

P.U.D. OFF. REC.
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ORDINANCE NUMBER : 98- 8
AN ORDINANCE OF THE COUNTY OF
ST. JOHNS, STATE OF FLORIDA,
REZONING LANDS AS DESCRIBED HEREINAFTER
FROM PRESENT ZONING CLASSIFICATION OF
OPEN RURAL (OR) AND INDUSTRIAL WAREHOUSE (IW) TO PLANNED UNIT
DEVELOPMENT (PUD)
TO BE KNOWN AS THE TECHNOLOGY CENTER AT ST. MARKS
PROVIDING FOR FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; AND
PROVIDING AN EFFECTIVE DATE

WHEREAS, the subject ±48 acres, whose legal description is attached as Exhibit A, is designated in the St. Johns County Comprehensive Plan as Industrial, allowing for Industrial development;

WHEREAS, the proposed development is consistent with the St. Johns County Zoning Code and other development in the vicinity of subject property;

WHEREAS, the proposed development will allow for the provision of office and commercial services for persons who live or work in this portion of St. Johns County;

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

SECTION 1. That as requested by **Maquire Land Corporation** in an application with supporting documents for zoning change for **The Technology Center at St. Marks**, dated October 3, 1997, as amended (hereinafter, the PUD application), the zoning classification of the land described on the attached Exhibit "A" is hereby changed from Open Rural (OR) and Industrial Warehouse (IW) to Planned Unit Development (PUD) subject to the hereinafter noted conditions. Supporting documents, which are attached and incorporated herein by reference; are as follows:

- | | | |
|-----------|---|----------------------------|
| Exhibits: | A | Legal Description |
| | B | Narrative Plan Description |
| | C | Master Plan Map |
| | D | Bronz-Glow Site Plan |

SECTION 2. That development of the lands within **The Technology Center at St. Marks PUD** shall proceed in accordance with the PUD Application and supporting documents, and as supplemented by the provisions of this ordinance. In the case of conflict between the Application or supporting documents and the below described provisions of this Ordinance, the below described provisions shall prevail.

SECTION 3. The following conditions apply to this rezoning:

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- a) Signs -- Sign heights are limited to 20 feet.
- b) Pond Drainage -- The stormwater ponds for St. Marks Pond Boulevard and Bronze-Glow Way will be maintained by the developer. The County will be granted right of entry for improvements/repairs at owners' expense.
- c) Utilities -- When central water and sewer service is available within one-quarter mile, all future development within this PUD shall be required to connect to the central utility service

SECTION 4. **The Technology Center at St. Marks PUD** consists of ±48 acres. The site will be developed as a technology center consisting of office, commercial and light industrial and warehouse uses. Allowable uses, phasing and setback requirements are specified in the Narrative Plan Description, attached hereto as Exhibit B, which also includes the Owner's Commitment to the PUD Ordinance and Conditions.

SECTION 5. The Board of County Commissioners finds as follows: 1) The need and justification for the requested change has been considered as required by Section 11-10-4 of the Zoning Code; 2) The rezoning is consistent with the goals, policies and objectives of the Comprehensive Plan and the Comprehensive Plan Land Use Map; and 3) The proposed development meets the objectives of Article 8A of the Zoning Ordinance authorizing PUD's. The Intent in Article 8.1 of the Zoning Code is satisfied. The conditions in Article 8-2-3 of the Zoning Code are also satisfied as follows:

- d) The proposed PUD does not affect adversely the orderly development St. Johns County as embodied in this Zoning Ordinance and in any comprehensive plan or portion thereof adopted by the St. Johns County Board of County Commissioners.
- e) The proposed PUD will not affect adversely the health and safety of residents or workers in the area and will not be detrimental to the natural environment or to the use or development of adjacent properties or the general neighborhood.
- f) The proposed PUD will accomplish the Objectives and will meet the Standards and Criteria of Section 8-4 of the Zoning Code.

SECTION 6. Except to the extent they conflict with specific provisions of the approved development plan or PUD Ordinance, all building code, zoning ordinance, and other land use and development regulations of St. Johns County, including without limitation, any Concurrency Management Ordinances and the St. Johns Comprehensive Plan, as may be amended from time to time shall be applicable to this development, except modification to approved development plans by a variance or exception shall be prohibited. Furthermore, no private land use covenant or restriction that may be incorporated into this Ordinance which is more strict than a particular Federal, State or County Statute, Ordinance, Regulation, Rule, or Resolution shall be enforced by the County under this ordinance except as is specifically provided for and described in this Ordinance and the incorporated PUD Ordinance.

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SECTION 7. The Applicant and/or his Designee has attached a Master Plan for said Planned Unit Development in accordance with St. Johns County Zoning Code, attached hereto as Exhibit C, Master Plan Map. Development within this PUD will be required to obtain construction approval by the St. Johns County Development Review (DRC) in conformance with the approved Master Plan.

SECTION 8. The St. Johns County Building Department is hereby authorized to issue building permits, certificates, and other documents authorizing construction of said Planned Unit Development in accordance with the construction plans after approval pursuant to the applicable County Ordinances.

SECTION 9. This Ordinance shall take effect immediately upon receipt of official acknowledgment of the Office of the Secretary of State to the Clerk of the Board of County Commissioners of St. Johns County, Florida, that the same has been filed.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, THIS 10 DAY OF February, 1998.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Mose A. Floyd
CHAIRMAN

ATTEST: CHERYL STRICKLAND, CLERK

BY: Petrea A. Prude
DEPUTY CLERK

(SEAL)

EFFECTIVE DATE: 02-18-98

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EXHIBIT "A" TO THE ORDINANCE
LEGAL DESCRIPTION

MAP OF

NINE MILE INDUSTRIAL PARK AT ST. MARKS
 A PART OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA,
 MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE
 SOUTHWEST CORNER OF SAID SECTION 5; THENCE NORTH 02°23'03" WEST, ALONG THE WEST
 LINE OF SAID SECTION 5, TO ITS INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY
 LINE OF INTERNATIONAL GOLF PARKWAY (A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED),
 A DISTANCE OF 18.53 FEET; THENCE NORTH 59°05'11" EAST, ALONG SAID SOUTHEASTERLY
 RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 2865.72 FEET TO THE
 POINT OF BEGINNING; THENCE CONTINUE NORTH 59°05'11" EAST ALONG SAID SOUTHEASTERLY
 SAID RIGHT OF WAY LINE, A DISTANCE OF 1972.34 FEET; THENCE SOUTH 46°38'17" EAST,
 LEAVING SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 176.35 FEET; THENCE
 SOUTH 03°50'32" WEST, A DISTANCE OF 279.99 FEET; THENCE SOUTH 20°40'58" EAST, A
 DISTANCE 679.33 FEET; THENCE SOUTH 49°36'01" WEST ALONG A LINE TO ITS INTERSECTION
 WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ST. MARKS BOULEVARD A 70 FOOT WIDE
 EASEMENT FOR INGRESS AND EGRESS AS RECORDED IN OFFICIAL RECORDS BOOK 815, PAGE 432
 OF THE PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 1540.00 FEET; THENCE NORTH
 40°23'59" WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1340.45
 FEET TO THE POINT OF BEGINNING.

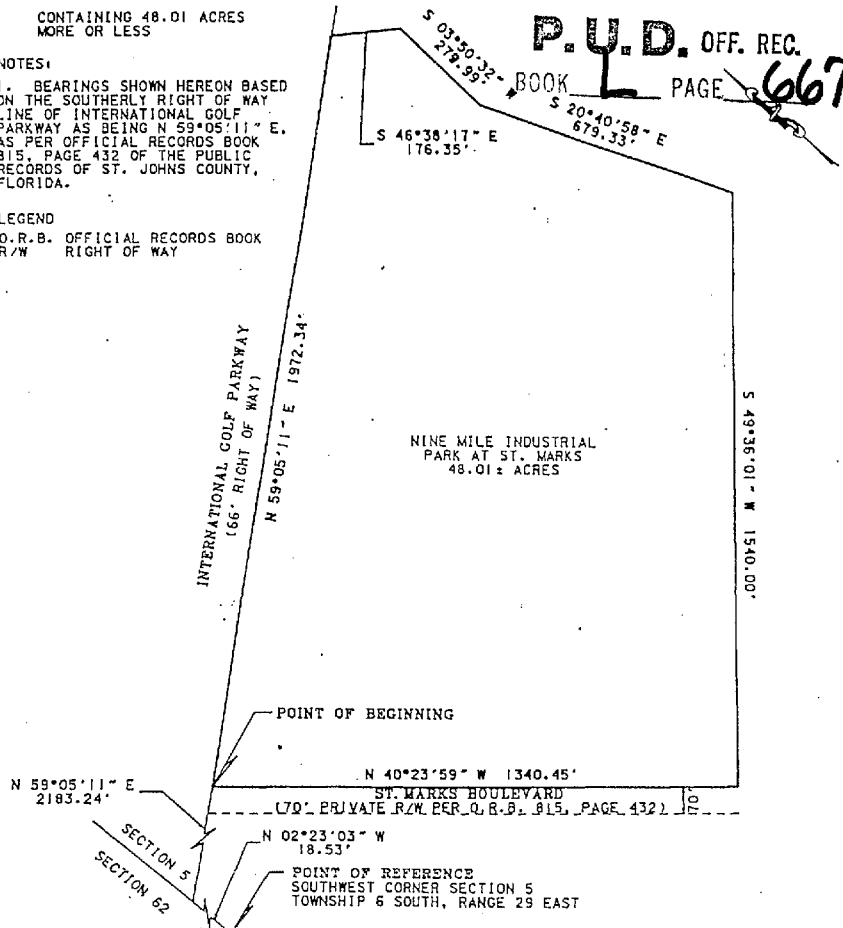
CONTAINING 48.01 ACRES
 MORE OR LESS

NOTES:

1. BEARINGS SHOWN HEREON BASED
 ON THE SOUTHERLY RIGHT OF WAY
 LINE OF INTERNATIONAL GOLF
 PARKWAY AS BEING N 59°05'11" E.
 AS PER OFFICIAL RECORDS BOOK
 815, PAGE 432 OF THE PUBLIC
 RECORDS OF ST. JOHNS COUNTY,
 FLORIDA.

LEGEND

O.R.B. OFFICIAL RECORDS BOOK
 R/W RIGHT OF WAY



THIS IS A MAP ONLY AND DOES NOT PURPORT TO BE A SURVEY



I HEREBY CERTIFY THAT THIS MAP MEETS THE MINIMUM
 TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA
 BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER
 472.027 OF THE FLORIDA STATUTES, AND 61G17-6 OF THE
 FLORIDA ADMINISTRATIVE CODE.

Bessent, Hammack & Ruckman, Inc.
 Engineers • Planners • Landscape Architects • Surveyors
 1900 Corporate Square Boulevard
 Jacksonville, Florida 32216
 Phone (904) 721-2991 Fax (904) 725-0171
 Certification Number LB 6739

CARL J. SCHELLHASE
 CARL J. SCHELLHASE FLA. P.S.M. CERT. NO. LS 5021
 DATED: SEPTEMBER 4, 19 97
 SCALE:

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

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EXHIBIT "B" TO THE ORDINANCE
NARRATIVE PLAN DESCRIPTION

EXHIBIT "B" TO THE ORDINANCE

**NARRATIVE PLAN DESCRIPTION
THE TECHNOLOGY CENTER AT ST. MARKS**

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INTRODUCTION

The Technology Center at St. Marks site consisting of ±48 acres is located on International Golf Parkway, east of St. Marks Pond Boulevard. The legal description is included as Exhibit A to the PUD Ordinance. The site location is shown on Exhibit C, Master Plan Map.

This site is currently shown as Industrial on the Future Land Use Map and zoned Open Rural (OR) and Industrial Warehouse (IW). The property is located south of International Golf Parkway (Nine Mile Road) and west of U.S. 1. The property is accessed from International Golf Parkway to the north and St. Marks Boulevard to the west.

The proposed development includes, office, commercial and industrial uses, consistent with the Comprehensive Plan designation of Industrial. The master plan shows the generalized layout of the property. As the property is developed, approval of the final development plan will be required by the Development Review Committee (DRC) and the Planning and Zoning Agency. Also, construction plan approval will be required by the Development Review Committee (DRC).

ON-SITE CHARACTERISTICS

The majority of the site is undeveloped, although some clearing has been done in the past to set up an office building, a mobile home trailer and several small accessory buildings. The undeveloped wetland areas are occupied by natural forests and the uplands by grassy fields. There are also three small borrow pits on site that be totally or partially filled for which a permit has already been obtained from the St. Johns River Water Management District. Wetlands exist along the east side of the site and scattered along the west and north boundaries as well. The east wetland is a mixed forested wetland supporting pines and mixed wetland hardwoods, while the other wetlands are dominated by mixed wetland hardwoods. The original soils were of wetland (St. Johns fine sand and Tomoka muck) and flatwoods (Immokalee fine sand) origin, although prior clearing has altered them in a few locations. Adjacent land cover is very similar, but has been altered to a much lesser extent than the current site.

OFF-SITE CHARACTERISTICS

Development of this property will not impact any off-site wetlands areas. The property to the east and south includes a landfill, cement plant and other industrial uses. The property to the west is wetland. The property is bordered on the north by International Golf Parkway (Nine Mile Road). The property on the north side of International Golf Parkway is vacant and wetlands.

ZONING AND COMPREHENSIVE PLAN

The current zoning of the parcel is Open Rural (OR) and Industrial Warehouse (IW). On the Future Land Use Map of the County Adopted Comprehensive Plan, the site is designated as Industrial. The proposed development is consistent with this designation and the development patterns in this location.

CONFORMANCE WITH THE ZONING CODE

The Technology Center at St. Marks conforms to the County's Zoning Code, and specifically meets the intent of Article 8-A with respect to Planned Unit Development.

The planning and design of The Technology Center at St. Marks will further accomplish the following:

- * Permit a creative approach to the development of the land;
- * Accomplish a more desirable environment than would be possible through the strict application of the minimum requirements of the zoning ordinance;
- * Provide an environment of stable character compatible with surrounding areas;
- * Achieve conformity with the County Comprehensive Plan, Zoning Code, and other applicable County ordinances;
- * Retain property values over the years;
- * Create jobs and support the County's economic base.
- * Provide commercial services to support the planned residential development.

UTILITIES

Water and sewer will be provided by well and septic systems that will comply with State and County requirements. Existing septic tanks and wells shall be removed in compliance with St. Johns County regulations.

SITE ACCESS

Primary access driveways to the property will be provided along International Golf Parkway and St. Marks Pond Blvd. An internal roadway network will provide access throughout the development. Auxiliary access may be provided adjacent to International Golf Parkway and St.

Marks Pond Blvd, as generally depicted on the master plan map. All driveway connections will comply with St. Johns County Paving and Drainage Standards Ordinance 96-40.

PEDESTRIAN CIRCULATION

Pedestrian access is provided from parking areas to the building facilities by sidewalks and/or pedestrian pavement marking.

DRAINAGE

Development of the property shall meet the requirements of the St. Johns County Paving and Drainage Standards Ordinance (96-40). Drainage design shall include on-site detention with connection to off-site drainage features.

SIGNAGE

A main sign identifying the center and its tenants shall be located at each entrance to the Center. All signs will conform to County Sign Ordinance and Zoning Code requirements. Maximum sign sizes shall be limited to 300 square feet per the Sign Ordinance. Signs may be located five (5') feet from the property line, so long as the sign face does not extend beyond the right-of-way. Signs shall be lighted and landscaped. The maximum height of the signs will be 35 feet.

PLANNED DEVELOPMENT

Development will consist of office, commercial, light industrial, and industrial warehouse uses as follows:

Commercial General (CG)

A maximum of 50% or 24 acres of the site shall be developed as Commercial General (CG) and shall comply with the following permitted principal uses and structures:

- a. Retail outlets for sale of food and drugs, wearing apparel, toys, sundries and notions, books and stationery, leather goods and luggage, jewelry (including watch repair but not pawnshop), art supplies, cameras or photographic supplies (including camera repair), sporting goods, hobby shops, and pet shops (but not animal kennel or veterinarian), musical instruments, television and radio (including repairs, florist or gift shop, delicatessen, bake shop (but not wholesale bakery), drugs and similar products.
- b. Service establishments such as barber or beauty shop, shoe repair shop, restaurant (but not drive-in restaurant), interior decorator, photographic studio, dance or music studio, reducing salon or gymnasium, self-service laundry or dry cleaner,

tailor or dressmaker, dry-cleaning and laundry package plants in completely enclosed building using nonflammable liquids such as perchlorethylene and with no odor, fumes, or steam detectable to normal senses from off the premises, and similar activities.

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- c. Medical and dental offices and clinics.
 - d. Research laboratories not involving odors, noise, smoke, or other obnoxious effects detectable to normal sense from outside the building nor involving electrical interference to any television or radio receivers off the premises, nor involving any manufacturing activities.
 - e. Professional and business offices. Building trades contractor offices are also permitted, but the storage of any type of equipment and materials associated with the particular building trades is prohibited.
 - f. Bank and financial institutions, travel agencies, employment offices, and similar establishments.
 - g. Retail outlets for sale of home furnishings and appliances (including repair incidental to sales), office equipment, furniture, hardware and similar uses.
 - h. Service establishments such as blueprinting, job printing, funeral home, marina, radio and television repair shop, and similar uses.
 - i. Vocational, trade and business schools.
 - j. Miscellaneous uses such as express or parcel delivery office, telephone exchange, commercial parking lots and parking garages, motor bus or other transportation terminals.
 - k. Retail establishments manufacturing goods for sale only at retail on premises.
 - l. Retail plant nurseries.
 - m. Radio or television broadcasting office, studio, transmitter, antenna, and line of sight relay office.

The above uses are subject to the following limitations:

- a. Sale, display preparation and storage to be conducted within a complete enclosed building, with no more than 30 percent of floor space to be devoted to storage.

Industrial and Warehousing (IW)

A maximum of 50% or 24 acres of the site shall be developed as Industrial and Warehousing (IW) and shall comply with the following permitted principal uses and structures:

- a. Wholesaling, warehousing, storage, or distribution establishments and similar uses.
- b. Light manufacturing, processing, including vegetable food processing, packaging, or fabrication. Animal food processing shall not be included or allowed hereby.
- c. Printing, lithographing, publishing or similar establishments.
- d. Bulk storage yards, not including bulk storage of flammable liquids and acids.
- e. Outdoor storage yards and lots, provided, such outdoor storage yard is ancillary to the primary business and shall not be located closer than 25 feet to any public street and that such yard shall be complete enclosed by a solid fence or wall or equivalent visual barrier not less than eight feet high except for entrance and exit and such openings shall be equipped with eight foot high visual barrier gates; and provided further that this provision shall not permit the storage, dumping or disposal of scallop shells, wrecking yards (including automobile wrecking yards, junk yards, or yards used in whole or in part for scrap or salvage operations or for processing storage, display or sales of any scrap, salvage or second-hand building materials, junk automotive vehicles, or second-hand automotive parts.
- f. Vocational, technical, trade or industrial schools and similar uses.
- g. Clinic in connection with industrial activity.
- h. Miscellaneous uses such as express office, telephone exchange, commercial parking lots and parking garages, motor bus or truck or other transportation terminal.
- i. Radio or television broadcasting offices, studios, transmitters, or antennas.
- j. All essential public services including water, sewer, gas or electrical systems such as substations, lift stations, treatment plants, and similar installations.
- k. Service establishments catering to commerce and industry including freight movers, communications services, business machine services, employment agencies, sign companies, and similar uses.

Certain restrictions shall apply to all of the previously listed uses as follows

1. No uses will be permitted requiring the use or storage of toxic, hazardous or flammable chemicals without such permits as may be required from time to time by all State and Federal Agencies. St. Johns County shall be furnished with copies of all Material Safety Data Sheets, for its use in fire prevention and safety related programs, if requested by the St. Johns County Fire Department. All storage and use of Flammable and Combustible Liquids shall comply with the latest National Fire Protection Association Publication 30, as adopted by St. Johns County.

SITE DEVELOPMENT CONSTRAINTS

1. The impervious area shall not exceed 70 percent.
2. Buildings shall not exceed 45 feet in height. All buildings over 35 feet will be sprinkled for fire safety purposes unless such requirement is waived or modified by the St. Johns County Fire Service and approved by the Board at the time of subdivision or final development plan approval.
3. Fire protection shall be provided by a dry hydrant system as per St. Johns County Fire Services. Fire hydrants connected to underground domestic water utilities will be installed if utilities become available in the future.
4. The minimum building setbacks are as follows:
 - a. A minimum of 20 feet from the existing International Golf Parkway and St. Marks Boulevard rights-of-way.
 - b. Interior setbacks are as follows:
 - Front Yard: 20 feet from right-of-way.
 - Rear Yard: 10 feet from property line.
 - Side Yard: 10 feet from property line, minimum of 20 feet between buildings.
 - c. Setbacks are measured from the vertical surfaces of the buildings.
5. Fences, not to exceed 6 feet in height, shall be permissible for industrial uses that require outdoor areas to be secured. Fence locations shall be indicated on the final development plan.

PHASING

The project is contemplated for development beginning in 1998 and shall be developed for a duration not to exceed 20 years. Development shall take place in three phases-- approximately 40 percent of the development activity shall be completed within the first ten years, an additional 30 percent will be completed the following five years, and the remaining 30 percent will be completed in the next five years.

PARKING

The parking requirements shall be in conformance with the St. Johns County Zoning Ordinance and shall be determined at the time of site and construction plan approval.

LANDSCAPING

In addition to the requirements of St. Johns County Landscape Ordinance, a natural vegetative landscape buffer a minimum of 10 feet shall be provided within the 20 setback from existing International Golf Parkway and St. Marks Boulevard rights-of-way. The buffer shall contain a mixture of trees, shrubs and ground cover and shall achieve an 80 percent opacity at maturity. Maintenance of the buffer is the responsibility of the property owner. A vegetative buffer of at least 25 feet shall be required and maintained between natural drainage courses and developed areas to protect the water quality of the drainage course.

COMMON AREAS

No common areas are contemplated. The owners and their successors or assigns will have responsibility for the construction and maintenance of site improvements on their parcels.

TEMPORARY USES

Development of the site and construction of the improvements may require temporary uses such as construction trailers, sales offices, or temporary access. Temporary signs shall comply with the size and location requirements of St. Johns County Sign Ordinance. All temporary structures and signs shall be removed 30 days after completion of the final phase of development.

DEVELOPER'S AGREEMENT

The developers of The Technology Center at St. Marks Center and their successors or assigns agree to proceed with the proposed development in accordance with the approved PUD ordinance and plans as per St. Johns County's Ordinances and regulations and any such conditions and safeguards as may be set by the Board of County Commissioners with respect to its approval. All detailed plans submitted for development shall be in accordance with the approved Master Site Plan for The Technology Center at St. Marks Center PUD. Minor

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adjustments may be made to the site plan at the time of construction subject to the overall square footage not being increased, minimum yard/buffer requirements being met, and subject to approval by Development Services and Planning Department.

Incorporated as part of this PUD is a 3.02 acre parcel in the southwest quadrant of the property. This site developed as an industrial use--Bronz Glow Technologies. The site plan may be modified on the construction plans provided the total square footage is not increased and all applicable County requirements are met unless specifically waived. Modifications to the site plan will follow the same procedure as a final development plan as required in Section 8-2-4-(C) of the St. Johns County Zoning Ordinance.

Private facilities, areas and systems not operated and maintained by St. Johns County shall be the responsibility of the developers and their successors in interest. The owners of the property agree to bind any successors in title to all commitments made herein.

REZONING JUSTIFICATION

The Technology Center at St. Marks Center PUD will be a comprehensively planned, commercial development, consistent with the Comprehensive Plan designation of Open Rural and Industrial. The proposed development will provide office, commercial and industrial uses that will benefit the residents and employees in this area. The proposed development is consistent with other commercial development along International Golf Parkway and U.S. 1. This development will provide commercial services to support the growing population of St. Johns County. The center will provide a good location for new businesses to start or existing businesses to expand or relocate. This project will promote the County's economic development goals.

All on-site improvements with the exception of St. Marks Pond Boulevard will be constructed at the developer/owner's expense. This project will add to the County's tax base. In summary, the plan as submitted assures a quality development designed to support the County's comprehensive plan objectives.

Respectfully submitted,

Valerie F. Evans

Valerie F. Evans

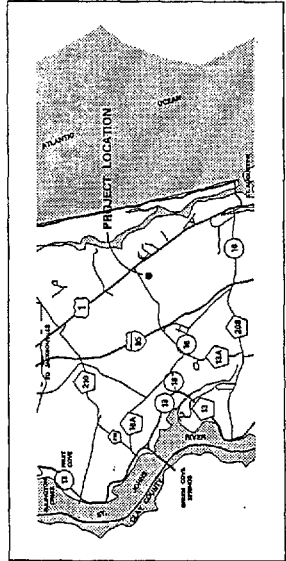
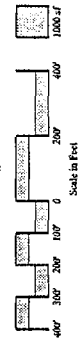
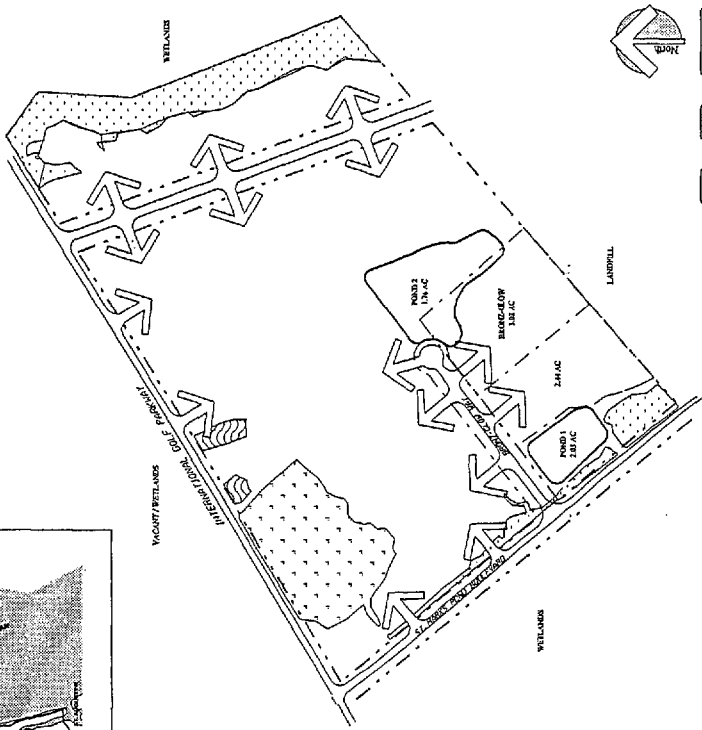
12-10-97

Date

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EXHIBIT "C" TO THE ORDINANCE
MASTER PLAN MAP

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LEGEND	
[Symbol]	CONTIGUOUS WETLAND
[Symbol]	ISOLATED WETLAND
[Symbol]	PLANNED ACCESS LOCATIONS

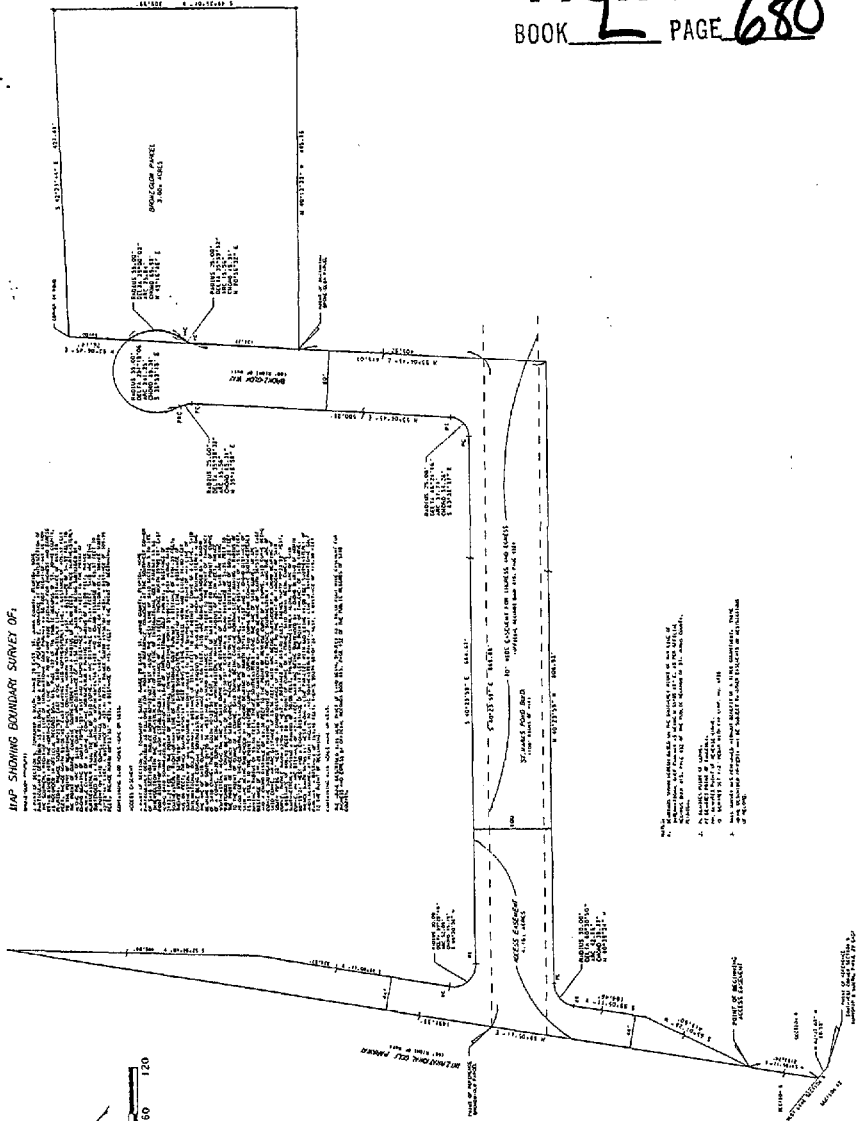
SITE SUMMARY		
USE	ACRES	%
Commercial (CG)	24	50
Industrial & Warehousing (IW)	24	50
TOTAL	48	100

Sheet No. 1 of 1	Scale: 1" = 200'
Date: October 20, 1997	Project No. 87185-01
MASTER PLAN MAP	
THE TECHNOLOGY CENTER AT ST. MARK'S for MAGUIRE LAND CORP.	
BTR Bessent, Hammack & Ruckman, Inc. Engineers - Planners - Landscape Architects - Surveyors 190 Corporate Square Boulevard P.O. Box 8900, Raleigh, NC 27611 Phone (919) 731-7991 Fax (919) 732-4771	
Prepared by: M. Evans	Checked by: D. Edwards
Drawn by: _____	Scale: _____
DATE: 11/13/97	DATE: _____
BY: _____	BY: _____

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EXHIBIT "D" TO THE ORDINANCE
BRONZ-GLOW SITE PLAN

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MAP SHOWING BOUNDARY SURVEY OF:

BRONZ-GLOW TECHNOLOGIES, INC. ST. JOHNS COUNTY, FLORIDA

SCALE: 1" = 60' PROPERTY: BRONZ-GLOW TECHNOLOGIES, INC. SURVEY: BOUNDARY SURVEY DATE: 10/20/11 SHEET: 20 OF 20	BRONZ-GLOW TECHNOLOGIES, INC. BOUNDARY SURVEY	BRONZ-GLOW TECHNOLOGIES, INC. ST. JOHNS COUNTY, FLORIDA	BRONZ-GLOW TECHNOLOGIES, INC. BRONZ-GLOW TECHNOLOGIES, INC. BOUNDARY SURVEY	BO-1 10/20/11 10/20/11
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BARR
 Bennett, Hammack & Rockwell, Inc.
 Engineers - Planners - Landscape Architects - Surveyors
 100 Corporate Square Boulevard
 St. Johns County, Florida 32093
 Phone (904) 711-2581 Fax (904) 711-8171

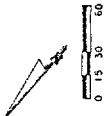
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BRONZ-GLOW PROPERTY

A PART OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE NORTHEASTERLY LINE OF A 70.00 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS AS RECORDED IN OFFICIAL RECORDS BOOK 815, PAGE 432 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 40°23'59" EAST ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 869.88 FEET; THENCE NORTH 53°06'45" EAST LEAVING SAID NORTHEASTERLY LINE, A DISTANCE OF 405.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 53°06'45" EAST, A DISTANCE OF 34.52 FEET TO THE POINT OF CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 15.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 70°56'32" EAST AND A CHORD DISTANCE OF 15.31 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 55.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 75.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 49°16'16" EAST AND A CHORD DISTANCE OF 69.97 FEET TO A POINT ON SAID CURVE; THENCE NORTH 53°06'45" EAST, A DISTANCE OF 175.00 FEET; THENCE SOUTH 42°23'44" EAST, A DISTANCE OF 427.41 FEET; THENCE SOUTH 49°36'01" WEST, A DISTANCE OF 309.59 FEET; THENCE NORTH 40°13'33" WEST, A DISTANCE OF 445.16 FEET TO THE POINT OF BEGINNING.

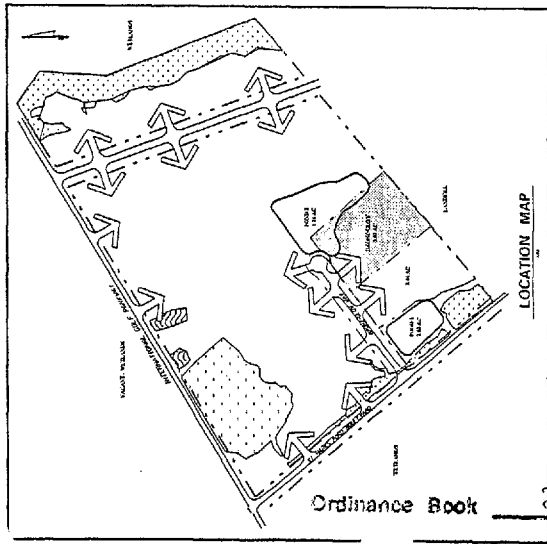
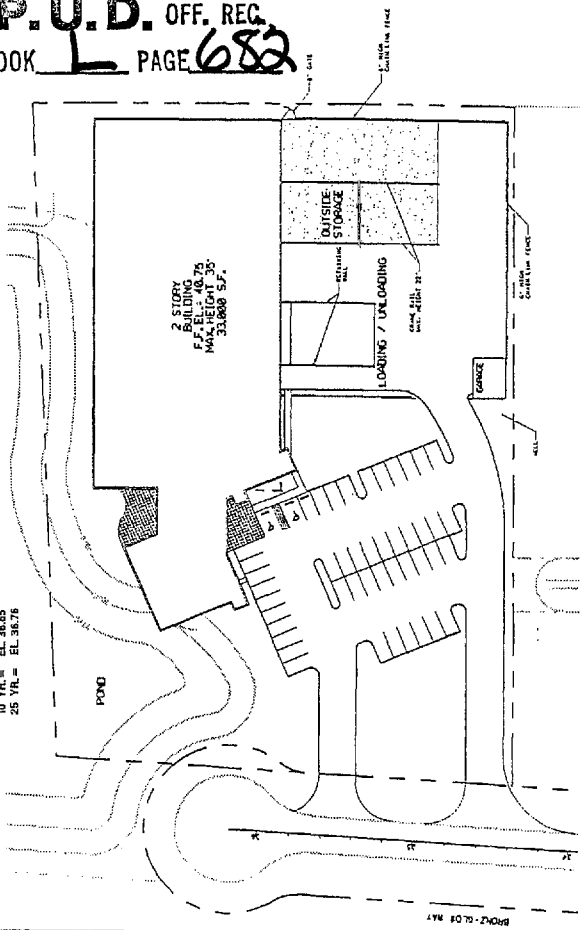
CONTAINING 3.00 ACRES MORE OR LESS.

P.U.D. OFF. REG.
BOOK L PAGE 682



NOTE: 1. THIS SITE PLAN MAY BE MODIFIED ON THE
CONSTRUCTION PLANS SUBJECT TO DMC APPROVAL

DESIGN WATER LEVELS:
5 YR. = EL. 26.32
10 YR. = EL. 26.65
25 YR. = EL. 26.76



FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. JOHNS COUNTY FL
98 MAR 12 AM 9:38
CHERYL STICKLAND
CLERK OF COURTS

Ordinance Book 20 Page 713

<p>REGISTERED PROFESSIONAL ENGINEER BRONZ-GLOW TECHNOLOGIES, INC. ST. JOHNS COUNTY, FLORIDA</p>	<p>BRONZ-GLOW TECHNOLOGIES, INC. ST. JOHNS COUNTY, FLORIDA</p>	<p>SP-1</p>
<p>BRONZ-GLOW TECHNOLOGIES, INC. ST. JOHNS COUNTY, FLORIDA</p>	<p>BRONZ-GLOW TECHNOLOGIES, INC. ST. JOHNS COUNTY, FLORIDA</p>	<p>SP-1</p>

The St. Augustine Record

PUBLISHED EVERY AFTERNOON MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared _____

Sandra D. Oliver _____ who on oath says that she is

Accounting Clerk _____ of the St. Augustine Record, a

daily newspaper published at St. Augustine in St. Johns County, Florida:

that the attached copy of advertisement, being a _____

Notice of Hearing _____

in the matter of _____ R PUD 98 002 _____

in the _____ Court, was published in said newspaper in the
issues of _____ Jan 22, 1998 _____

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida, for a period of one year next preceding the first publication of the copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 22 day of Jan, 1998,

by Sandra D. Oliver who is personally

known to me or who has produced _____ as

identification.



Zoe Ann Moss
MY COMMISSION # CC641814 EXPIRES
August 22, 2001
BONDED THRU TROY FARM INSURANCE, INC.

(Signature of Notary Public)

Zoe Ann Moss

(Seal)

(Print, Type or Stamp Commissioned Name of Notary Public)

Ordinance Book 20 Page 714

AP19526

COPY OF ADVERTISEMENT

NOTICE OF PROPOSED REZONING

Notice is hereby given that the Board of County Commissioners for St. Johns County, Florida, at its regular meeting on the 10th day of February, 1998, at 1:30 p.m. in the County Auditor's Office, County Administration Building, Lewis Speedway (County Road 316A) and US1 North, St. Augustine, Florida, will consider passage of the following Ordinance:

An Ordinance of the County of St. Johns, State of Florida, Rezoning Lands as described hereafter from the present zoning classification of OR, Open Rural, and IW, Industrial Warehouse, to PUD, Planned Unit Development.

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

SECTION 1: Pursuant to the application of Manure Land Corporation on behalf of the owners of the following described land, zoning classification of OR, Open Rural, and IW, Industrial Warehouse, on the following described lands:

MAP OF
NINE MILE INDUSTRIAL PARK AT ST. MARKS
A PART OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTH-WEST CORNER OF SAID SECTION 5; THENCE NORTH 02°30' WEST ALONG THE WEST LINE OF SAID SECTION 5, TO ITS INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 18.53 FEET; THENCE NORTH 5°05'11" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, (A DISTANCE OF 2865.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 5°05'11" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1972.54 FEET; THENCE SOUTH 46°38'17" EAST, LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 176.35 FEET; THENCE SOUTH 03°50'30" WEST, A DISTANCE OF 279.99 FEET; THENCE SOUTH 20°40'58" EAST, A DISTANCE OF 679.33 FEET; THENCE SOUTH 49°36'01" WEST ALONG A LINE TO ITS INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ST. MARKS BOULEVARD, A 70 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS AS RECORDED IN OFFICIAL RECORDS BOOK 815, PAGE 42 OF THE PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 1540.00 FEET; THENCE NORTH 40°28'59" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 130.45 FEET TO THE POINT OF BEGINNING, CONTAINING 48.01 ACRES MORE OR LESS. THIS IS HEREBY CHANGED TO PUD, Planned Unit Development, allowing development of offices, commercial, and light industrial and warehouse uses, to be known as The Technology Center of St. Johns PUD, file number R-PUD-98-002.

SECTION 2: Nothing herein contained shall be deemed to impose conditions, limitations or requirements not applicable to all other land in zoning district wherein said lands are located.

SECTION 3: The Building Department is authorized to issue construction permits allowed by zoning classification as rezoned hereby.

SECTION 4: The Ordinance shall take effect immediately upon receipt of official acknowledgment of the office of the Secretary of State to the Clerk of the Board of County Commissioners, that same has been filed.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
By Cheryl Brickland
Its Clerk

If a person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the meeting or hearing, he will need a record of the proceedings and for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which appeal is to be based.

Interested parties may appear at the meeting and be heard with respect to the proposed request.

County documents specifically related to this matter are available for public inspection and reproduction (at cost) in the office of the St. Johns County Planning Department.

Notice to persons needing special accommodations and to all hearing impaired persons: In accordance with the Americans with Disabilities Act, persons needing a special accommodations or an interpreter to participate in this proceeding should contact David Halstead, ADA Coordinator, at (844) 823-2500 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32095, not later than 5 days prior to the date of this meeting.

This matter is subject to court imposed quasi-judicial rules of procedures. Interested parties should limit contact with the County Commissioners and Planning & Zoning Agency members on this topic, except with compliance with Resolution 95-126, to properly noticed public hearings or to written communication care of St. Johns County Planning Department, P.O. Drawer 349, St. Augustine, Florida, 32095.

Subject to a proper and timely objection of a party of the beginning of the hearing, the record of the Planning & Zoning Agency hearing of this matter, including the tape recording of the proceedings before the Planning & Zoning Agency, shall be part of the record and file of this matter submitted to the Board of County Commissioners for its consideration in this hearing.

The Planning & Zoning Agency record and file of this case is available for review by the public in the Planning Department and/or office of the Clerk for the County Commission located at the St. Johns County Administrative Complex, 4020 Lewis Speedway (County Road 16-A and US1 North), St. Augustine, Florida, 32095.

L 934 Jan. 22, 1998

DIVISIONS OF FLORIDA DEPARTMENT OF STATE
Office of the Secretary
Office of International Relations
Division of Administrative Services
Division of Corporations
Division of Cultural Affairs
Division of Elections
Division of Historical Resources
Division of Library and Information Services
Division of Licensing



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State
DIVISION OF ELECTIONS

MEMBER OF THE FLORIDA CABINET
Historic Florida Preserves Preservation Board
Historic Palm Beach County Preservation Board
Historic Pensacola Preservation Board
Historic St. Augustine Preservation Board
Historic Tallahassee Preservation Board
Historic Tampa/Hillsborough County
Preservation Board
Ringling Museum of Art

February 18, 1998

Honorable Cheryl Strickland
Clerk to Board of County Commissioners
St. Johns County
Post Office Drawer 300
St. Augustine, Florida 32085-0300

CHERYL STRICKLAND
CLERK OF ORIGIN COUNTY
ST. JOHNS COUNTY FL

'98 FEB 20 112:22

FILED

Attention: Patricia DeGrande, Deputy Clerk

Dear Ms. Strickland:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your letter dated February 17, 1998 and certified copy of St. Johns County Ordinance No. 98-8, which was filed in this office on February 18, 1998.

Sincerely,

Liz Cloud, Chief
Bureau of Administrative Code

LC/mw

Ordinance Book 20 Page 716

BUREAU OF ADMINISTRATIVE CODE

The Elliot Building • 401 South Monroe Street • Tallahassee, Florida 32399-0250 • (904) 488-8427
FAX: (904) 488-7869 • WWW Address <http://www.dos.state.fl.us> • E-Mail: election@mail.dos.state.fl.us