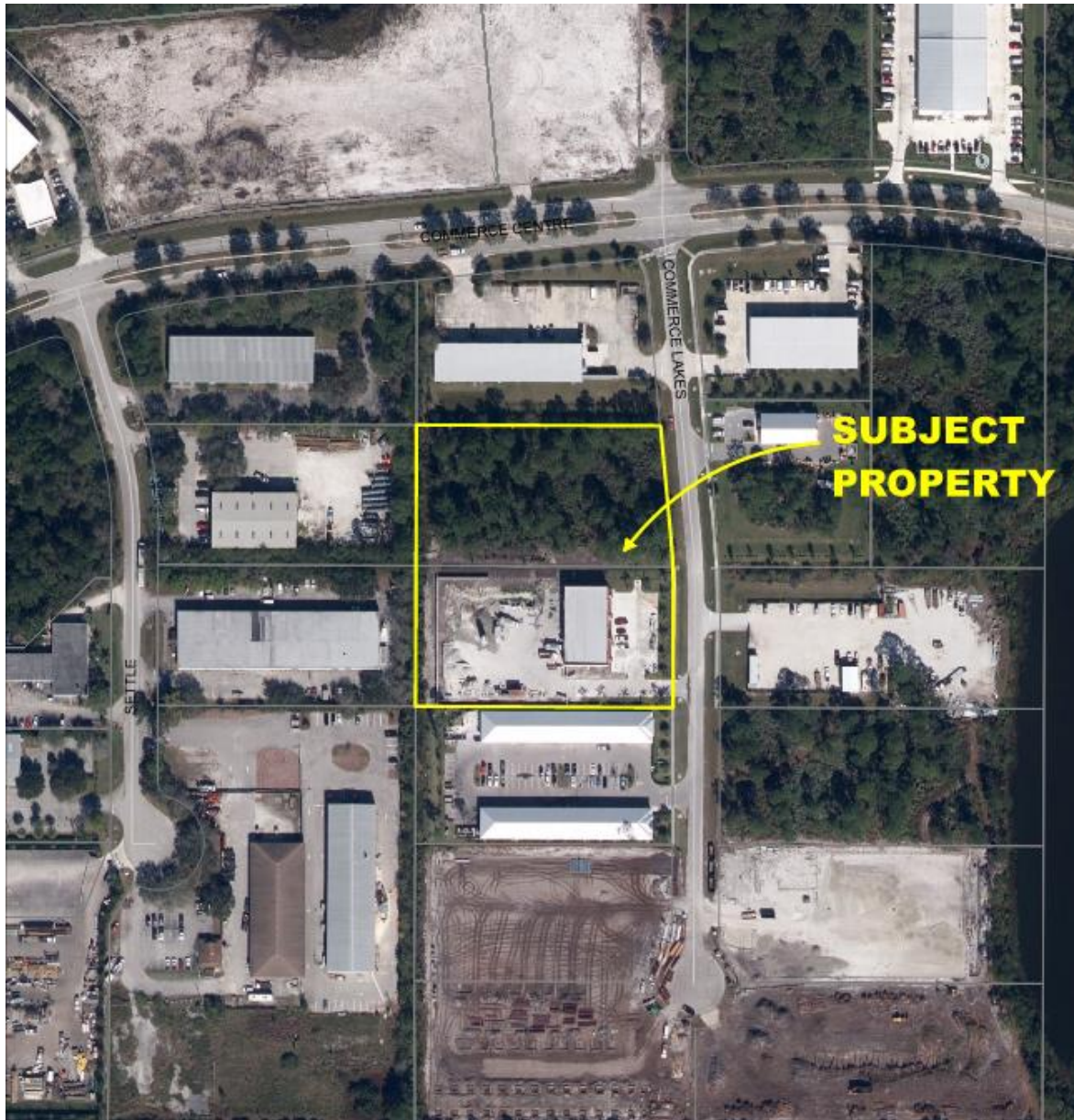


**Decorative Concrete Specialists at South Florida
Major Site Plan Amendment
P19-067-A1**



Project Location Map

SUMMARY

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

Project Description

This major site plan amendment is to accommodate the business owner's intent to expand his business to add a new concrete batch plant to the existing concrete business on the site.

The subject property is a 3.66-acre property located on NW Commerce Lakes Dr. This application amends the site plan which was previously approved by the Site Plan Review Committee on May 13, 2020, for a 7,475 square-foot warehouse building with ancillary office space.

Previous Actions and Prior Reviews

On November 12, 2024, Ordinance 24-69 was approved by City Council, amending the Comprehensive Plan to provide a small-scale amendment to the Future Land Use for Lot 14, changing the designation from Service Commercial (CS) to Heavy Industrial (HI). On the same date, Ordinance 24-70 was approved to rezone Lot 14 from Service Commercial (CS) to Industrial (IN).

On February 10, 2025, Ordinance 25-02 was approved by City Council, amending the Comprehensive Plan to provide a small-scale amendment to the Future Land Use for Lot 13, changing the designation from Service Commercial (CS) to Heavy Industrial (HI). On the same date, Ordinance 25-07 was approved to rezone Lot 13 from Service Commercial (CS) to Industrial (IN).

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 a condition of approval, the applicant is required to provide 1" of additional asphalt overlay from the project's southern driveway north to Commerce Centre Drive along Commerce Lakes Drive.

The City Attorney's Office and the property owner prepared a Cost Responsibility Agreement (attached). Based on the cost estimate from the City's contractor contract pricing and this agreement, the developer agreed to provide the City a payment of \$40,082.31 upon approval of the SEU and prior issuance of site work permits for the project.

The revised site plan amendment was recommended for approval by the Site Plan Review Committee (SPRC) on March 11, 2026.

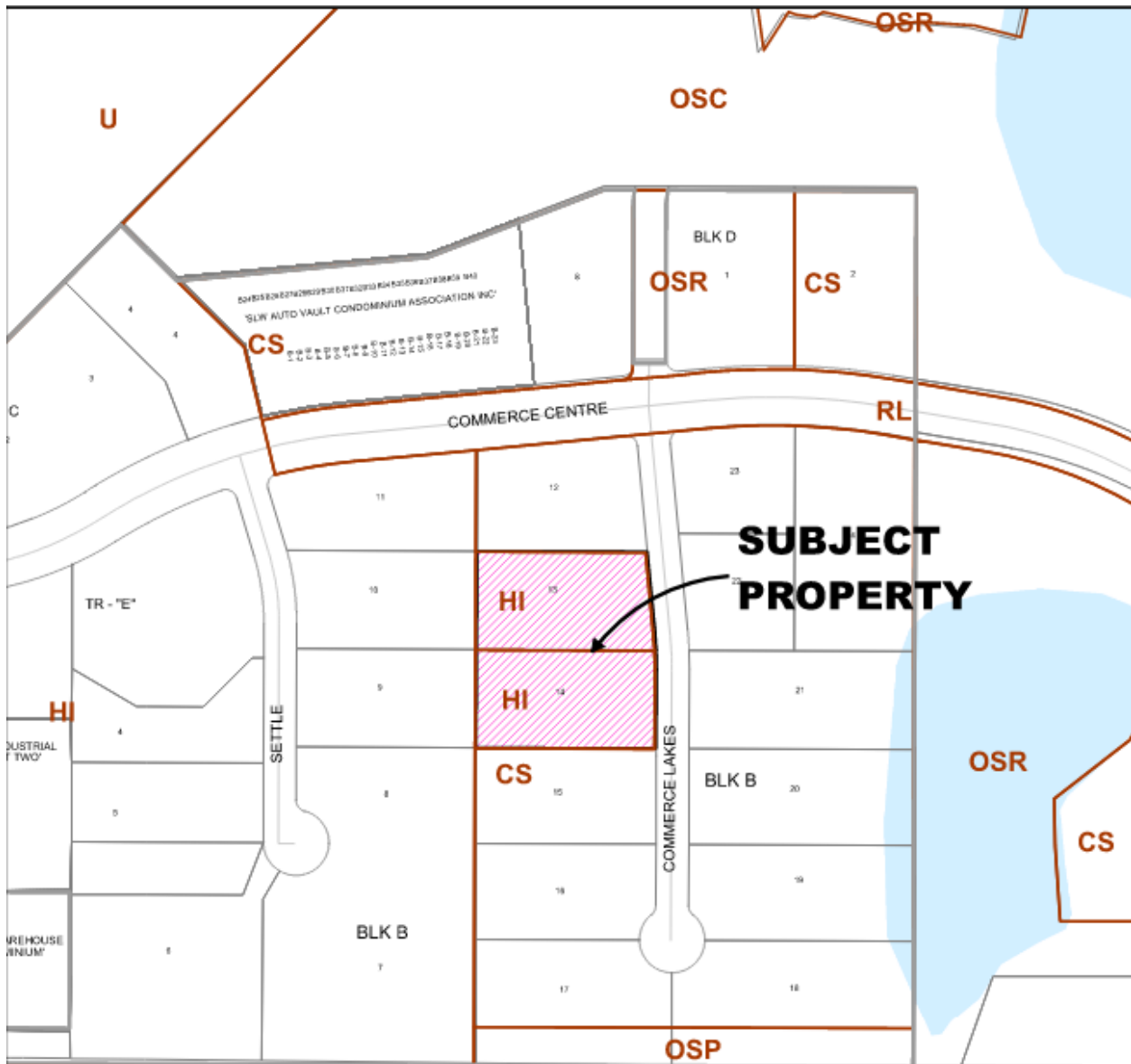
Location and Site Information

Parcel Number:	3315-703-0002-000-8 & 3315-703-0003-000-5
Property Size:	3.66 acres
Legal Description:	Go Team Industrial Park-Unit Three-Block B Lots 13 & 14
Future Land Use:	Heavy Industrial (HI)
Existing Use:	Open Storage and warehouse building

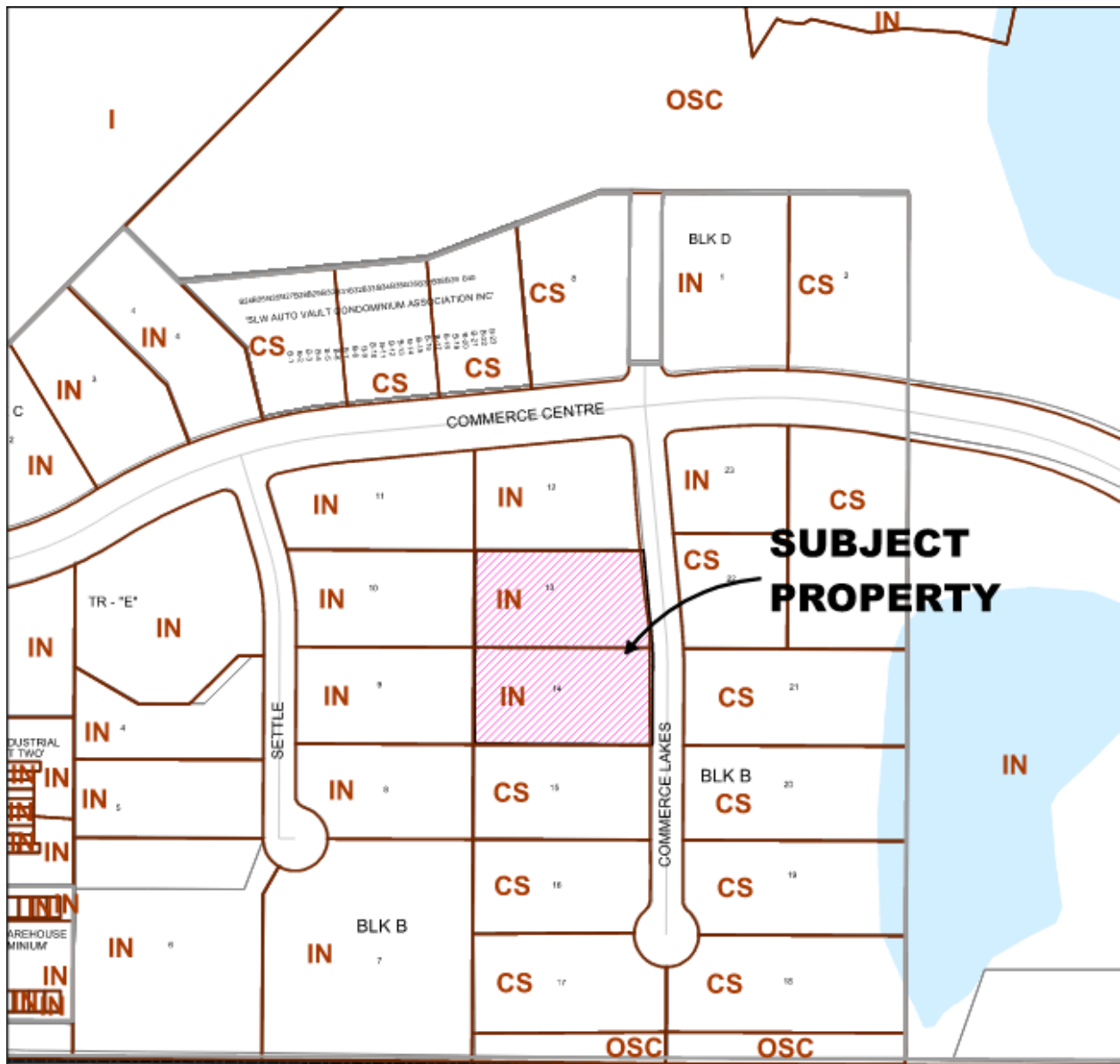
Zoning:	Industrial (IN)
Proposed Use:	Concrete plant

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	Service Commercial	Industrial	Warehouse
South	Service Commercial	Service Commercial	Warehouse
East	Service Commercial	Service Commercial	Open storage yard
West	Heavy Industrial	Industrial	Warehouse



Future Land Use Map



Zoning Map

IMPACTS AND FINDINGS

ZONING REVIEW: The project has been reviewed for compliance with the requirements of the Industrial (IN) zoning district and documented as follows:

<u>CRITERIA</u>	<u>FINDINGS</u>
USE	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.
DUMPSTER ENCLOSURE	The site plan identifies a 25' x 12' refuse and recycling dumpster enclosure.
ARCHITECTURAL DESIGN STANDARDS	The existing building on the site meets the requirements of the Citywide Design Standards
PARKING REQUIREMENTS	Parking is required at one space per 500 sq ft of warehouse space and 1 space per 200 sq ft of office space for a total requirement of 23 parking spaces. The existing site provides a total of 23 spaces including 1 handicapped space. The proposed expansion provides an additional 21 spaces including 1 handicapped space for a total of 46 parking spaces including 2 handicapped spaces. The parking requirements are in accordance with Sec. 158.221 (C) of the Zoning Code.
STACKING	A traffic statement was submitted by Mackenzie Engineering & Planning, Inc. and reviewed and approved by the Public Works Department.
BUILDING HEIGHT	The proposed concrete plant will have a maximum height of 35 feet. Sec. 158.136 (G) of the Zoning Code sets a maximum height of 35 feet for uses within the Industrial Zoning District.
SETBACKS	The proposed equipment setback lines depicted on the site plan conform to the requirements of the Industrial Zoning District.
BUFFER	The site plan and preliminary landscape plan provide adequate buffering and landscaping along the north, east, west and south property lines.

CONCURRENCY REVIEW: The project has been reviewed for compliance with Chapter 160, City Code, regarding provision of adequate public facilities and documented as follows:

CRITERIA	FINDINGS
SEWER/WATER SERVICES	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.
TRANSPORTATION	The application and conceptual site plan prepared by Art of Engineering dated May 19, 2025 for the previous SEU submittal was reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd. 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, the SEU was approved with a condition that the applicant would need to provide 1" of additional asphalt overlay from the project's southern driveway north to Commerce Centre Drive along Commerce Lakes Drive.
PARKS AND OPEN SPACE	N/A
STORMWATER	Paving and drainage plans in compliance with the adopted level of service standard will be required with detail plan submittal.
SOLID WASTE	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
PUBLIC SCHOOL CONCURRENCY	N/A

NATURAL RESOURCE PROTECTION (Chapter 157)

The project has been reviewed for compliance with the requirements of Chapter 157, Natural Resource Protection Code, and documented as follows:

Native Habitat: The 1.85-acre portion of the site is already developed and has previously satisfied its upland mitigation requirements. The remaining 1.81-acre northern portion is undeveloped, consists of pine flatwoods, and is therefore subject to the City's upland preservation requirements. The site plan

requires the 1.81-acre portion to preserve 25 percent of the native habitat. In lieu of preservation the property owner will be required to pay the upland mitigation fee into the City's Conservation Trust Fund per Section 157.06 (E)(3)(b) of the Natural Resource Protection Code. The applicant is required to obtain a clearing permit prior to construction.

Wildlife Protection: A site survey revealed gopher tortoises, therefore a permit to relocate the gopher tortoises will be required prior to construction.

OTHER

Fire District: The access location (external and internal) has been reviewed by the Fire District for safety purposes.

Public Art (Chapter 162): This project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places. All private development meeting the applicability requirements of Chapter 162 must elect one of three methods for providing public art within ninety (90) days of the issuance of the first building permit.

STAFF RECOMMENDATION

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. The Site Plan Review Committee recommended approval of the site plan at their meeting of March 11, 2026.