

1

**AGENDA ITEM
Planning & Zoning**

Meeting

2/15/2024

MEETING DATE

TO: Planning and Zoning Board Members

DATE: February 1, 2024

FROM: Evan Walsnovich, Planner

PHONE: 904 209-0596

SUBJECT OR TITLE: REZ 2023-20 Dobbs Road Plant Rezoning

AGENDA TYPE: Business Item, Ex Parte Communication, Recommendation, Report

PRESENTER: Douglas N. Burnett, St. Johns Law Group

BACKGROUND INFORMATION:

Request to rezone approximately 3.85 acres of land from Industrial Warehousing (IW) to Heavy Industrial (HI) with conditions to allow for all uses currently allowed within the IW zoning district in addition to Concrete Block Manufacturing, specifically located at 2035 Dobbs Road.

SUGGESTED MOTION/RECOMMENDATION/ACTION:

APPROVE: Motion to recommend approval of REZ 2023-20 Dobbs Road Plant Rezoning based upon four (4) findings of fact as provided in the Staff Report.

DENY: Motion to recommend denial of REZ 2023-20 Dobbs Road Plant Rezoning based upon five (5) findings of fact as provided in the Staff Report.



Growth Management Department
Planning Division Report
Application for Rezoning
REZ 2023-20 Dobbs Road Plant Rezoning

To: Planning and Zoning Agency

From: Evan Walsnovich, Planner

Date: February 7, 2024

Subject: **REZ 2023-20 Dobbs Road Plant Rezoning**, a request to rezone approximately 3.85 acres of land from Industrial Warehousing (IW) to Heavy Industrial (HI) with conditions to allow for all uses currently allowed within the IW zoning district in addition to Concrete Block Manufacturing, specifically located at 2035 Dobbs Road.

Applicant: Doug Burnett, St. Johns Law Group

Owner: CM Properties, LLC

Hearing Dates: Planning and Zoning Agency – February 15, 2024
Board of County Commissioners – March 19, 2024

Commissioner District: District 3

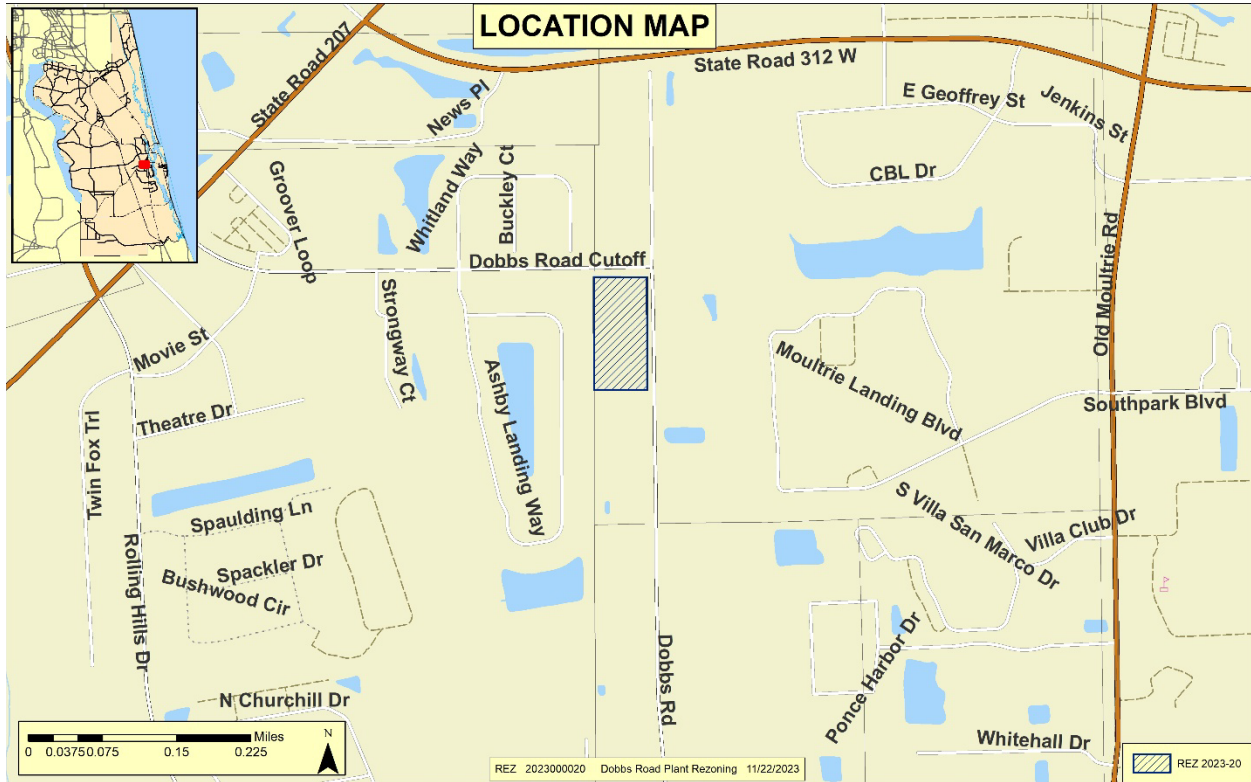
SUGGESTED MOTION/ACTION

APPROVE: Motion to recommend approval of **REZ 2023-20 Dobbs Road Plant Rezoning with conditions** based upon four (4) findings of fact as provided in the Staff Report.

DENY: Motion to recommend denial of **REZ 2023-20 Dobbs Road Plant Rezoning with conditions** based upon five (5) findings of fact as provided in the Staff Report.

MAP SERIES

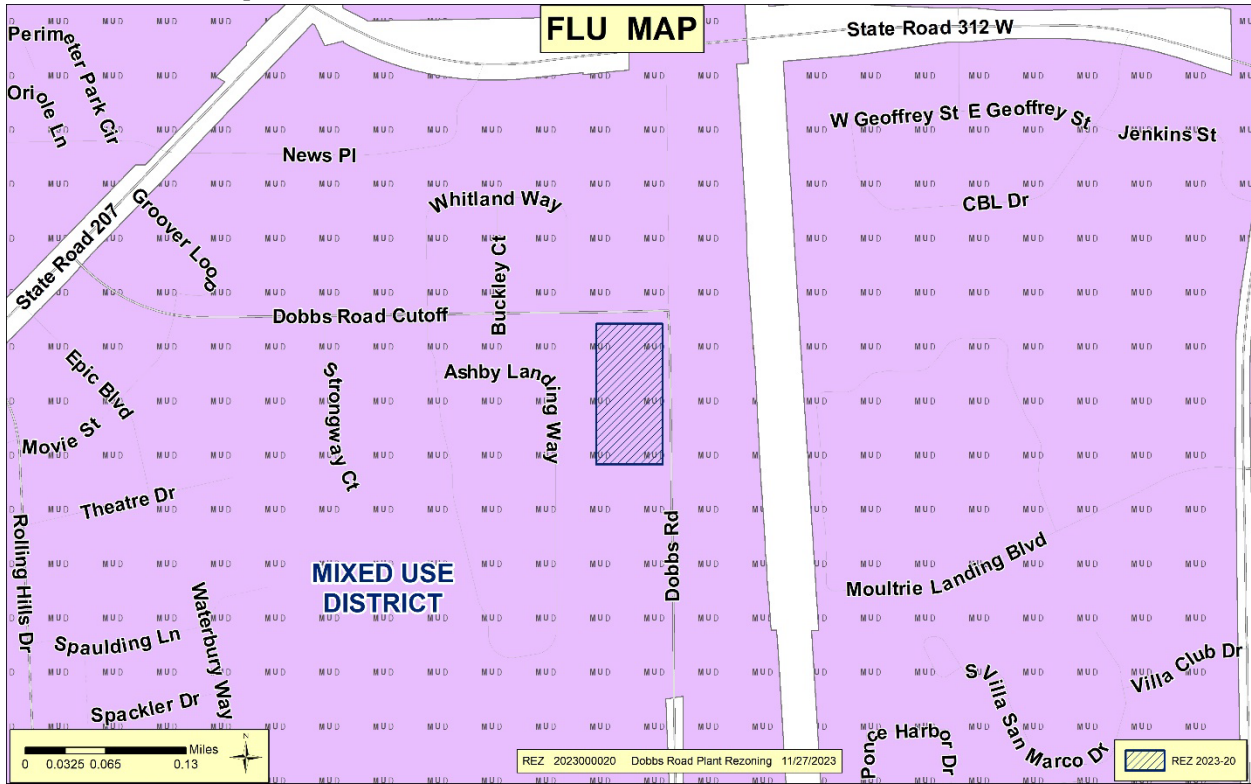
Location: The subject property is located on the southwestern corner of Dobbs Road and Dobbs Road Cutoff, found east of State Road 207 and south of State Road 312 W.



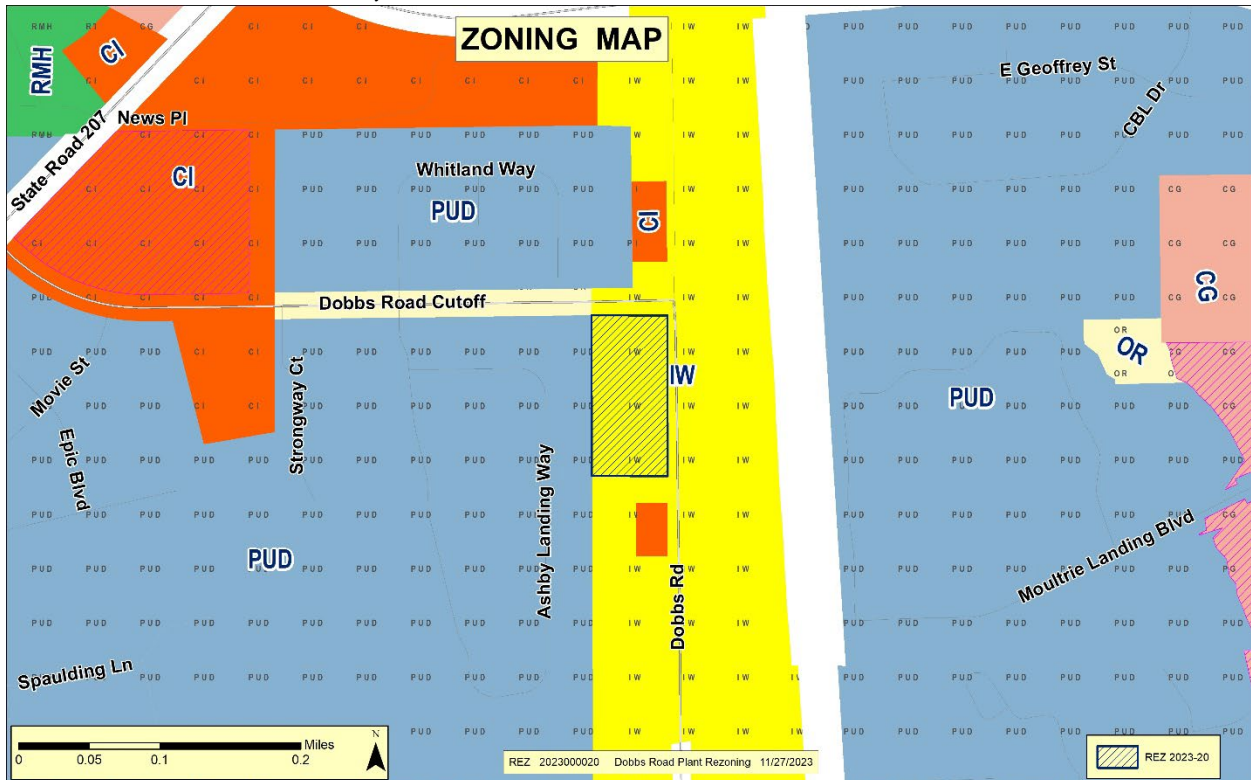
Aerial Imagery: The subject property consists of approximately 3.85 acres of storage yard/manufacturing site and was formerly operated by Manning Building Supply. There are existing commercial uses to the south along Dobbs Road and the single-family residential neighborhood, Ashby Landing, located to the west of the subject property.



Future Land Use: The subject property and surrounding areas are designated Mixed Use District on the Future Land Use Map.



Zoning District: The subject property is currently zoned Industrial Warehousing (IW) along with adjacent properties to the north, east, and south along Dobbs Road. The property to the west is zoned as a residential Planned Unit Development (PUD) known as Ashby Landing. There are pockets of areas zoned as Commercial Intensive (CI) within the vicinity.



APPLICATION SUMMARY

The application is seeking to rezone approximately 3.85 acres of land from Industrial Warehousing (IW) to Heavy Industrial (HI) with conditions to allow for all uses currently allowed within the IW zoning district in addition to Concrete Block Manufacturing, specifically located at 2035 Dobbs Road. The subject property is comprised of two parcels. One parcel has 5 lots within the St. Augustine Heights Industrial Park on the east side of the subject property. The other part contains the northerly portion of a second parcel to the west abutting the Ashby Landing PUD. There is also a 100-foot wide FPL easement running north-south through the eastern side of the westerly parcel, leaving an additional approximately 50 feet between the easement and the common lot line with Ashby Landing (see proposed site plan below). In addition to the use-limiting conditions proffered by the applicant at the beginning of the application, staff added to the conditions requiring enhanced buffering and screening of the site from adjacent properties and roadways. This is stated in the narrative, provided by the applicant, which is included within **Attachment 2 – Application and Supporting Documents**.

The applicant provided the following information about their proposed on-site concrete block manufacturing system:

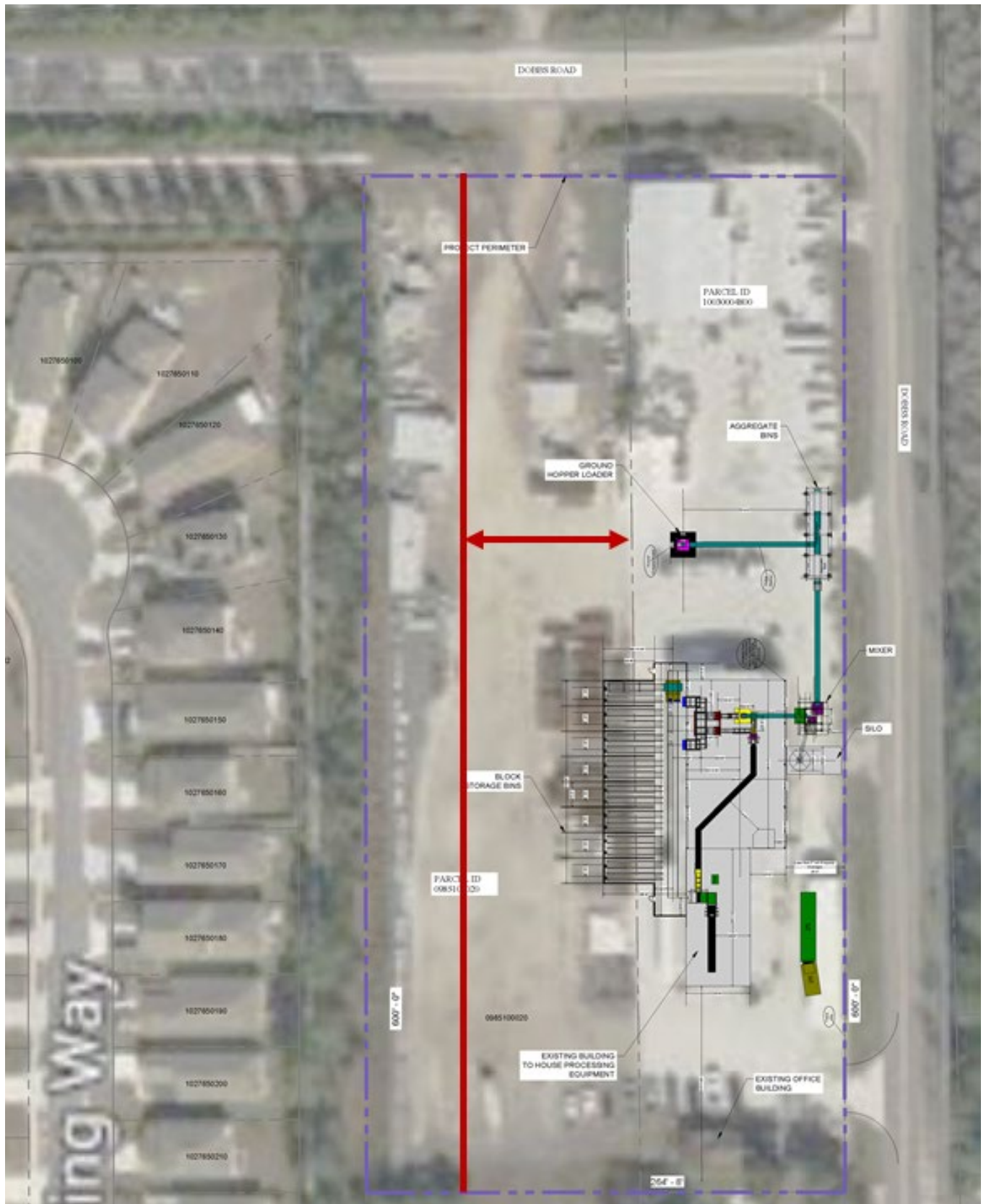
Concrete block manufacturing has been modernized and Master Construction Products has committed to using the following or substantially similar steps in the proposed block manufacturing on Dobbs Road, which will feature a fully automated system:

1. *Dust Elimination:*
 - a. *Zero Silo Cartridge System, in place of traditional bags to mitigate cement dust, this superior system guarantees near zero dust.*
 - b. *Automatic shut-off valves, this shuts down system if driver supplying cementitious materials delivers the material above the requested psi, this being 10 to 12 psi.*
2. *Block Machine:*
 - a. *Besser Vibrapac Concrete Products Machine*
 - b. *Specs: <https://besser.com/wp-content/uploads/2017/12/1217Vibrapac-web.pdf>*
 - c. *Video of machine: <https://www.youtube.com/watch?v=0NBAKnQ1J38>*
3. *Housing of the Block Machine:*
 - a. *A minimum 6ft high concrete masonry wall will be constructed on the western boundary.*
 - b. *A minimum 6ft high concrete masonry wall will be constructed at the block storage area alongside the western side of the concrete products machine.*
 - c. *The block storage area will include a poured solid wall on the western side.*
 - d. *A block storage area will be located between the concrete products machine and the residential and, during start up and most of day, the bins will be filled with racks of cmu units curing, further mitigating the potential for noise.*
4. *Loading:*
 - a. *Use of an automated loader/unloader.*
 - b. *This means the operation does not have a gas-powered fork-truck loading/unloading the block from the block storage area (curing area).*

As shown in the above video, the facility needed to house the block machine is consistent with the structures already located at the Dobbs Road site. In fact, Master Construction Products intends to use the existing structures for the facility.

Proposed Site Plan

As part of a pre-application review for the proposed Concrete Block Manufacturing Facility, Matthews Design Group prepared a conceptual plan showing the proposed systems laid over the current aerial for the site. The 100-foot FPL Easement is approximately marked with a solid red line and double-sided arrow. The full site plan can be found in **Attachment 2 – Application and Supporting Documents**.



DEPARTMENTAL REVIEW

The Planning and Zoning Division has routed this request to all appropriate reviewing departments. There are no open comments.

Office of the County Attorney Review:

This application is subject to the general standards outlined in Board of County Commissioners of Brevard County v. Snyder, 627. So. 2d 468 (Fla. 1993). Applicant bears the initial burden of demonstrating that the proposed rezoning is a) consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, and b) complies with the procedural requirements of the Land Development Code. The Board of County Commissioners may still deny the application if there is evidence that maintain the existing zoning serves a legitimate public purpose. A legitimate public purpose of keeping the existing zoning includes, but is not limited to, that the rezoning: produces an urban sprawl pattern of development; is spot zoning; produces an incompatibility or deviation from an established or developing logical and orderly development; produces significant adverse impact upon property values of the adjacent or nearby properties; or detracts from the character and quality of life in the neighborhood by creating excessive noise, lights, vibration, fumes, odors, dust, physical activities and other detrimental effects or nuisances, and impact on environmentally sensitive features.

Competent substantial evidence is testimony that is specific, reliable and fact-based. Examples of competent substantial evidence include, but are not limited to, factual statements concerning: the character of the neighborhood (quiet or noisy, residential or commercial, etc.); lot sizes, width, typical for the area; density of development (low density – spacious or high density crowded); building heights existing in the area (maximum, average). General statements of like or dislike, or the sheer number of persons in a petition or poll, do not by themselves constitute competent substantial evidence. Any statements that draw conclusions or opinions should be supported by evidence, expertise, experience, documentation, and testimony from competent and relevant persons and documents. Statements on a technical issue should have the speaker establish expertise in that technical field.

The record of the decision consists of all documents and exhibits submitted to the advisory board and/or the decision-making board, together with the minutes of the meeting(s) at which the application is considered. The record may include the application; staff report; photographs, plans, maps and diagrams; studies and reports prepared by the applicant; documents presented by opposing parties; video recordings and all of the testimony presented at the evidentiary hearing(s).

Fire Services:

ISO's Public Protection Classification (PPC) information plays an important part in the decisions many insurers make affecting the underwriting and pricing of property insurance. ISO analyzes the relevant data and assigns a PPC- grading from 1 (lowest risk) to 10 (highest risk). A higher ISO rating could mean higher homeowner insurance. This information is provided for the consideration of future homeowners. It is important to note, St. Johns County Fire Rescue does and will continue to respond to all properties within the County regardless of the ISO rating.

As of August 2016, ISO applies the following classification to properties in St Johns County:

- Class 3- property within 5 road miles of an existing fire rescue station and within 1000 feet of a creditable water supply such as a fire hydrant, suction point, or dry hydrant.
- Class 3X- property within 5 road miles of an existing fire rescue station but beyond 1000 feet of a creditable water supply.
- Class 10- property beyond 5 road miles of a recognized fire rescue station.

Based on this project submitted, parcel 098510-0020, as well as the current primary fire station location at 3370 US 1 S and creditable water supply, ISO would assign a rating of Class 3.

Environmental Division Review:

Based on habitat conditions, there is a probability for gopher tortoise burrows to exist within the southern half of parcel 098510-0020, along the overhead utility corridor. Gopher tortoises are designated as a threatened species and are protected by Florida Fish and Wildlife Conservation Commission. At the time of future plan review, SJC Environmental Staff will likely request to conduct a site visit to determine whether any gopher tortoises or their burrows exist onsite. If so, a gopher tortoise survey from an FWC approved gopher tortoise agent will be required. If active burrows are present and the tortoises are to be relocated, please provide the relocation permit from FWC and the recipient site receipt. If they are to remain on site, show the burrow location and an undisturbed 25' protection radius from the burrow on the site plan. (Land Development Code 4.01.08) SJC Environmental Staff will review landscape components of buffer areas for compliance and adequacy at the time of future plan review.

Technical Division Review:

All future site engineering, drainage and required infrastructure improvements will be reviewed pursuant to the established Development Review Process to ensure that the development has met all applicable local regulations and permitting requirements. No permits will be issued prior to compliance with all applicable regulations.

Planning and Zoning Division Review:

The subject property is currently zoned as Industrial Warehousing (IW) and has a Future Land Use designation of Mixed Use District. The applicant is requesting to conditionally rezone the subject property from Industrial Warehousing (IW) to Heavy Industrial (HI) with conditions to only permit uses allowed in IW zoning districts along with Concrete Block Manufacturing.

As stated in Policy A.1.9.8 in the 2025 Comprehensive Plan, within Mixed Use districts heavy industrial uses will be discouraged except within established industrial parks zoned to allow heavy industrial uses. A portion of the subject property is located in the St. Augustine Height Industrial Park, Unit One plat.

The applicant has addressed this within their narrative with the following:

- *The Property is currently fully developed and little modification is necessary for the establishment of a block manufacturing site. In fact, Master Construction Products currently operates a concrete products facility (without manufacturing) at the site.*
- *The Applicant is requesting to rezone from Industrial Warehousing (IW) to Heavy Industrial (HI) with conditions to allow for all uses currently allowed within the IW zoning district in addition to Concrete Block Manufacturing.*
- *The Master Construction Products rezoning and use would be consistent and compatible with the area uses and is entirely consistent with the plan of development for the area, as it is located within and adjacent to the St. Augustine Heights Industrial Park.*
- *There are existing heavy industrial users on Dobbs Road and the block manufacturing plant is less intense than some of the historical uses in the area, for example, the concrete plant diagonally across the street, Argos Ready Mix, the numerous auto repair or body shops located in the area and numerous fabricating and welding businesses on Dobbs Road.*

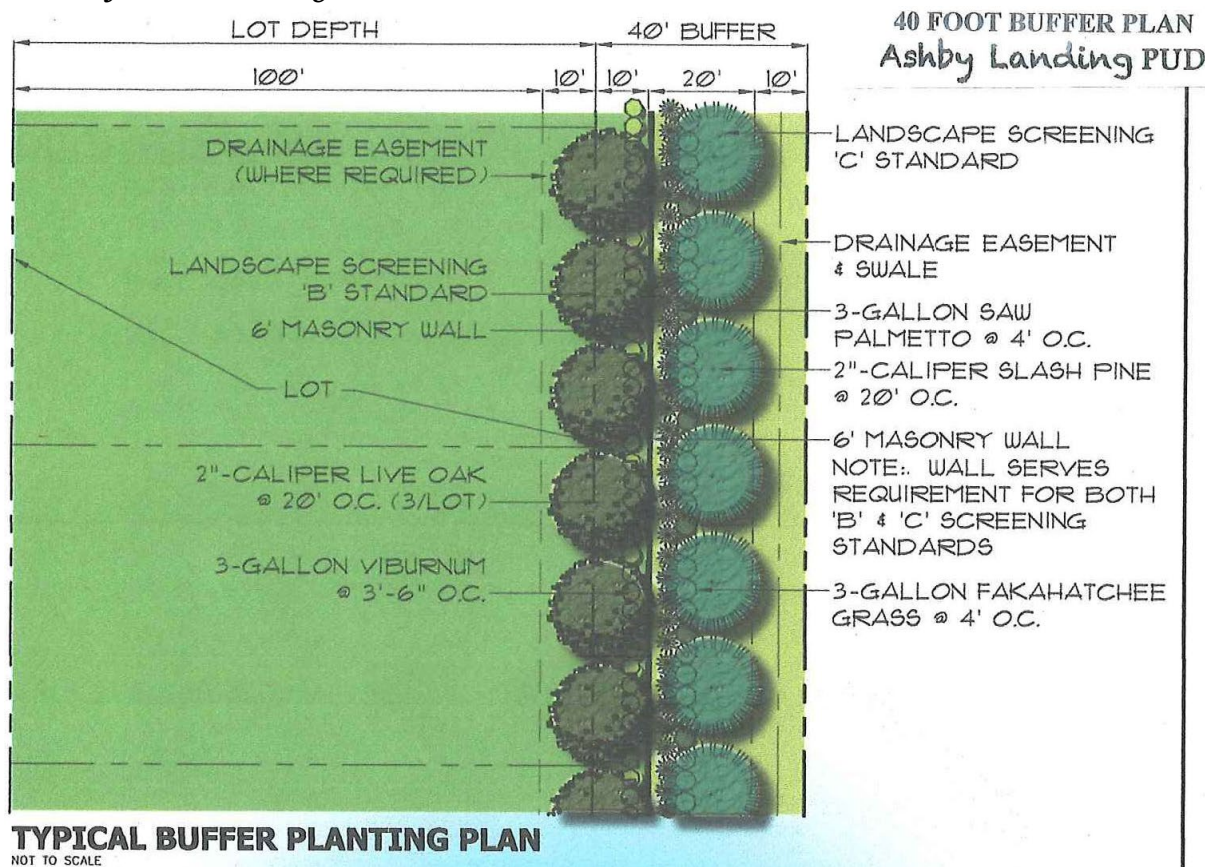
The applicant is correct, as multiple industrial/manufacturing businesses along this portion of Dobbs Road are old enough to pre-date the county's Comprehensive Plan. The nearby Planned Unit Development of Ashby Landing has both residential and commercial components with the residential portions being directly adjacent to the subject property. The Ashby Landing PUD was originally approved in November 2014 and was modified

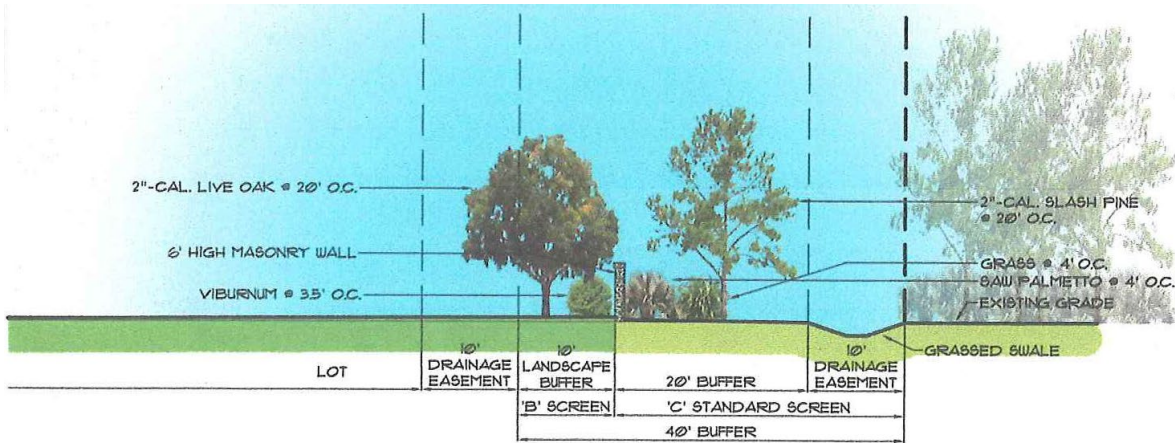
to add 8 more residential units and 45,000 square feet of Neighborhood and Commercial Uses in the northwestern portions of the PUD back in April 2015.

The Ashby Landing PUD's Master Development Plan Text requires a 40-foot buffer that exceeds screening standard C, as described in LDC Section 6.06.04.B.8, along the eastern boundary bordering the subject property and other Industrial Warehousing (IW) zoned properties. The 40-foot buffer is made up of the following:

- The first 10 feet of the interior of the buffer will be landscaped with trees and shrubs meeting a "B" standard
- the wall will be constructed within the interior portion of the 40 foot buffer
- vegetation (trees, shrubs, and grass meeting a "B" standard) planted within the remaining (exterior) portion of the remaining 28 feet of buffer

Exhibit J: Buffer Planting Plan

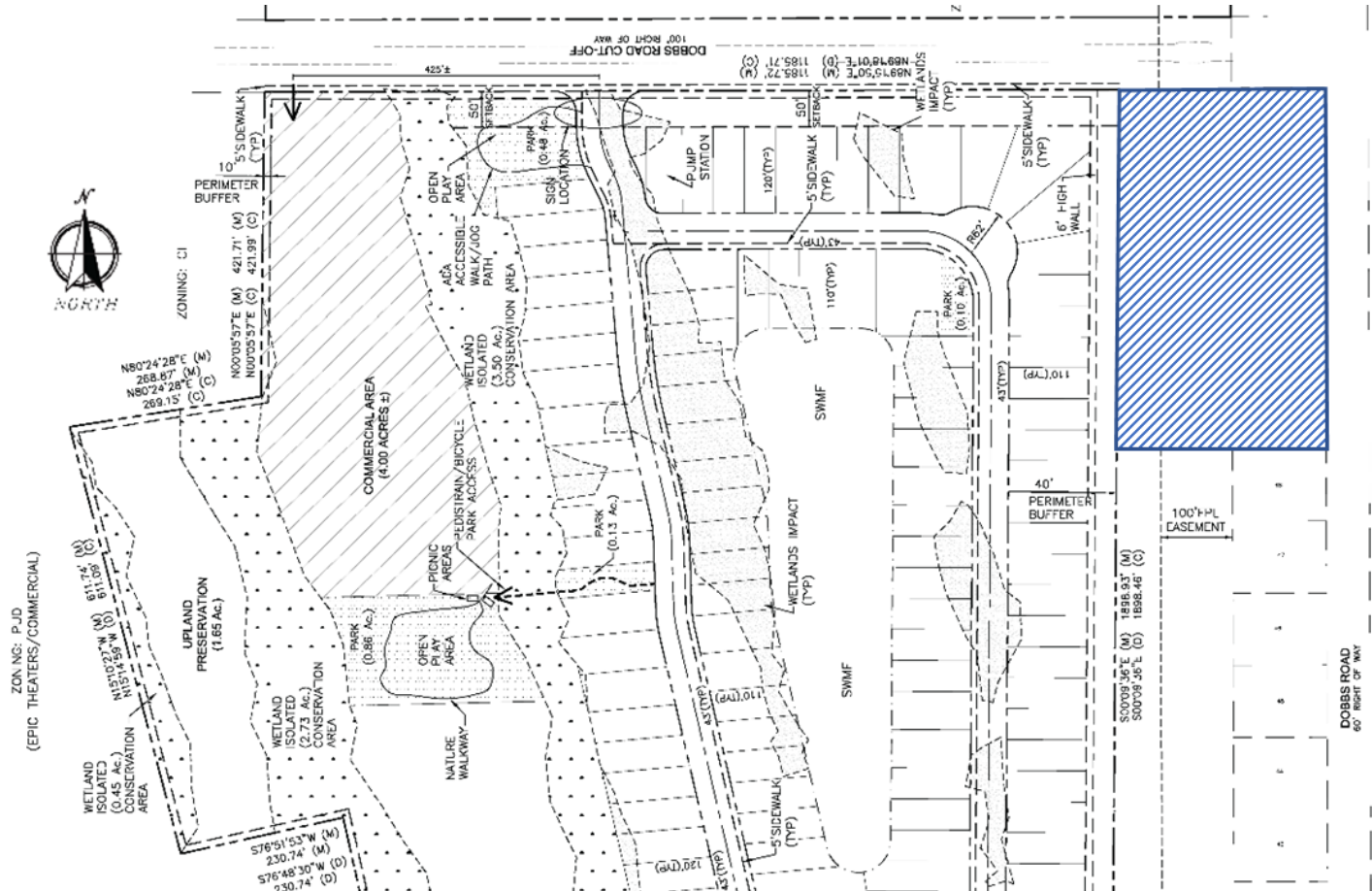




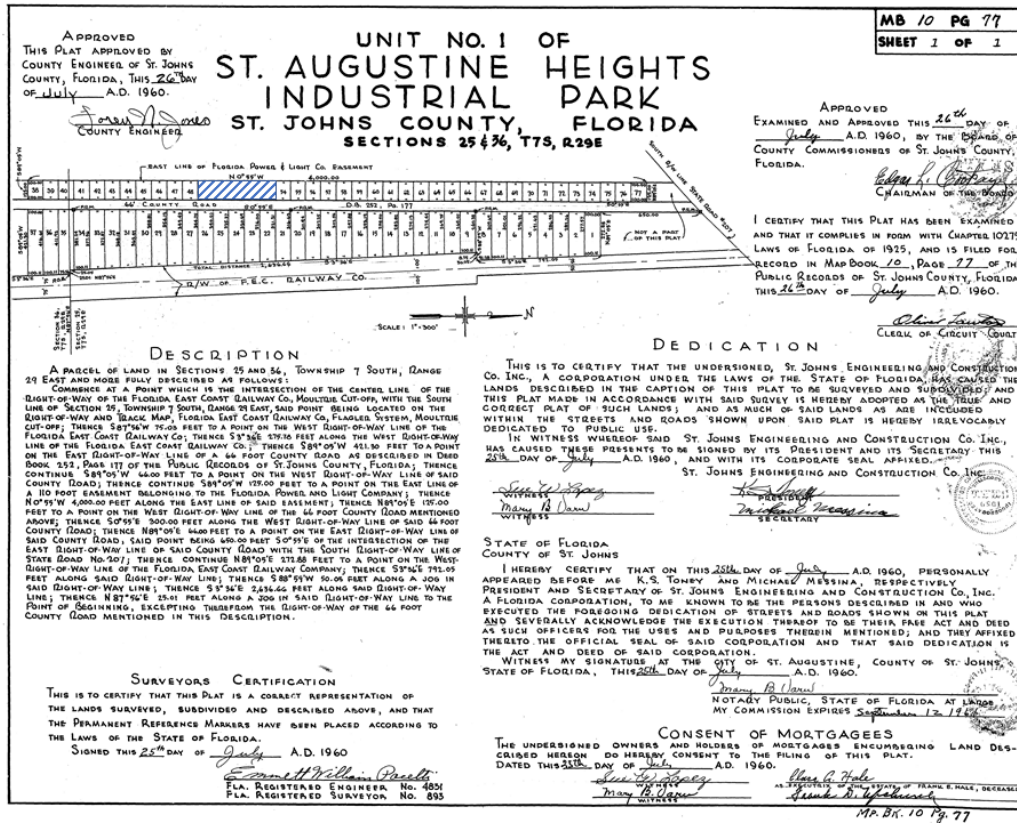
TYPICAL BUFFER PLANTING SECTION

NOT TO SCALE

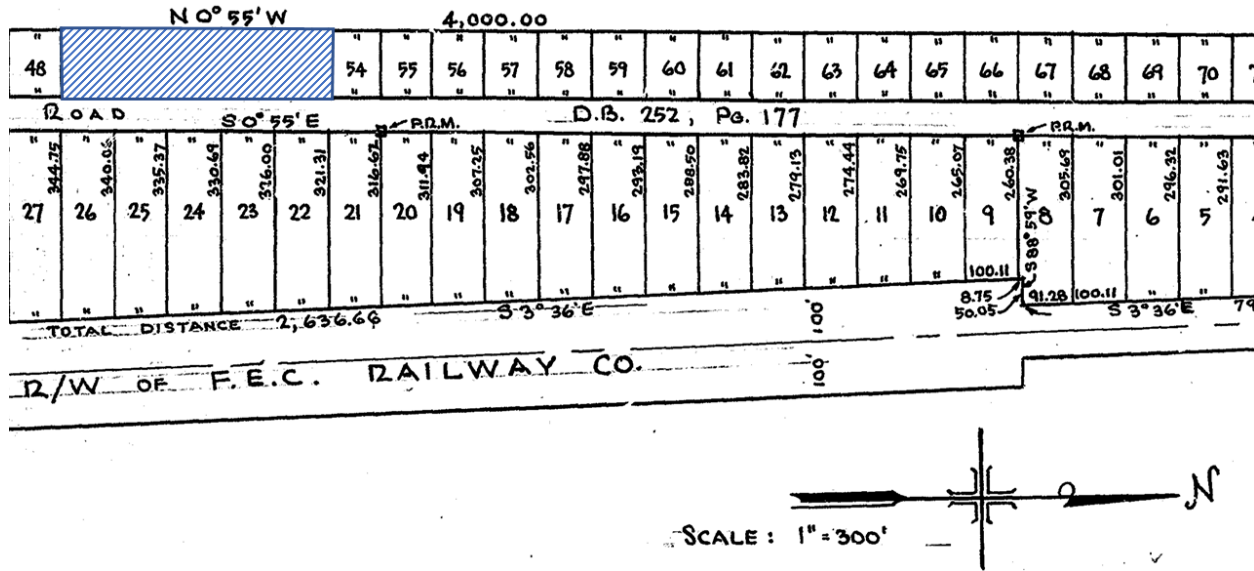
Ashby Landing MDP Map (subject property is shaded)



Plat of St. Augustine Height Industrial Park, Unit One:



Close-up of Plat:



The subject property is partially located within the St. Augustine Heights Industrial Park with Lots 49 through 53 making up the portion that fronts on Dobbs Road. The road now known as Dobbs Road Cutoff goes through Lot 54, which is now county-owned property.

In addition to the use-limiting condition proffered by the applicant, the details of the incompatibility buffers for the site need to be listed as well. Normally, County staff would assess the site and review whether or not the proposed buffers are in line with the requirements of LDC Section 6.06.04.B. The applicant is offering to increase the buffering on the western end of the site where the site is adjacent to the residential PUD of Ashby Landing (Ordinance 2015-26) to include a second row of evergreen canopy trees and a second six-foot minimum masonry concrete wall near the block machine in the curing area of the site.

Figure 1 provides a compatibility analysis of adjacent lands.

Figure 1: Compatibility Analysis

Criteria	Subject Property	North (across Dobbs Road Cutoff)	South	East (across Dobbs Road)	West
Current / Proposed Zoning	Industrial Warehouse (IW) / Heavy Industrial (HI) with conditions	IW	RS-3	RS-3	Ashby Landing PUD (Ord. 2015-26)
FLUM	Mixed Use District (MD)	MD	MD	MD	MD
Current / Proposed Use	Building Materials and Supplies / Concrete Manufacturing	Surf Shop	HVAC Repair	Undeveloped Industrial	Single-Family Residential and Commercial uses

Figure 2 provides a compatibility map of the adjacent properties as listed above in the Compatibility Analysis as well as surrounding properties.

Figure 2: Compatibility Map

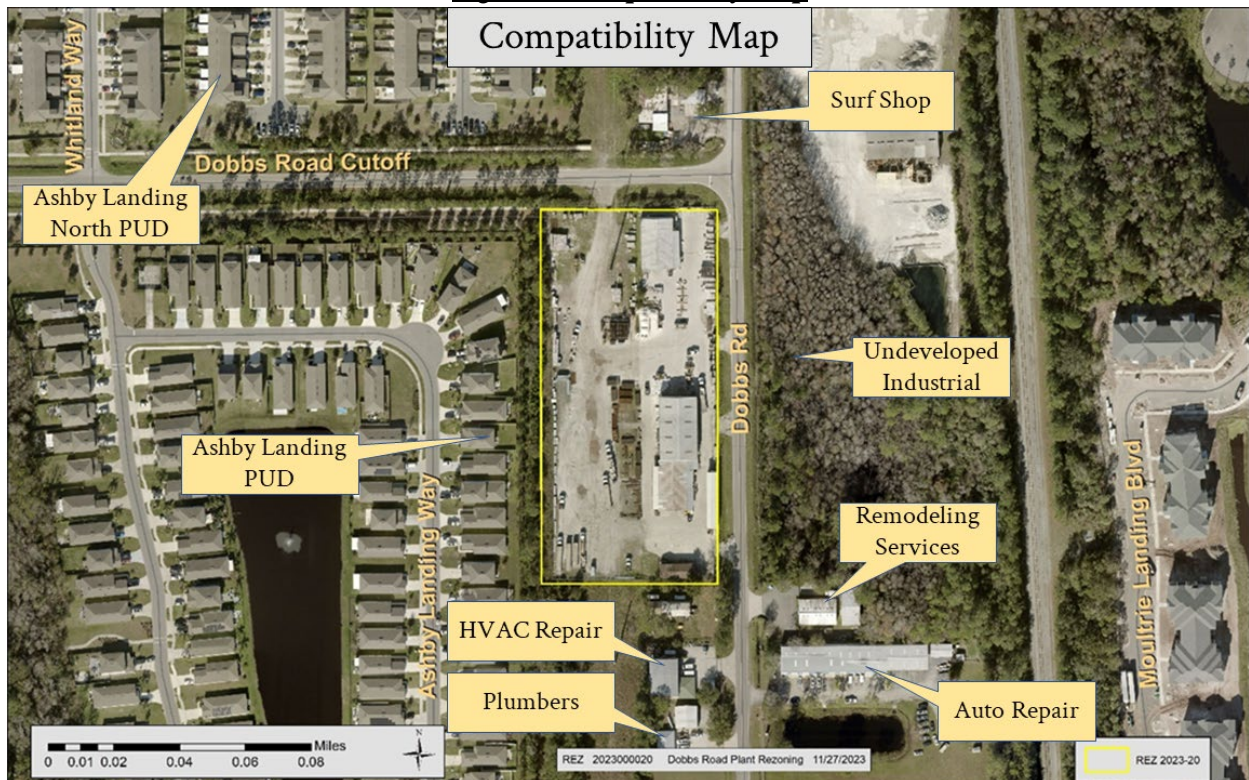


Figure 3 depicts the uses allowed within the current zoning classification of Industrial Warehouse (IW) in comparison to the proposed uses allowed in the rezoning classification of Heavy Industrial (HI) with conditions.

Figure 3: Zoning Designation Allowable Use Comparison

Permitted Use Categories	HI with Conditions (proposed)	IW
Residential	X*^	X*^
Light Industrial		X
Heavy Industrial	X	
Mining & Extraction	X	X
Neighborhood Public Service	X	X
General Public Service	X	X
Solid Waste & Correctional Facilities	X	
*= accessory to Commercial per LDC 2.02.04 ^= High density (13 units/acre) multi-family apartments developed pursuant to the Live Local Act, Ch. 2023-17, Laws of Florida, are an entitlement subject to administrative approval.		

Figure 4 lists all of the conditions that are being offered by the applicant for this conditional rezoning.

Figure 4: Proposed Conditions

The property is rezoned from Industrial Warehousing (IW) to Heavy Industrial (HI) with the following conditions:

1. All uses allowed within the Industrial Warehouse (IW) zoning district in addition to Concrete Block Manufacturing being the exclusive Heavy Industrial (HI) use. With Concrete Block Manufacturing being the process of creating concrete blocks through the four basic processes of mixing, molding, curing, and cubing.
2. If the property is used for concrete block manufacturing, the following additional requirements shall apply:

Enhanced Buffering and Screening on the west boundary, adjacent to single-family residential, which, in addition to meeting the Screening Standard “C” minimum requirements, shall also provide:

 - a. A **second row offset of evergreen Canopy Trees** which are not less than ten (10) feet high at the time of planting, a minimum of two (2) inch caliper, and are spaced not more than twenty (20) feet apart. The Trees are to be planted within twenty (20) feet of the property line; and
 - b. A second **masonry concrete wall** adjacent to the block machine at the curing area. This placement would
 - i. screen the site of the manufacturing equipment; and
 - ii. mitigate noise in the manufacturing area.
3. Screening of the Open Storage areas of the site from the roadways will be pursuant to LDC Section 6.06.04.B.7.

Compatibility Concerns

A review by staff found that the subject property is located in an area where development along Dobbs Road is a mix of light industrial uses; however, the subject property is directly adjacent to the residential portion of the Ashby Landing PUD and backs up to the yards of approximately a dozen homes. While the Land Development Code provides Buffer/Screening standards for incompatible uses, a rezoning to Heavy Industrial limited to Concrete Block Manufacturing may not be ameliorated by buffers and screening given the intensity of the proposed use.

As shown on the conceptual site plan above, a portion of the production would take place outside the building, raising additional concerns beyond visual character, including the noise and dust generated that is typically associated with this use. The Applicant provided some information regarding how noise and dust may be mitigated on site in their application materials.

The proposed site features two existing buildings

- 1) Office building approximately 1230 SF
- 2) Metal warehouse approximately 4600 SF.

Currently the site is used for retail sales, stock and distribution of concrete block for building and construction needs. In addition to the outside portion of the assembly production on the east and north side, the existing warehouse would also be utilized as part of a production plant for concrete block. The west side of the existing warehouse is proposed to have addition block storage bays (~3600 sf) to be added along with associated production equipment around the perimeter of the building. Direct access to the subject property is served by Dobbs Road. The Commercial Construction Plan shall be required to provide for all Buffering/Screening Requirements pursuant to the Land Development Code.

Pursuant to the Comprehensive Plan the **Mixed-Use District (MD) FLUM** designation, for Heavy Industrial uses, is subject to Comprehensive Plan Policy A.1.9.8 which states: Within Mixed Use Districts, **heavy industrial uses shall be discouraged** except within established industrial parks zoned to allow heavy industrial, and shall include enhanced buffering and screening to minimize adverse impacts to surrounding land uses.

Landscape Buffering/Screening Requirements

Incompatible Buffer/Screening: Based on LDC Tables 6.19 and 6.20, Single Family Residential adjacent to Heavy Industrial would require a 30/C buffer; therefore, this buffer/screening will be required along the western property boundary if the Rezoning application were approved.

Unless the compatibility buffers of LDC Section 6.06.04 are more stringent the following landscape buffers shall apply:

- A 6-foot landscape buffer is required between vehicular use areas and any property lines.
- An 8-foot landscape buffer is required between vehicular use areas and any road right of way.
- A driveway into a Parking Area shall be bordered by a landscaped buffer a minimum of eight (8) feet in width.
- These landscape buffers shall contain a continuous shrub line at a minimum of 24 inches high when planted with maximum 3 foot spacing.

The east and north side of the proposed site plan shows production equipment and storage outside the existing building. Open storage areas which are accessory to a principal Use shall be screened from view of any Street and from residentially zoned land as follows, pursuant to LDC Section 6.06.04.B.(7):

- Where an open storage area is in view from a Street, the method of screening shall consist of solid masonry walls or solid wooden fences at least 6 feet in height, or evergreen shrubs which at the time of installation shall be 6 feet in height and 75% opaque and shall grow to form a continuous hedge, with access from the Street only through solid gates which shall be closed except when in use.
- Said screening shall extend interior to the site a minimum of 100 feet from the Street property line or the entire depth of the open storage area, whichever is less, unless an existing permanent Structure shields the storage area from public view.
- Where an open storage area is in view from a residentially zoned district within 200 feet, the method of screening shall consist of solid wooden fences or painted solid masonry walls at least 6 feet in height, or evergreen shrubs which at the time of installation shall be 6 feet in height and 75% opaque and shall grow to form a continuous hedge. Said screening shall be installed along all boundaries of the storage area including internal boundaries, that are in view from the residential districts landscape plans.

CORRESPONDENCE/PHONE CALLS

As of the writing of this staff report, staff has received one letter of opposition regarding this request. They cite concerns over an increase of noise, dust, pollution, and traffic within the area if this application is approved.

ACTION

Staff offers four (4) findings of fact to support a motion to recommend approval or five (5) findings of fact to recommend denial. These findings may be subject to other competent substantial evidence received at the quasi-judicial public hearing.

ATTACHMENTS

1. Recorded Documents Section
2. Application and Supporting Documents
3. Correspondence

PROPOSED FINDINGS OF FACT
REZ 2023-20 Dobbs Road Plant Rezoning

APPROVE	DENY
1. The request for rezoning has been fully considered after public hearing with legal notice duly published as required by law.	1. The request for rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The rezoning to Heavy Industrial (HI) with conditions is consistent with the Comprehensive Plan, in that: <ul style="list-style-type: none"> a) The rezoning is compatible and complementary to conforming adjacent land uses. (Objective A.1.3.11) b) The rezoning encourages an efficient and compact land use pattern and supports balanced growth and economic development. (Objective A.1.11) c) The proposed project is consistent with the goals, policies, and objectives of the 2025 St. Johns County Comprehensive Plan. 	2. The rezoning to Heavy Industrial (HI) with conditions is not consistent with the Comprehensive Plan, in that: <ul style="list-style-type: none"> a) The rezoning is not compatible and not complementary to conforming adjacent land uses. (Objective A.1.3.11) b) The rezoning does not encourage an efficient and compact land use pattern and does not support balanced development. (Objective A.1.11) c) The proposed project is not consistent with the goals, policies, and objectives of the 2025 St. Johns County Comprehensive Plan.
3. The rezoning to Heavy Industrial (HI) with conditions is consistent with the St. Johns County Land Development Code.	3. The rezoning to Heavy Industrial (HI) with conditions is not consistent with the St. Johns County Land Development Code.
4. The zoning district of Heavy Industrial (HI) with conditions is consistent with the land uses allowed in the land use designation of Mixed Use District as depicted on the 2025 Future Land Use Map.	4. The zoning district of Heavy Industrial (HI) with conditions is not consistent with the land uses allowed in the land use designation of Mixed Use District as depicted on the 2025 Future Land Use Map.
	5. Consistent with <i>Board of County Commissioners of Brevard County v. Snyder</i> , 627 So. 2d 469, the Board finds a legitimate public purpose in keeping the existing zoning.

SUGGESTED CONDITIONS

1. All uses allowed within the Industrial Warehouse (IW) zoning district in addition to Concrete Block Manufacturing being the exclusive Heavy Industrial (HI) use. With Concrete Block manufacturing being the process of creating concrete blocks through the four basic processes of mixing, molding, curing, and cubing.
2. If the property is used for concrete block manufacturing, the following additional requirements shall apply:
Enhanced Buffering and Screening on the west boundary, adjacent to single- family residential, which, in addition to meeting the Screening Standard “C” minimum requirements, shall also provide:
 - a. A **second row offset** of evergreen Canopy Trees which are not less than ten (10) feet high at the time of planting, a minimum of two (2) inch caliper, and are spaced not more than twenty (20) feet apart. The Trees are to be planted within twenty (20) feet of the property line; and
 - b. A second 6-foot tall **masonry concrete wall** adjacent to the block machine at the curing area. This placement would (i) screen the site of the manufacturing equipment; and (ii) mitigate noise in the manufacturing area.
3. Screening of the Open Storage areas of the site from the roadways will be pursuant to LDC Section 6.06.04.B.7.

(Additional conditions may be added as a result of the public hearing)

ATTACHMENT 1
RECORDED DOCUMENTS SECTION

**BEGIN DOCUMENTS
TO BE RECORDED**

ORDINANCE NUMBER: 2024 - _____

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF INDUSTRIAL WAREHOUSING (IW) TO HEAVY INDUSTRIAL (HI) WITH CONDITIONS; MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

WHEREAS, the development of the lands within this rezoning shall proceed in accordance with the application, dated October 11, 2023 in addition to supporting documents and statements from the applicant, **which are a part of Zoning File REZ 2023-20 Dobbs Road Plan Rezoning**, as approved by the Board of County Commissioners, and incorporated by reference into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below described special provisions of this Ordinance, the below described provisions shall prevail.

SECTION 1. Upon consideration of the application, supporting documents, statements from the applicant, correspondence received by the Growth Management Department, recommendation of the Planning and Zoning Agency, and comments from the staff and the general public at the public hearing, the Board of County Commissioners, finds as follows:

1. The request for rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The rezoning to **Heavy Industrial (HI) with conditions** is consistent with the Comprehensive Plan, in that:
 - (a) The rezoning is compatible and complementary to conforming adjacent land uses. (Objective A.1.3.11)
 - (b) The rezoning encourages an efficient and compact land use pattern and supports balanced growth and economic development. (Objective A.1.11)
 - (c) The proposed project is consistent with the goals, policies and objectives of the 2025 St. Johns County Comprehensive Plan.
3. The rezoning to **Heavy Industrial (HI) with conditions** is consistent with the St. Johns County Land Development Code.
4. The zoning district of **Heavy Industrial (HI) with conditions** is consistent with the land uses allowed in the land use designation of **Mixed Use District** as depicted on the 2025 Future Land Use Map.

SECTION 2. Pursuant to this application **File Number REZ 2023-20 Dobbs Road Plant Rezoning**, the zoning classification of the lands described within the attached legal descriptions, Exhibit “A”,

is hereby changed to Heavy Industrial (HI) with conditions

SECTION 3. Development of the land shall be subject to the following conditions:

1. All uses allowed within the Industrial Warehouse (IW) zoning district in addition to Concrete Block Manufacturing being the exclusive Heavy Industrial (HI) use. With Concrete Block Manufacturing being the process of creating concrete blocks through the four basic processes of mixing, molding, curing, and cubing.
2. If the property is used for concrete block manufacturing, the following additional requirements shall apply:

Enhanced Buffering and Screening on the west boundary, adjacent to single-family residential, which, in addition to meeting the Screening Standard “C” minimum requirements, shall also provide:

 - a. A **second row offset** of evergreen Canopy Trees which are not less than ten (10) feet high at the time of planting, a minimum of two (2) inch caliper, and are spaced not more than twenty (20) feet apart. The Trees are to be planted within twenty (20) feet of the property line; and
 - b. A second **masonry concrete wall** adjacent to the block machine at the curing area. This placement would (i) screen the site of the manufacturing equipment; and (ii) mitigate noise in the manufacturing area.
3. Screening of the Open Storage areas of the site from the roadways will be pursuant to LDC Section 6.06.04.B.7.

SECTION 4. To the extent that they do not conflict with the unique, specific and detailed provisions of this Ordinance, all provisions of the Land Development Code as such may be amended from time to time shall be applicable to development of property referenced herein except to the degree that development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this Ordinance, no portion of any concurrency provision or impact fee ordinance, building code, Comprehensive Plan or any other non-Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein. Notwithstanding any provision of this Ordinance, no portion of any use restriction, title conditions, restriction or covenant shall be deemed waived or varied by any provision herein.

SECTION 5. It is the intent of the St. Johns County Board of County Commissioners that scrivener and typographic errors which do not change the tone or tenor of this Ordinance may be corrected during codification and may be authorized by the County Administrator or designee, without public hearing, by filing a corrected or recodified copy of the same with the Clerk of the Board.

SECTION 6. This Ordinance shall take effect upon receipt by the Secretary of State.

SECTION 7. This Ordinance shall be recorded in a book kept and maintained by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in accordance with Section 125.68, Florida Statutes.

SECTION 8. Upon the effective date of this Ordinance, the zoning classification shall be recorded on the Zoning Atlas.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS _____ DAY OF _____ 2024.

**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

**BY: _____
Sarah Arnold, Chair**

**ATTEST: BRANDON J. PATTY, CLERK
OF THE CIRCUIT COURT &
COMPTROLLER**

**BY: _____
Deputy Clerk**

EFFECTIVE DATE: _____

DOBBS ROAD PLAN REZONING – REZ 2023-20

LEGAL DESCRIPTION – EXHIBIT A

Approximately 3.82 acres of land consisting of:

Lots 48, 49, 50, 51, 52 and 53, St. Augustine Heights Industrial Park, Unit 1, according to map or plat thereof recorded in Map Book 10, page 77, of the public records of St Johns County, Florida.

Together with the North 600 feet of the following described land:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, LYING WEST OF LOTS 44 THROUGH 53, UNIT NO. 1 OF ST. AUGUSTINE INDUSTRIAL PARK AS RECORDED IN MAP BOOK 10, PAGE 77 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 48, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE S 00°22'22" E ALONG THE WEST LINE OF SAID SECTION 25 A DISTANCE OF 707.59 FEET TO THE SOUTH RIGHT OF WAY LINE OF A 100 FOOT COUNTY ROAD RIGHT OF WAY LOCALLY KNOWN AS DOBBS CUT-OFF ROAD AND THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE N 89°06'59" E ALONG SAID SOUTH RIGHT OF WAY LINE 156.09 FEET TO THE WEST LINE OF SAID UNIT NO. 1 OF ST. AUGUSTINE INDUSTRIAL PARK; THENCE S 00° 52'06" E ALONG SAID WEST LINE OF UNIT NO. 1 OF ST. AUGUSTINE INDUSTRIAL PARK 1000.00 FEET; THENCE S 89°06'59" W, 164.61 FEET TO THE SAID WEST LINE OF SECTION 25; THENCE N 00°22'22" W ALONG SAID WEST LINE OF SECTION 25 A DISTANCE OF 1000.04 FEET TO THE POINT OF BEGINNING.

**END DOCUMENTS
TO BE RECORDED**

ATTACHMENT 2
APPLICATION AND SUPPORTING
DOCUMENTS



St. Johns County Development Review

Application for:

Date Property Tax ID No

Project Name

Property Owner(s) Phone Number

Address Fax Number

City State Zip Code e-mail

Are there any owners not listed? No Yes If yes please provide information on separate sheet.

Applicant/Representative Phone Number

Address Fax Number

City State Zip Code e-mail

Property Location

Major Access Size of Property Cleared Acres (if applicable)

Zoning Class No. of lots (if applicable) Overlay District (if applicable)

Water & Sewer Provider Future Land Use Designation

Present Use of Property Proposed Bldg. S.F.

Project Description (use separate sheet if necessary)

Application to rezone land to Heavy Industrial with condition: "Only those uses allowed in Industrial Warehouse IW with the addition of concrete block manufacturing."

Please list any applications currently under review or recently approved which may assist in the review of this application including the name of the PUD/PRD:

I understand that reasonable inspections of the subject property may be made as part of the application review process. I understand that any material misrepresentations or errors contained in this application or supporting documents may void an approved application, at the reasonable determination of the County considering the Land Development Code, Comprehensive Plan, and other applicable regulations.

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:
Signature of owner or person authorized to represent this application:

Signed By

Printed or typed name(s)

DOBBS ROAD PLANT REZONING

NARRATIVE OF REZONING REQUEST

A. Project Overview

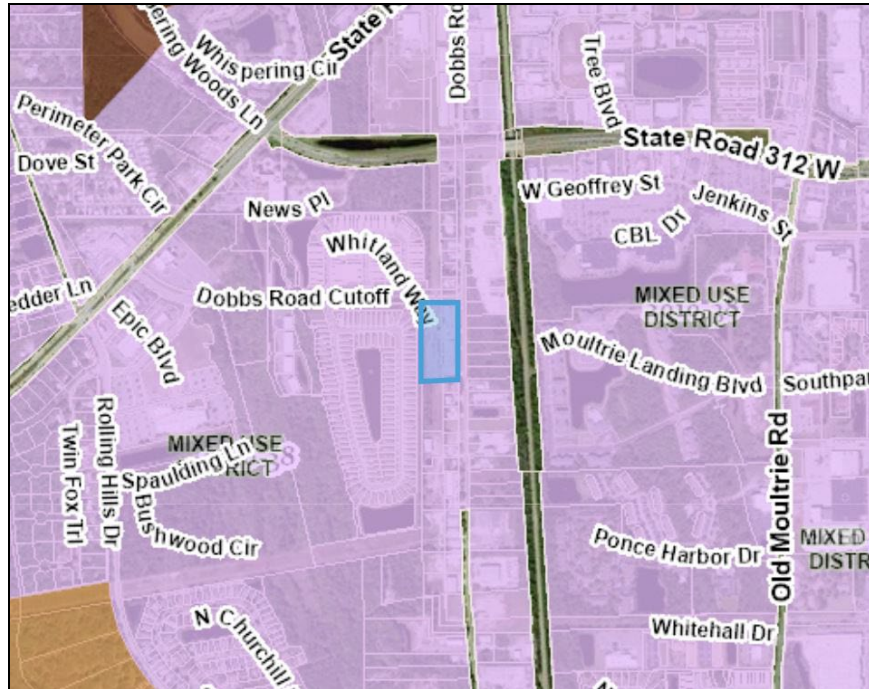
Master Construction Products seeks the Dobbs Road Plant Rezoning for purposes of allowing the operation of a concrete block making plant on approximately 3.82 acres of land located on Dobbs Road at the former truss manufacturing site previously operated by Manning Building Supply.



The Property is currently fully developed and little modification is necessary for the establishment of a block manufacturing site. In fact, Master Construction Products currently operates a concrete products facility (without manufacturing) at the site.



The existing Future Land Use Map (“FLUM”) designation of the Property is Mixed Use (MU), which allows for far more intense uses than requested by this rezoning.



Under the existing FLUM designation of Mixed Use District, the Property could be allowed the following uses:

1. Neighborhood Business and Commercial;
2. General Business and Commercial;
3. High Intensity Commercial;
4. Highway Commercial
5. Light Industrial;
6. Heavy Industrial subject to Policy A.1.9.8
7. Agricultural uses when not incompatible with the surrounding area.
8. Solid Waste and Correctional Facilities subject to Policy A.1.9.9.
9. Cultural/Institutional;
10. Office and Professional;
11. Neighborhood Public Service;
12. General Public Service;
13. Regional Business and Commercial;
14. Regional Cultural and Entertainment.
15. Residential up to 13 units per acre

The Applicant is requesting to rezone from Industrial Warehousing (IW) to Heavy Industrial (HI) with conditions to allow for all uses currently allowed within the IW zoning district in addition to Concrete Block Manufacturing.



The Mater Construction Products rezoning and use would be consistent and compatible with the area uses and is entirely consistent with the plan of development for the area, as it is located within and adjacent to the St. Augustine Heights Industrial Park:

**UNIT NO. 1 OF
ST. AUGUSTINE HEIGHTS
INDUSTRIAL PARK
ST. JOHNS COUNTY, FLORIDA
SECTIONS 25 & 36, T7S, R29E**

APPROVED
THIS PLAN APPROVED BY
COUNTY ENGINEER OF ST. JOHNS
COUNTY, FLORIDA, THIS 26th DAY
OF JULY A.D. 1960.

APPROVED
EXAMINED AND APPROVED THIS 26th
DAY OF JULY A.D. 1960, BY THE CLERK OF SAID
COUNTY COMMISSIONERS OF ST. JOHNS COUNTY,
FLORIDA.

I CERTIFY THAT THIS PLAN HAS BEEN EXAMINED
AND THAT IT COMPLIES IN FORM WITH CHAPTER 1072,
LAWS OF FLORIDA OF 1955, AND IS FILED FOR
RECORD IN MAP BOOK 28, PAGE 77 OF THE
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA
THIS 26th DAY OF JULY A.D. 1960.

DEDICATION
THIS IS TO CERTIFY THAT THE UNDERSIGNED, ST. JOHNS ENGINEERING AND CONSTRUCTION
CO., INC., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, HAS CAUSED THE
LANDS DESCRIBED IN THE CAPTION OF THIS PLAN TO BE SURVEYED AND SUBDIVIDED AND
THIS PLAN MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS THE TRUE AND
CORRECT PLAN (SUCH LANDS) AND AS MUCH OF SAID LANDS AS ARE INCLUDED
WITHIN THE STREETS AND ROADS SHOWN UPON SAID PLAN IS HEREBY IRREVOCABLY
DEDICATED TO PUBLIC USE.
IN WITNESS WHEREOF SAID ST. JOHNS ENGINEERING AND CONSTRUCTION CO., INC.,
HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS SECRETARY THIS
26th DAY OF JULY A.D. 1960, AND WITH ITS CORPORATE SEAL AFFIXED.

STATE OF FLORIDA
COUNTY OF ST. JOHNS
I HEREBY CERTIFY THAT ON THIS 26th DAY OF JULY A.D. 1960, PERSONALLY
APPEARED BEFORE ME K. S. TONEY AND MICHAEL MERINA, RESPECTIVELY
PRESIDENT AND SECRETARY OF ST. JOHNS ENGINEERING AND CONSTRUCTION CO., INC.,
A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO
EXECUTED THE FOREGOING DEDICATION OF STREETS AND ROADS SHOWN ON THIS PLAN
AND SEVERALLY ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED
AS SUCH OFFICERS FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THEY WISHED
THEREBY THE OFFICIAL SEAL OF SAID CORPORATION AND THAT SAID DEDICATION IS
THE ACT AND DEED OF SAID CORPORATION.
WITNESS MY SIGNATURE AT THE CITY OF ST. AUGUSTINE, COUNTY OF ST. JOHNS
STATE OF FLORIDA, THIS 26th DAY OF JULY A.D. 1960.

CONSENT OF MORTGAGEES
THE UNDERSIGNED OWNERS AND HOLDERS OF MORTGAGES ENCUMBERING LAND DE-
SCRIBED HEREON DO HEREBY CONSENT TO THE FILING OF THIS PLAN.
DATED THIS 26th DAY OF JULY A.D. 1960.

SURVEYORS CERTIFICATION
THIS IS TO CERTIFY THAT THIS PLAN IS A CORRECT REPRESENTATION OF
THE LANDS SURVEYED, SUBDIVIDED AND DESCRIBED ABOVE, AND THAT
THE PERMANENT REFERENCE MARKERS HAVE BEEN PLACED ACCORDING TO
THE LAWS OF THE STATE OF FLORIDA.
SIGNED THIS 26th DAY OF JULY A.D. 1960

APPROVED
COUNTY ENGINEER
COUNTY ENGINEER

APPROVED
CLERK OF CIRCUIT COURT
CLERK OF CIRCUIT COURT

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES SEPTEMBER 12, 1960

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES SEPTEMBER 12, 1960

Mr. Bk. 10 Pg. 77

November 17, 2023



There are existing heavy industrial users on Dobbs Road and the block manufacturing plant is less intense than some of the historical uses in the area, for example, the concrete plant diagonally across the street, Argos Ready Mix, the numerous auto repair or body shops located in the area and numerous fabricating and welding businesses on Dobbs Road.

Notably, there are significant benefits to St. Johns County by the approval of this rezoning. Currently, there is only one concrete block plant in North Florida, located in Jacksonville, Florida and most all concrete block in St. Johns County is shipped to the area by rail from plants located in Central and South Florida. This causes higher prices for concrete block in the area and results in longer lead times and significant shortages of concrete block products. In fact, Master Construction Products receives all concrete block to the Dobbs Road site by truck transfer from the railyard.

Concrete block manufacturing has been modernized and Master Construction Products has committed to using the following or substantially similar steps in the proposed block manufacturing on Dobbs Road, which will feature a fully automated system:

1. Dust Elimination:
 - a. Zero Silo Cartridge System, in place of traditional bags to mitigate cement dust, this superior system guarantees near zero dust.
 - b. Automatic shut-off valves, this shuts down system if driver supplying cementitious materials delivers the material above the requested psi, this being 10 to 12 psi.
2. Block Machine:
 - a. Besser Vibrapac Concrete Products Machine
 - b. Specs: <https://besser.com/wp-content/uploads/2017/12/1217Vibrapac-web.pdf>
 - c. Video of machine: <https://www.youtube.com/watch?v=0NBAKnQ1J38>
3. Housing of the Block Machine:
 - a. A minimum 6ft high concrete masonry wall will be constructed on the western boundary.
 - b. A minimum 6ft high concrete masonry wall will be constructed at the block storage area alongside the western side of the concrete products machine.
 - c. The block storage area will include a poured solid wall on the western side.
 - d. A block storage area will be located between the concrete products machine and the residential area, during start up and most of day, the bins will be filled with racks of cmu units curing, further mitigating the potential for noise.
4. Loading:
 - a. Use of an automated loader/unloader.
 - b. This means the operation does not have a gas-powered fork-truck loading/unloading the block from the block storage area (curing area).

As shown in the above video, the facility needed to house the block machine is consistent with the structures already located at the Dobbs Road site. In fact, Master Construction Products intends to use the existing structures for the facility.

Proposed Language for Rezoning Ordinance Condition:

The property is rezoned from Industrial Warehousing (IW) to Heavy Industrial (HI) with the following conditions:

1. All uses allowed within the Industrial Warehouse (IW) zoning district in addition to Concrete Block Manufacturing being the exclusive Heavy Industrial (HI) use.
2. If the property is used for concrete block manufacturing, the following additional requirements shall apply:

Enhanced Buffering and Screening on the west boundary, adjacent to single-family residential, which, in addition to meeting the Screening Standard “C” minimum requirements, shall also provide:

- d. A **second row offset** of evergreen Canopy Trees which are not less than ten (10) feet high at the time of planting, a minimum of two (2) inch caliper, and are spaced not more than twenty (20) feet apart. The Trees are to be planted within twenty (20) feet of the property line; and
 - e. A second **masonry concrete wall** adjacent to the block machine at the curing area. This placement would (i) screen the site of the manufacturing equipment; and (ii) mitigate noise in the manufacturing area.
3. Screening of the Open Storage areas of the site from the roadways will be required pursuant to LDC Section 6.06.04.B.7.

APPROVED
THIS PLAT APPROVED BY
COUNTY ENGINEER OF ST. JOHNS
COUNTY, FLORIDA, THIS 26th DAY
OF July A.D. 1960.

Joseph H. Jones
COUNTY ENGINEER

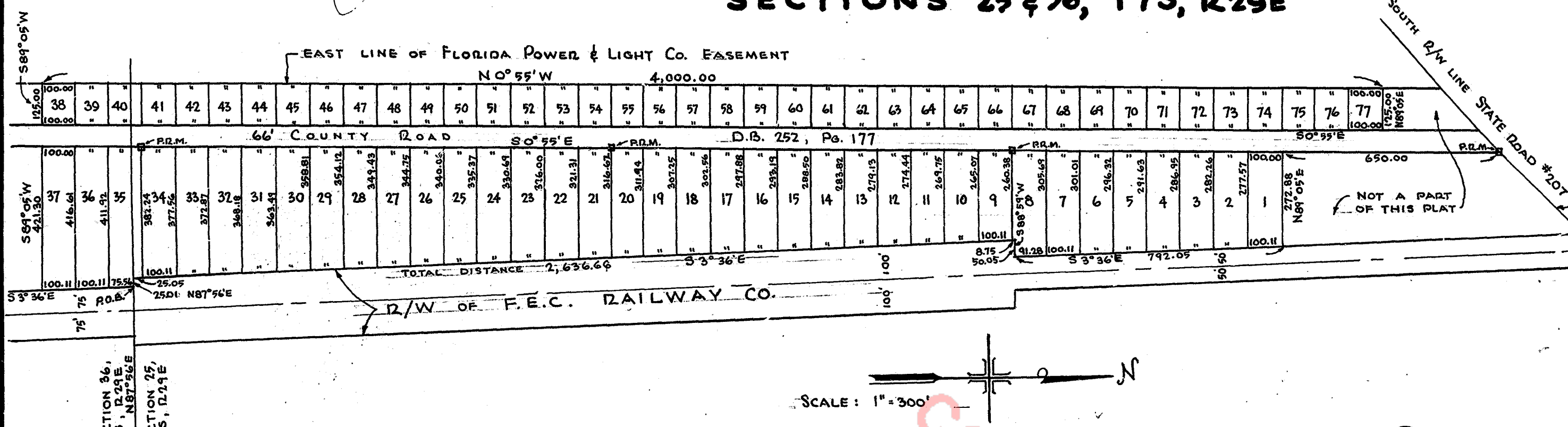
UNIT NO. 1 OF
**ST. AUGUSTINE HEIGHTS
INDUSTRIAL PARK**
ST. JOHNS COUNTY, FLORIDA
SECTIONS 25 & 36, T7S, R29E

APPROVED
EXAMINED AND APPROVED THIS 26th DAY OF
July A.D. 1960, BY THE BOARD OF
COUNTY COMMISSIONERS OF ST. JOHNS COUNTY,
FLORIDA.

Edgar L. Crabtree
CHAIRMAN OF THE BOARD

I CERTIFY THAT THIS PLAT HAS BEEN EXAMINED
AND THAT IT COMPLIES IN FORM WITH CHAPTER 10275,
LAWS OF FLORIDA OF 1925, AND IS FILED FOR
RECORD IN MAP BOOK 10, PAGE 77 OF THE
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA
THIS 26th DAY OF July A.D. 1960.

Oliver L. Linder
CLERK OF CIRCUIT COURT



DESCRIPTION

A PARCEL OF LAND IN SECTIONS 25 AND 36, TOWNSHIP 7 SOUTH, RANGE 29 EAST AND MOIZE FULLY DESCRIBED AS FOLLOWS:
COMMENCE AT A POINT WHICH IS THE INTERSECTION OF THE CENTER LINE OF THE RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY CO., MOULTRIE CUT-OFF, WITH THE SOUTH LINE OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 29 EAST, SAID POINT BEING LOCATED ON THE RIGHT-OF-WAY AND TRACK MAP, FLORIDA EAST COAST RAILWAY CO., FLAGLER SYSTEM, MOULTRIE CUT-OFF; THENCE S87°56'W 75.03 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY CO.; THENCE S3°36'E 275.78 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY CO.; THENCE S89°05'W 421.30 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF A 66 FOOT COUNTY ROAD AS DESCRIBED IN DEED BOOK 252, PAGE 177 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE CONTINUE S89°05'W 66.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD; THENCE CONTINUE S89°05'W 125.00 FEET TO A POINT ON THE EAST LINE OF A 110 FOOT EASEMENT BELONGING TO THE FLORIDA POWER AND LIGHT COMPANY; THENCE N0°55'W 4,000.00 FEET ALONG THE EAST LINE OF SAID EASEMENT; THENCE N89°05'E 125.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE 66 FOOT COUNTY ROAD MENTIONED ABOVE; THENCE S0°55'E 300.00 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF SAID 66 FOOT COUNTY ROAD; THENCE N89°05'E 66.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD, SAID POINT BEING 650.00 FEET S0°55'E OF THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD WITH THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD No. 207; THENCE CONTINUE N89°05'E 272.88 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY; THENCE S3°36'E 792.05 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE S88°59'W 50.05 FEET ALONG A JOG IN SAID RIGHT-OF-WAY LINE; THENCE S3°36'E 2,636.66 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE N87°56'E 25.01 FEET ALONG A JOG IN SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE RIGHT-OF-WAY OF THE 66 FOOT COUNTY ROAD MENTIONED IN THIS DESCRIPTION.

SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, SUBDIVIDED AND DESCRIBED ABOVE, AND THAT THE PERMANENT REFERENCE MARKERS HAVE BEEN PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA.
SIGNED THIS 25th DAY OF July A.D. 1960

Emmett William Pocetti
FLA. REGISTERED ENGINEER No. 4831
FLA. REGISTERED SURVEYOR No. 893

DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, ST. JOHNS ENGINEERING AND CONSTRUCTION CO. INC., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, HAS CAUSED THE LANDS DESCRIBED IN THE CAPTION OF THIS PLAT TO BE SURVEYED AND SUBDIVIDED; AND THIS PLAT MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SUCH LANDS; AND AS MUCH OF SAID LANDS AS ARE INCLUDED WITHIN THE STREETS AND ROADS SHOWN UPON SAID PLAT IS HEREBY IRREVOCABLY DEDICATED TO PUBLIC USE.

IN WITNESS WHEREOF SAID ST. JOHNS ENGINEERING AND CONSTRUCTION CO. INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS SECRETARY THIS 25th DAY OF July A.D. 1960, AND WITH ITS CORPORATE SEAL AFFIXED.

Sue W. Lopez
WITNESS
Mary B. Varus
WITNESS

K.S. Toney
PRESIDENT
Michael Messina
SECRETARY

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY THAT ON THIS 25th DAY OF July A.D. 1960, PERSONALLY APPEARED BEFORE ME K.S. TONEY AND MICHAEL MESSINA, RESPECTIVELY PRESIDENT AND SECRETARY OF ST. JOHNS ENGINEERING AND CONSTRUCTION CO., INC. A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION OF STREETS AND ROADS SHOWN ON THIS PLAT AND SEVERALLY ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS FOR THE USES AND PURPOSES THEREIN MENTIONED; AND THEY AFFIXED THERETO THE OFFICIAL SEAL OF SAID CORPORATION AND THAT SAID DEDICATION IS THE ACT AND DEED OF SAID CORPORATION.

WITNESS MY SIGNATURE AT THE CITY OF ST. AUGUSTINE, COUNTY OF ST. JOHNS, STATE OF FLORIDA, THIS 25th DAY OF July A.D. 1960.

Mary B. Varus
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES September 12, 1966

CONSENT OF MORTGAGEES

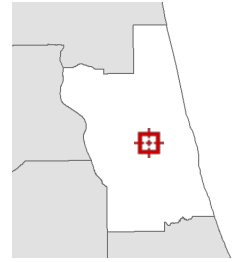
THE UNDERSIGNED OWNERS AND HOLDERS OF MORTGAGES ENCUMBERING LAND DESCRIBED HEREON DO HEREBY CONSENT TO THE FILING OF THIS PLAT.
DATED THIS 25th DAY OF July A.D. 1960.

Sue W. Lopez
WITNESS
Mary B. Varus
WITNESS

Mary C. Hale
AS EXECUTRIX OF THE ESTATE OF FRANK E. HALE, DECEASED
Frank D. Upchurch



Overview



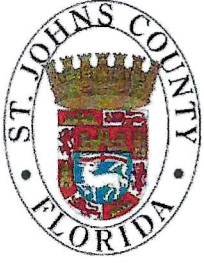
Legend

Parcels

Parcel ID	1017100030	Physical Address	2205 DOBBS RD SAINT AUGUSTINE	Building Value	\$101,459	Last 2 Sales							
Property Class	4810 - Warehousing - Flex Space	Mailing Address	FLORIDA INVESTMENT HOLDING LLC	Extra Feature Value	\$37,294	Date	9/10/2001	Price	\$140,000	Reason	01	Qual	Q
Taxing District	South Ponte Vedra & US 1 North Area	Address	159 SUNSET CIRCLE NORTH SAINT AUGUSTINE FL 32080-0000	Total Land Value	\$196,769		3/1/1984	\$17,500		01		Q	
Acres	1.04			Just Value	\$335,522								
				Total	\$72,817								
				Deferred Assessed Value	\$262,705								
				Total Exemptions	N/A								
				Taxable Value	\$262,705								

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

Date created: 1/18/2023
 Last Data Uploaded: 1/18/2023 1:56:17 AM



Owner's Authorization Form

St. Johns Law Group; Douglas N. Burnett
Matthews Design Group
Master Construction Products

is hereby authorized TO ACT ON BEHALF OF*

CM Properties, LLC

the owners(s) of those lands described within

the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Johns County, Florida, for an application related to a development Permit or other action pursuant to a: application for:

Other

Any and all applications concerning my property, including CPA, zoning, concurrency, etc.

By signing, I affirm that all legal owners(s), as listed on the Recorded Warranty Deed on file with the St. Johns County Clerk of Courts

or otherwise stated (), have been notified of the

(Identify what document)

I further understand incomplete or false information provided on this form may lead to revocation of permits, termination of development activity.

Signature of Owner

James H. Cissel

Print Name

James H. Cissel

, as Managing Member

Signature of Owner

Print Name

Telephone Number

904-838-5658

State of Florida County of St. Johns

Signed and sworn before me on this 9 day of OCTOBER 20 23

By JAMES H. CISSEL

Identification verified:

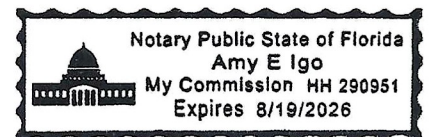
Oath sworn: Yes No

Notary Signature

Amy E Igo

My Commission expires:

8/19/2026



* The Authorized Parties listed above represent exclusively the developer/builder and do NOT represent the land owner in any legal capacity.

VIBRAPAC[®] Concrete Products Machine



The Vibrapac[®] is a three-at-a-time concrete products machine that produces up to 1620 units (8"/200 mm equivalents) per hour. The Vibrapac consistently produces dense, strong, aesthetically pleasing standard, architectural, retaining wall units and pavers with exceptional cost efficiency at speeds up to nine cycles per minute.

BESSER
Trusted Since 1904

RUGGED, DEPENDABLE AND EASY TO MAINTAIN

Legendary Besser quality and durability

STANDARD FEATURES

Cam Driven

The Vibrapac is cam driven to provide consistent speeds and movements. The precise indexing of the cams achieves uniform product quality even in variable operating conditions.

Automatic Lubrication

Precisely measured amounts of lubricant are automatically supplied to key bearings and pins. This routine maintenance function insures optimum performance of the Vibrapac.

AB Control Processor

Many of the operating functions of the Vibrapac are easily adjusted by accessing the controller through the color graphics display unit. The control panel automatically pinpoints problems and displays information for making corrections fast which positively impacts quality control.

The color graphics display swivels on a floor-mounted pedestal providing convenient access for the machine operator. This solid state unit has push-button command of the sequencing, on/off, interlocking and status monitoring functions. Plant personnel can easily program new products using intuitive touch screen controls.

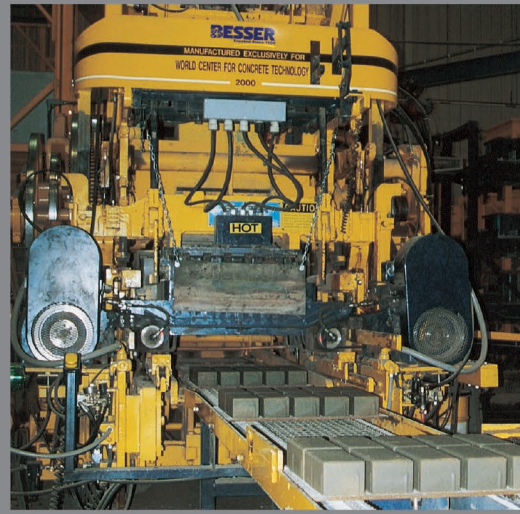
Automatic Feed Control

Automatic feed control adjusts the feedbox for uniform filling of molds. Routine maintenance is simplified with a standard C-face motor and separate gear box allowing independent replacement of either part.

Resolver

The resolver provides cam position information to the controller. This allows adjustments to be made to the machine set points while the concrete products machine is operating. Adjustments are made through the color graphics display unit.

Quality Highly skilled staff follow stringent quality guidelines during the design, manufacture, assembly and testing of the equipment. All Besser equipment is manufactured with precision machinery, ensuring consistent quality.



The pallet scraper is mounted on the pallet indexer.

Bescodyne Hydraulic Clutch/Brake

A Bescodyne oil shear clutch/brake system is used on the main drive to provide quick and smooth starts and stops. The system is designed to handle the energy of rapid acceleration and deceleration, which allows for increased productivity. This clutch/brake also reduces stress on motors and other components in the machine, which extends the life of the components and reduces maintenance.

OPTIONAL ENHANCEMENTS

Advanced Servo Vibration

Servo motors smooth out the machine cycle resulting in the production of higher quality concrete products and extending the life of machine and mold parts.

Precisely controlling the acceleration and deceleration of the bull gear maximizes the life of machine parts by reducing the force to the machine components. Synchronizing vibration, by accurately controlling the movement of the vibrator shafts, increases mold parts life by 30% or more.

Servo motors smooth out the machine cycle to produce the highest quality concrete products and extend the life of machine and mold parts.



Since ASV is direct drive, there are no sheaves or belts to adjust or maintain and no air is required. Installation is simple and requires minimal changes to existing concrete products machines by utilizing mold guidance blocks or pin guidance.

OPTIONAL ENHANCEMENTS

Main Drive Servo

Replaces mechanical components (clutch and brake), and the related wear and tear, with electronic components. Provides control of the machine cycle so operation can be tailored to the specific concrete units being produced, increasing overall cycle speed

Operating the servo motor on the Main Drive creates power during deceleration. This power is sent to the main electrical panel for use by either the main drive during acceleration or by the Advanced Servo Vibration (ASV).

AFC SmartPac® Vibration

By employing independent amplitude and frequency control, vibration is tunable to specific molds and product requirements. The ability to control both amplitude and frequency results in more rapid compaction and quicker finish times than can be obtained with conventional vibrating systems. Vibration can be engaged or disengaged multiple times within a single machine cycle.

AFC SmartPac and Posapac® Dual Vibration

Dual vibration utilizes both a Bescodyne clutch/brake and AFC SmartPac vibration which allows the concrete products machine to use Posapac weights for short production orders. This is beneficial if several existing molds are owned with weights attached. AFC SmartPac can then be used for longer production orders or for manufacturing specialized products. This allows you to take advantage of reduced mold wear as well as independent amplitude and frequency control to facilitate improved feeding and finishing of products.

Bescostop™ Oil Shear Brake System

Bescostop oil shear brake system is used on the vibrators to provide quick and smooth starts and stops.

Air Compaction

The use of air compaction reduces finish time, which shortens overall cycle time. Air cylinders supplement the force on the mold exerted by the weight of the machine head. The addition of compressed air restrains the stripper head, bringing the height pins together sooner, compacting the unit faster and more effectively.

Pin Guidance

Manually inserted pins align the mold with the mold throat which extends mold life.

Pallet Scraper

Material build-up on pallets is automatically removed during each machine cycle. The tension forcing the scraper blade down on the pallet is fully adjustable to meet specific cleaning needs.

Vibrator Motor Air Bag Lift

The vibrator motor air bag lift is an easy and quick way to raise the vibrator motors for mold changes. A lever operated pneumatic valve is moved to the up position allowing air to flow into the air bags. When the bags inflate both vibrator motors rise. This allows the operator to remove the belts and begin the mold change procedure. Once the mold change is completed, the belts are reinstalled on the sheaves. The lever is moved to the down position, allowing the air bags to deflate and the vibrator motors to lower. A safety lockout device is included for safety during maintenance.

Mold Insertion Device

The time needed to change molds is shortened and simplified with the mold insertion device. This pneumatic powered mechanism lifts/lowers the entire mold assembly off/onto the mold throat. The mold assembly is manually rolled into/out of the mold throat area.

Core Puller

A core puller is a concrete products machine attachment. It can be wheel or leg-mounted and is installed in front of the mold on the concrete products machine, above the front delivery conveyor (green block conveyor). Core pullers are used to produce horizontal openings in many of concrete products popular today.



SPECIFICATIONS

Production Rates

- Machine Cycle Time (in seconds): 5.1
 - Forming Time (feed, finish and delay - in seconds): 1.6
 - Total Cycle Time (in seconds): 6.7
 - Cycles Per Minute: up to 9
 - Concrete Masonry Units (8" equivalents per minute): 72
 - Concrete Masonry Units (8" equivalents per hour): 1620
- Note: Optimum production rates depend upon many variables, therefore actual production may vary from this example.

Horsepower

- Main Drive: 15 hp (11.2 kW)
- Automatic Feed: 1 hp (0.8 kW)
- Feedbox Agitator: 2 hp (1.5 kW)

Vibration

- Posapac Vibration (Warner or Bescostop brakes): requires two 10 hp motors (7.5 kW each), or
- AFC SmartPac® Vibration: requires two 10 hp motors (7.5 kW each), or
- Dual Vibration (Bescodyne clutch/brake): requires two 10 hp motors (7.5 kW each)
- Advanced Servo Vibration: requires two servo driven motors

Pneumatic Requirements

- 1 SCFM* (.028 SCMM**) for miscellaneous concrete products machine functions

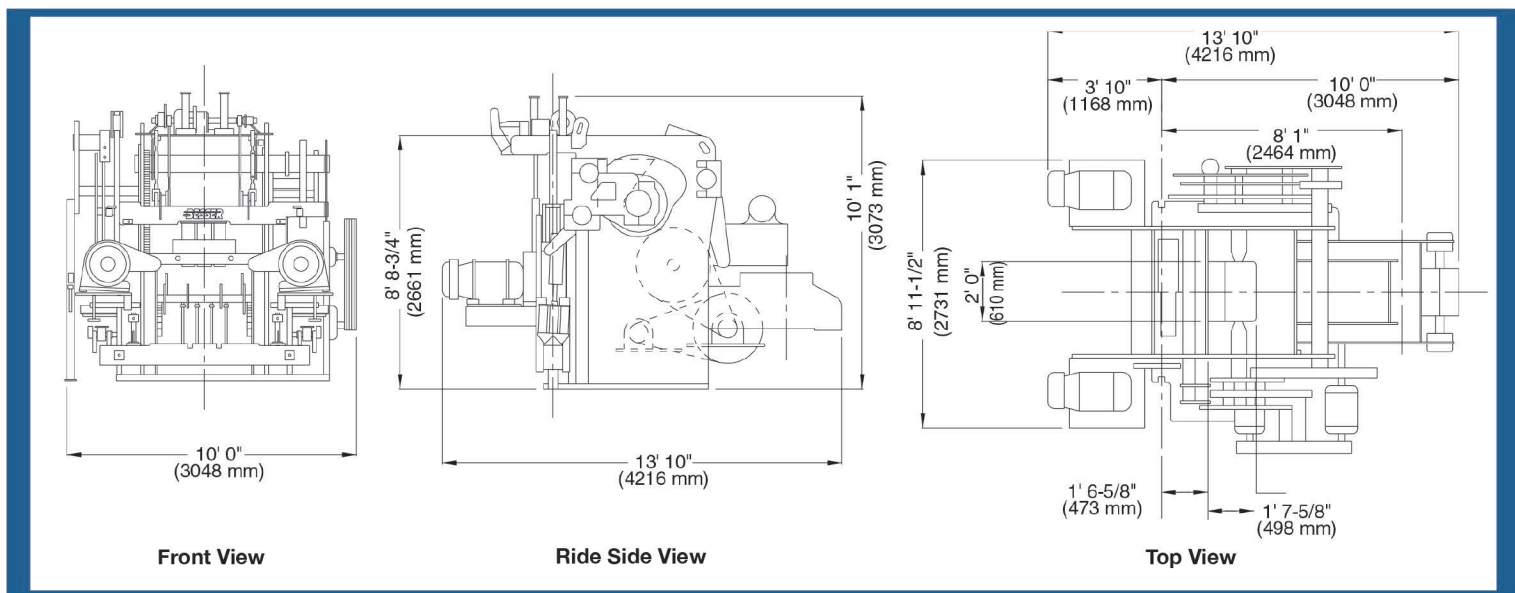
- 9 SCFM (.255 SCMM) with AFC SmartPac® Vibration
 - 20 SCFM (.560 SCMM) with Dual Vibration
 - 28 SCFM (.784 SCMM) with Air Compaction Device
 - All above at 80 psi minimum
- * SCFM = standard cubic feet per minute
 ** SCMM = standard cubic meters per minute

Dimensions/Weight

- Width: 10' 0" (3048 mm)
- Height: 10' 1" (3073 mm)
- Length: 13' 10" (4216 mm)
- Weight: 36,000 lbs (17,000 kg)
- Block Delivery Height: 36-5/16" (922 mm)
- Pallet Size: 26" x 18-1/2" x 5/16" (660 mm x 470 mm x 8 mm)(other pallet sizes available)
- Product Height: 2-3/8" (60 mm) high – 12" (305 mm) high

Voltages

- Control Circuit Inputs: 24 V. DC (120 V., single phase, 60 Hertz optional)
- All outputs are 120 V.
- Motors: 230/460 V., 3 phase, 60 Hertz (other voltages are available)



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ATTACHMENT 3
Correspondence

Evan Walsnovich

From: Adam Howington
Sent: Friday, February 2, 2024 3:40 PM
To: Jennifer Gutt
Cc: Evan Walsnovich
Subject: FW: File REZ 2023000020



Adam Howington
Planning & Zoning
Development Review Division
St. Johns County Board of County Commissioners
4040 Lewis Speedway, St. Augustine FL 32084
904-209-0675 (Option 2) | www.sjcfcl.us

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From: Henriette Hamidi <hamidialeida@yahoo.com>
Sent: Friday, February 2, 2024 3:34 PM
To: FAXPLANDEPT <faxplandept@sjcfcl.us>
Subject: File REZ 2023000020

To whom it may concern:

My name is Henriette Hamidi. I own 3 properties. 2 in Ashby Landing and 1 in Cypress Cove that I lease out

To tenants. I am very concerned that there will be a lot of noise, dust, pollution and traffic if this application

Is approved. One of my houses is within 300 ft of the property in question. Currently these are very quiet and well maintained residential communities.

The HOA's see to it that they will remain so.

It would be very sad for the residents if this were to change. I sincerely hope that you will consider my request and deny this application for zoning change.

Thanking you in anticipation, Henriette Hamidi

My address is: 105 Canopy Oak Lane

Ponte Vedra, FL 32081

Phone: 760 445-2362