

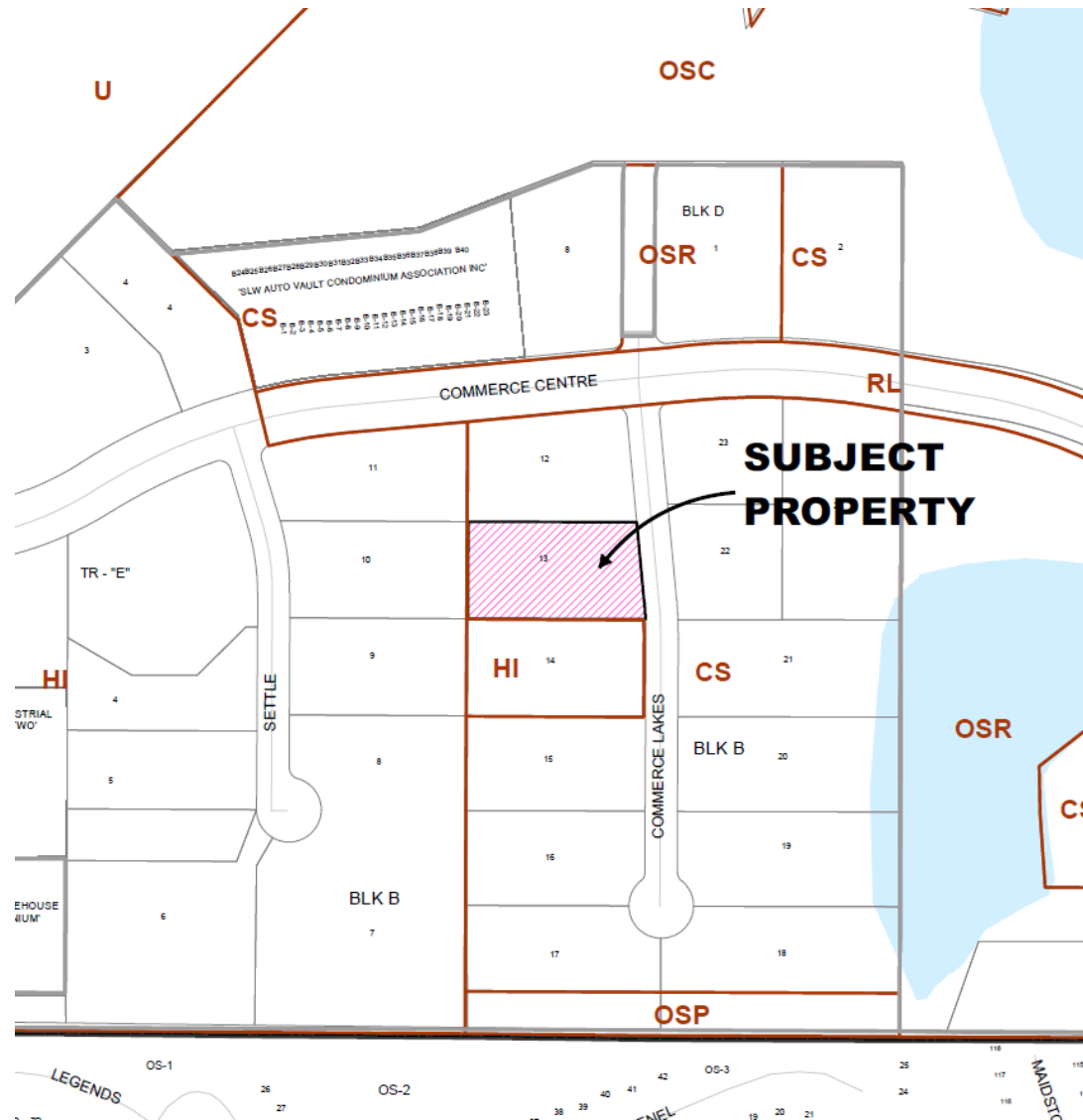


Decorative Concrete Specialists of South Florida
Rezoning Application
Planning & Zoning Board Meeting
January 7, 2025

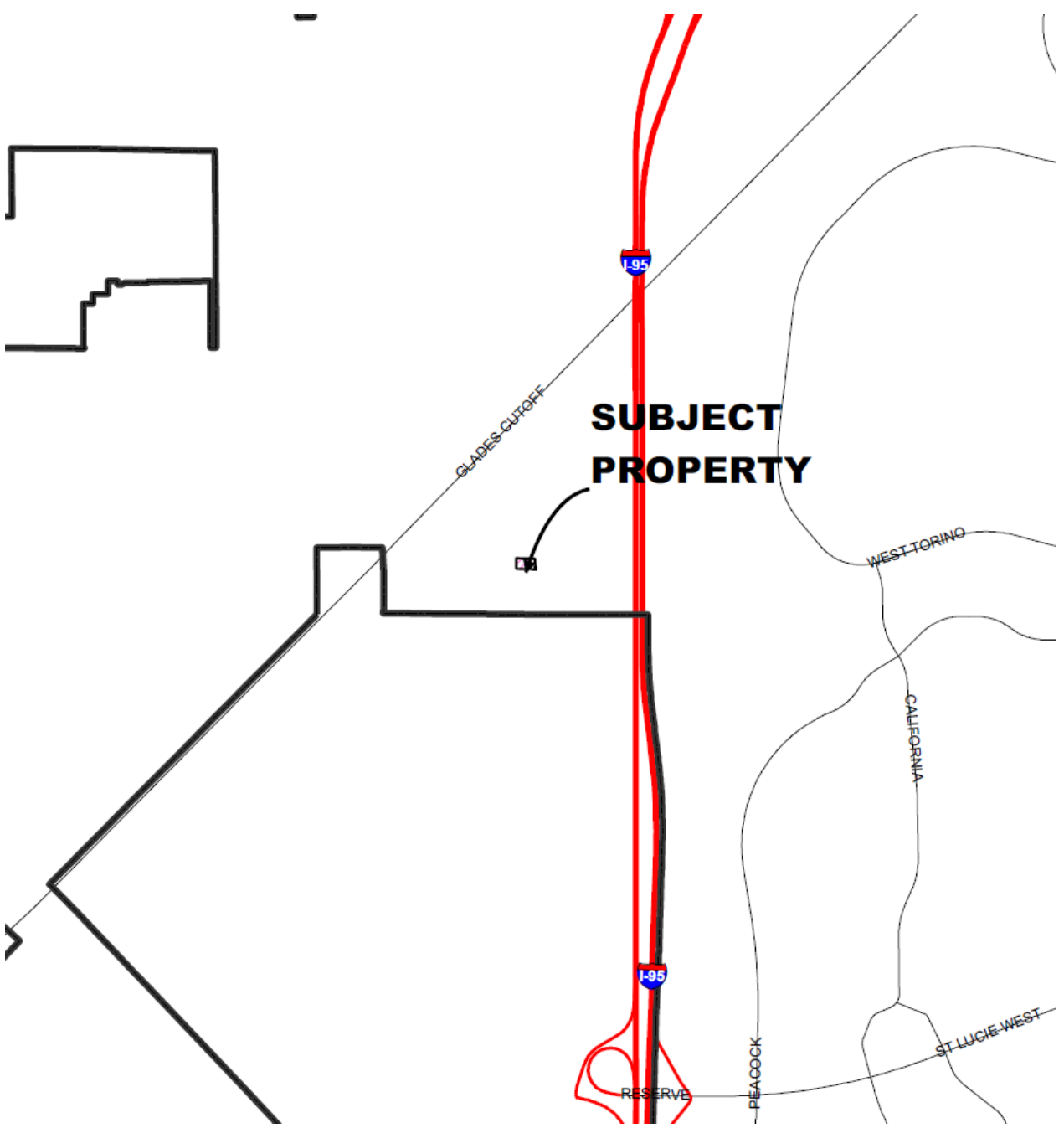
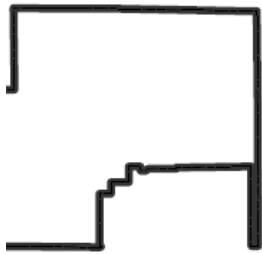
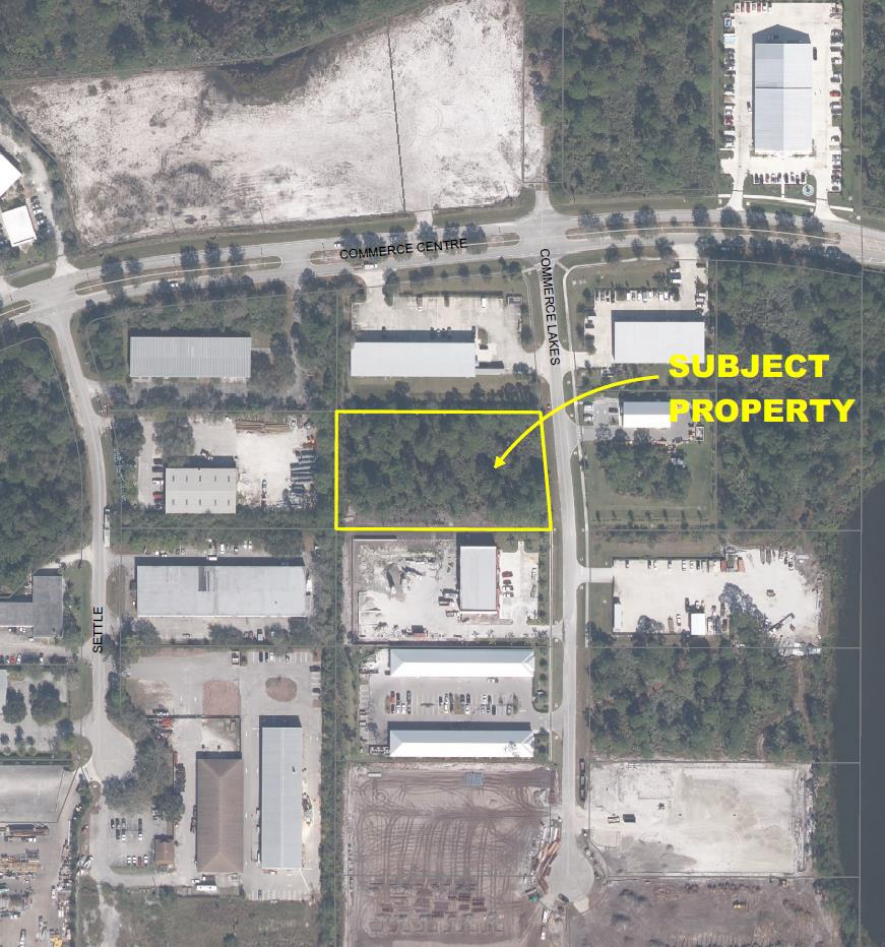
Request Summary

Applicant's Request:	The applicant is requesting a rezoning to Industrial for a 1.81- acre parcel that is currently undeveloped. The purpose is to expand an existing business on an adjoining lot to develop a concrete plant.
Applicant/Property Owner:	Jorge Mercado
Location:	The property is located at 2134 NW Commerce Lakes Drive.

Existing Land Use Designation



Site Location



Surrounding FLU & Zoning

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

Background

Decorative Concrete Specialists of South Florida also owns the developed property to the south, Lot 14. City Council approved a future land use map amendment from Service Commercial (CS) to Heavy Industrial (HI) and a rezoning from Service Commercial (CS) to Industrial (IN) at their meeting of November 12, 2024. The applicant proposes to join the two lots and develop the proposed concrete plant.

The Industrial Zoning Designation 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 to be approved.

Comprehensive Plan Review

Land Use Consistency: Proposed zoning of Industrial is compatible with Policy 1.1.4.13 and future land use classification of Heavy Industrial (HI).

ZONING REVIEW

Justification Statement: The purpose of this request is to rezone the parcel for a future development of a concrete plan which aligns with the direction and intent of the Industrial Zoning District within the City of Port St. Lucie's Comprehensive Plan.

Staff Analysis: The rezoning classification complies with the direction and intent of the City of Port St. Lucie Comprehensive Plan. The Industrial Zoning District (IN) is compatible with the Heavy Industrial (HI) future land use classification, Policy 1.1.4.13 of the Future Land Use Element.

Staff Recommendation

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies 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 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.