ORDINANCE NUMBER 2017 - 42

Public Records of St. Johns County, FL
Clerk number: 2017072890
BK: 4454 PG: 789
10/27/2017 8.48 AM
Recording $86.50

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE WAL-MART STORES PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 2000-17, AS AMENDED; TO ALLOW FOR A 4,514 SQUARE FOOT ADDITION TO BE DEDICATED TO THE SALES OF ALCOHOLIC BEVERAGES; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the development of the lands within this Major Modification shall proceed in accordance with the application, dated March 15, 2017, in addition to supporting documents and statements from the applicant which are a part of **Zoning File MAJMOD 2017-07 Wal-Mart Stores PUD** for a Major Modification to the Wal-Mart Stores PUD, Ordinance Number 2000-17, as amended and 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. That development of lands within the Wal-Mart Stores PUD described in the attached Exhibit A, shall be zoned and proceed in accordance with Ordinance Number 2000-17, as amended, including the Application for Major Modification and attached hereto and made a part hereof as Exhibit B and Exhibit C.

SECTION 2. That the need and justification for modification of the Wal-Mart Stores PUD, Ordinance Number 2000-17, as amended, has been considered in accordance with Section 5.03.05.C of the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, whereby:

1. The request for a Major Modification has been fully considered after public hearing with legal notice duly published as required by law.

2. As modified, the Wal-Mart Stores PUD is consistent with the goals, objectives and policies of the 2025 St. Johns County Comprehensive Plan.

3. As modified, the Wal-Mart Stores PUD is consistent with Part 5.03.05.C of the St. Johns County Land Development Code, which provides conditions for Major Modifications to approved PUDs/PRDs.

4. As modified, the Wal-Mart Stores PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments and with the General Standards of Section 5.03.02 with respect to (B) location; (C) minimum size, (D) compatibility, and (E) adequacy of facilities.

5. The Master Development Plan Map and Text for the Wal-Mart Stores PUD meet all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.

6. As modified, the Wal-Mart Stores PUD does not adversely affect the orderly development of St. Johns County and is compatible and consistent with the development trends of the surrounding area.

SECTION 3. That all other provisions of Ordinance 2000-17, as amended, not in conflict with the provision of this Ordinance shall remain in full force and effect.

SECTION 4. Except to the extent that 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, the Concurrency Management Ordinance and the St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to this development, except modification to approved development plans by variance or special use shall be prohibited except where allowed by the Land Development Code. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency provision, building code, comprehensive plan or any 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. That the terms of this modification to the Wal-Mart Stores PUD shall take effect immediately upon receipt of this Ordinance by the Secretary of State.

SECTION 6. 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.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 5th **DAY OF** September **2017.**

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

RENDITION DATE SEP 07 2017

BY: _____
James K. Johns, Chair

ATTEST: Hunter S. Conrad, Clerk

BY: Joanne King
Deputy Clerk

EFFECTIVE DATE: SEP 07 2017

EXHIBIT A

LEGAL DESCRIPTION

A PORTION OF GOVERNMENT LOT 1, SECTION 31, TOGETHER WITH A PORTION OF SECTION 41 OF THE W. PERPALL GRANT, ALL LYING IN TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 41 WITH THE WEST LINE U. S. HIGHWAY No. 1, A 200 FOOT RIGHT-OF-WAY AS PRESENTLY ESTABLISHED; THENCE NORTH 00° 27' EAST ALONG SAID WEST LINE U. S. HIGHWAY No. 1, A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING; THENCE WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE, 600 FEET; THENCE SOUTH 00°27; WEST, 88 FEET; THENCE WEST, 364.35 FEET; THENCE NORTH 00°18;30" EAST, 88 FEET; THENCE WEST 227.09 FEET TO A POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD No. S-5A (OLD MOULTRIE ROAD), A 66 FOOT RIGHT-OF-WAY AS PRESENTLY ESTAB- LISHED; THENCE NORTH 00°14'30" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE OF COUNTY ROAD No. S-5A, A DISTANCE OF 77.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 3786.83 FEET; THENCE NORTHERLY ALONG AND AROUND THE ARC OF SAID CURVE AND ALONG SAID EAST RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 07°16'30", AN ARC DISTANCE OF 480.82 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 03°52'45" WEST, 480.50 FEET; THENCE NORTH 07°31' EAST, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, 128.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2897.93 FEET; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, AND ALONG SAID EAST RIGHT- OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 02°34'00", AN ARC DISTANCE OF 129.82 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06°14' EAST, 129.81 FEET; THENCE SOUTH 89°33'10" EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINE OF A 100 FOOT WIDTH FLORIDA POWER AND LIGHT COMPANY EASEMENT AS DESCRIBED AND RECORDED IN DEED BOOK 192, PAGES 399 THROUGH 400 OF THE PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 1134.19 FEET TO A POINT LYING ON SAID WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 1; THENCE SOUTH 00°27' WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, 804.42 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 22.511 ACRES MORE OR LESS OR 980559 SQUARE FEET, MORE OR LESS AND BEING THE SAME LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORD 792, PAGE 2054 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA.

WAL-MART STORES, INC.
PUD MASTER DEVELOPMENT PLAN

Introduction:

This Major Modification to Ordinance 1999-15 as amended will add a four thousand five hundred fourteen (4,514) square foot ("SF") addition on the northeastern portion of the existing building for the sale of alcoholic beverages. As a result of the liquor box addition ("LBA"), sixteen (16) parking stalls will be removed, tree islands and light poles will be relocated, and landscaping improved, which will ultimately improve current congestion issues on the site. There will be an additional 34.56 SF wall sign to identify the LBA, however, the request will increase the maximum allowable advertising display area approved under Ordinance 2007-56 by only 20 SF, for a maximum allowance of 570 SF.

In 2007 a waiver to Section 7.02.01.B was approved through Ordinance 2007-56, allowing a maximum total size of signage on the front of the building of five hundred and fifty (550) square feet and a "WAL-MART SUPERCENTER" pole sign that is one hundred ninety (190) square feet. Previously in 2002 the PUD was amended by Ordinance 2002-73 to add a vehicle rental area to the allowable uses.

PUD Master Development Plan Text

a. The subject project is located at 2355 U.S. Highway 1 South, St. Augustine, Florida, and is developed as a Wal-Mart Supercenter retail facility (hereinafter the "Project"). The Project is an existing commercial establishment designed to serve the surrounding community and traveling public for a myriad of consumer needs such as food, alcohol, auto repair, clothes, housewares, etc. The design and character of the project is a compatible plan of development with other surrounding commercial uses.

b. The total number of acres included within the Project is twenty-two and 51/100 (22.51) acres.

c. The total number of wetland acres included within the Project is zero and 00/100 (0.00) acres.

d. There is only one proposed land use for the Project, which is a Wal-Mart Supercenter retail facility with usual and customary attendant uses such as package liquor sales, vehicle rental, garden center, the Tire Lube Express ("TLE"), and various outdoor display areas. The total number of wetland acres to be preserved for the Project is zero and 00/100 (0.00) acres, since no wetlands are being or have been impacted by the subject development.

e. The total number of dwelling units for the project is zero and 00/100 (0.00), and therefore the following items do not apply: (i) the density of the Project; (ii) the projected population; and (iii) the projected population of elementary and high school age children that may reside within the Project.

f. The total square footage of the Project is two hundred and two thousand six hundred fifty-six (202,656) square feet, with four thousand five hundred fourteen (4,514) square feet dedicated to a package liquor store for the sale of alcoholic beverages for off premises consumption (the LBA), all of which is commercial (retail) in use. The maximum permitted FAR is 70% and the maximum ISR is 75%. The Project's FAR is 21.0% and the ISR is 68.41%. The Sale of Alcoholic beverages for off-premise consumption under a 3APS Florida alcoholic beverage license shall be allowed, provided the special use criteria is met, except Section 2.03.02.A. A waiver to the one thousand (1,000) foot separation between a vendor of alcoholic beverages and a church or school has been requested in Section R.

g. The non-residential setbacks, as measured from the property lines is as follows:

   (i) Setback from US Hwy 1 – five hundred forty (540) feet
   (ii) Setback from south property line – seventy (70) feet
   (iii) Setback from the north property line – seventy (70) feet
   (iv) Setback from Old Moultrie Road – one hundred fifty-five (155) feet

   There are no residential lots in the Project: therefore, the minimum size for residential lots is not applicable. There shall be zero (0) parking spaces for residential uses, since there are no residential uses; there shall be six hundred fifty-six (656) parking spaces for the non-residential uses, of which twenty nine (29) shall be designated for handicapped parking (in excess of the two percent (2%) code requirement). The maximum building height of the Wal-Mart retail store shall be one story at thirty feet and four inches (30'-4") and the maximum height of the LBA shall be one story at twenty-four feet and zero inches (24'-0"). Signage for the project shall consist of the following: (i) the existing pylon sign located at the north side of the north entrance as more particularly shown on the Master Development Plan submitted herewith: (ii) existing building signage as more particularly shown on the Master Development Plan submitted herewith; (iii) proposed directional and building signage as more particularly shown on Sheet A2.1 of the plans submitted herewith; (iv) existing directional signage for the TLE as more particularly shown on the Master Development Plan submitted herewith; (v) existing directional/identification signage for the shipping/receiving as more particularly shown on the Master Development Plan submitted herewith; (vi) the total building signage shall not exceed a maximum of five hundred seventy (570) square feet on the front elevation: and (vii) the maximum size of an individual sign shall not exceed one hundred eighty-one (181) square feet.

h. Since the Project is an existing development, all infrastructure elements including drainage facilities, vehicular and pedestrian access to the Project, internal vehicular and pedestrian access to the Project, interconnectivity access points to adjacent properties, the provision of water and sewer, fire

protection, and solid waste collection are presently in place. Park and recreational areas are not applicable to the Project.

i. The amount of projected water and Sewer use is not applicable since the Project is an existing development.

j. The type of underlying soils and their suitability for the development of the Project is not applicable since the Project is an existing development.

k. There are no upland forest areas and/or wetlands located upon the Project site.

l. There are no significant natural communities.

m. There are no known Historic Resources as defined by the Land Development Code.

n. The Project provides the following buffers to adjacent properties:
   (i) northern buffer: fifteen (15) foot green space (adjacent to the existing Florida Power Easement)
   (ii) southern buffer: thirty-five (35) foot landscaped buffer
   (iii) eastern buffer: 10 foot (fronts US Hwy 1)
   (iv) western buffer: varies

o. The PUD is not located in a Special District as defined by Article III of the Land Development Code.

p. There shall be an existing outdoor sales/storage area which shall be utilized for the sale of "seasonal" items, including but not limited to: Christmas trees, pumpkins, fireworks, etc. The Seasonal Outdoor Sales area shall be located in the northeast corner of the Project, as indicated on the Master Development Plan submitted herewith. Seasonal sales events may be held within the Seasonal Sales Area and shall be limited to two (2) sales events per year, not to exceed forty-five (45) days per event, as provided in Section 2.02.05(1)(b) of the St. Johns County Land Development Code: however, the Applicant shall not be required to apply for and obtain a permit for said Seasonal Sales events, provided that the Applicant maintains, on premises, a log of scheduled events, and the same is made available to St. Johns County during normal business hours for review.

   Sidewalk sales may be conducted on and along the sidewalk fronting the existing Supercenter and shall be limited to two (2) sales events per month, not to exceed forty-five (45) days per event as provided in Section 2.02.05(1) (c) of the St. Johns County Land Development Code: however, the Applicant shall not be required to apply for and obtain a permit for said Seasonal Sales events provided that the Applicant maintains, on premises, a log of scheduled events, and the same is made available to St. Johns Country during normal business hours for review.

Outdoor display of merchandise shall be permitted within the Existing Outdoor Sales/Storage Area, as indicated on the Master Development Plan submitted herewith, and shall not be considered a Seasonal Sale or Sidewalk Sales event (as defined hereinabove). The applicant shall not be required to apply for and obtain a permit for the display of merchandise within the aforedescribed areas.

Outdoor storage of garden center and/or other outdoor materials and merchandise shall be permitted within the Existing Outdoor Sales/Storage Area, as indicated on the Master Development Plan submitted herewith.

q. There are no accessory uses associated with the Project.

r. The LBA shall be constructed in one phase.

s. The Project provides the following benefits to St Johns County:
   - (i) The Project will permit a specific and creative approach to the development of the land in that the Wal-Mart Supercenter promotes the concept of one-stop-shopping, promoting consumer efficiency & convenience.
   - (ii) The Project will reduce the overall number of trips generated by multiple "single line" retail facilities (i.e. grocery stores, hardware stores, garden stores, general merchandise stores, oil lube express shops, etc.) thereby improving traffic flows within the Project vicinity.
   - (iii) The Project will continue to employ approximately four hundred and fifty associates.
   - (iv) The Project will continue to generate approximately One Hundred Thirty-nine Thousand Four Hundred Ninety-nine and 40/100 Dollars ($139,499.40) in tax revenues per annum. The LBA will also generate additional tax revenue for St Johns County.

t. 1. A sign waiver was previously approved under Ordinance 2007-56 to (1) allow more than two hundred (200) square feet of building wall signage and (2) allow an individual wall sign to be larger than one hundred fifty (150) square feet. Specifically, Ordinance 2007-56 permitted signage on the front of the building of five hundred fifty (550) square feet and a "WAL-MART SUPERCENTER" sign that is one hundred ninety (190) square feet. However, based on the square footage of the signs that were actually constructed and the necessity to add signage to accommodate the new LBA on site, the request is only to increase the overall approved signage by 20 SF. In keeping with the spirit of Ordinance 2007-56 and in order to identify the new LBA, this waiver request is for a maximum total size of signage on the front of the building of five hundred seventy (570) square feet.

The waiver should be granted for the following reasons:

a. The store currently has 418 square feet of signage on the front façade of the building. The current signs have been on the building for nearly twenty (20) years.
b. The Wal-Mart Supercenter structure far exceeds the size of an average building and the addition of the LBA increases that overall frontage and necessity for identification signage. The front of the building measures six hundred eighty-six feet and four inches (686'-4"). Using 1.5 SF per lineal foot of building would allow nine hundred fifty-one (951) SF of signage. This request is to permit an additional 20 SF of signage on the building, totaling 570 SF, which is far below the 1,029 SF maximum that would otherwise be allowed.
c. The Land Development Code Section 7.02.01.B, as written, does not provide for a building of this magnitude. Currently, a building with a frontage of 130 feet would be allowed the same amount of wall signage as the Wal-Mart Supercenter, which is over four times longer. Therefore, a smaller building is allowed a much higher percentage of square footage in wall signage than a larger building. In addition, the store offers several services in one location that require separate, individual entrances (each requiring directional and informational signage). Due to the multiple uses offered, an increased number of signs are required for directional and informational purposes.
d. The store currently has a "WAL-MART SUPERCENTER" sign that has a total approved copy area of two hundred fifteen (215) SF. The sign has been on the building for over (10) years. The request is for a net decrease in the permitted size of the "WAL-MART SUPERCENTER" sign, reducing the total to 180.15 SF.
e. The Wal-Mart store is setback approximately five hundred and fifty-five feet (555') from the edge of US highway 1. In order to accommodate the signage needed for the new LBA and to allow for the upgraded and revised signage on the building in a manner that is visible from the roadway, this waiver to add 20 SF above the current entitlements is required.
f. The granting of this waiver request will provide a benefit to the Applicant and the public. It will allow for safe and convenient direction to the distinct and individual services offered within the Wal-Mart Supercenter. The additional signs will provide safe and convenient communication of directional information to the public, allowing for a smoother flow of vehicular and/or pedestrian traffic and awareness to the public of the new LBA being added to the existing retail store.

2. A waiver is requested from the unified sign plan requirements in Section 5.03.03.F to minimally increase the overall signage on the entire WAl-Mart Supercenter by 20 SF.
   a. Wal-Mart's standard signage is consistent throughout the project. The deviations from Article VII that are being requested are on a similar scale to the Wal-Mart Supercenter.

3. A waiver is requested to Section 2.03.02.A requiring a vendor of alcoholic beverages to maintain a place of business greater than one thousand (1,000) feet from an established Church or School.
   a. The Property is located approximately 970 feet from the Marketplace Ministry Church, and approximately 670 feet from the Anchor Faith Church located inside of the Ponce De Leon Mall, as measured from property line to property line.
   b. The distance from the Wal-Mart property line to the Church parcels falls short of the Code requirement by approximately 30 feet and 330 feet, respectively.
   c. This request is justified as the Wal-Mart is located on a commercial corridor of US 1, where it is common to find the sale of alcoholic beverages in restaurants and package stores.
   d. The existing Project already sells beer and wine for off-premises consumption. Thus, the proposed use and expansion for the LBA is not out of character with the surrounding commercial establishments in the area.
   e. The request is to add an LBA for the sale of alcoholic beverages for consumption off-premises only.
   f. Neither of the Churches are the record owners of the parcels that they utilize, and thus there is a possibility that neither Church will be located within 1,000 feet of the Wal-Mart property in the future.

u. Upon granting of the PUD re-zoning request, Wal-Mart Stores East, Inc., its successors and assigns shall thereafter be bound to the commitments and conditions contained therein.

v. The Project is not designated as more than one Future Land Use.

EXHIBIT C

THIS DAY CERTIFY THAT THIS DOCUMENT
IS A TRUE AND CORRECT COPY AS APPEARS
ON RECORD IN ST. JOHNS COUNTY, FLORIDA
WITNESS MY HAND AND OFFICIAL SEAL
THIS 20th DAY OF October 2017
ST. JOHNS COUNTY CLERK OF CIRCUIT COURT
Ex-Officio Clerk of the Board of County Commissioners
BY: Deputy Clerk

EXISTING
WAL ★ MART SUPERCENTER
C-188-EGL-OL
F.F. ELEV. 32.00
STORE NO. 579

RETENTION POND

VICINITY MAP

SITE LOCATION

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

LEGAL DESCRIPTION

A PORTION OF GOVERNMENT LOT 1, SECTION 31, TOGETHER WITH A PORTION OF SECTION 41 OF THE W. PERPALL GRANT, ALL LYING IN TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 41 WITH THE WEST LINE U.S. HIGHWAY NO. 1, A 300 FOOT RIGHT-OF-WAY AS PRESENTLY ESTABLISHED; THENCE NORTH 00°27' EAST ALONG SAID WEST LINE U.S. HIGHWAY NO. 1, A DISTANCE OF 300 FEET TO THE POINT OF BEGINNING; THENCE WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE, 800 FEET; THENCE SOUTH 00°27' WEST, 50 FEET; THENCE WEST, 504.50 FEET; THENCE NORTH 00°15'00" EAST, 58 FEET; THENCE WEST 227.08 FEET TO A POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 2-3A (OLD SICOLTRIC ROAD), A 66 FOOT RIGHT-OF-WAY AS PRESENTLY ESTABLISHED; THENCE NORTH 00°15'00" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 2-3A, A DISTANCE OF 1721 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2705.00 FEET; THENCE NORTHERLY ALONG AND AROUND THE ARC OF SAID CURVE AND ALONG SAID EAST RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 07°18'21", AN ARC DISTANCE OF 343.00 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 03°24'10" WEST, 342.80 FEET; THENCE NORTH 07°31' EAST, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, 126.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2897.02 FEET; THENCE NORTHERLY ALONG AND AROUND THE ARC OF SAID CURVE, AND ALONG SAID EAST RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 02°51'11", AN ARC DISTANCE OF 144.31 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06°16' EAST, 144.31 FEET; THENCE SOUTH 89°29'19" EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINE OF A 150 FOOT WIDTH FLORIDA POWER AND LIGHT COMPANY EASEMENT AS DESCRIBED AND RECORDED IN DEED BOOK 192, PAGES 398 THROUGH 400 OF THE PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 1154.39 FEET TO A POINT LYING ON SAID WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE SOUTH 00°27' WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, 1042.42 FEET TO THE POINT OF BEGINNING.

SAID LAND CONTAINS 22.811 ACRES MORE OR LESS OR 993,812 SQUARE FEET, MORE OR LESS AND BEING THE SAME LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORD 702, PAGE 2084 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA.

NOTE:
1. THE LOT LAYOUT, SIDEWALKS, ETC. ARE CONCEPTUAL AND MAY BE REVISED ON THE CONSTRUCTION PLANS OR BY CHANGES TO THE MASTER DEVELOPMENT PLAN.
2. ALL THE FACILITIES AND ELEMENTS OF THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC), THE AMERICAN DISABILITY ACT ACCESSIBILITY GUIDLINES (ADAAG) ESTABLISHED BY FLORIDA LAW AND 28 CFR PART 36, AND THE FAIR HOUSING ACT IF APPLICABLE. DETAILS REGARDING LOCATION, SIZE, NUMBER, DIMENSION AND OTHER NECESSARY DATA WILL BE SHOWN ON THE CONSTRUCTION DRAWINGS.

THE MASTER DEVELOPMENT PLAN MAP IS A GENERAL REPRESENTATION OF THE APPROVAL PLAN OF DEVELOPMENT. FINAL CONSTRUCTION AND ENGINEERING PLANS MUST DEMONSTRATE COMPLIANCE WITH ALL REQUIREMENTS OF THE PUD/PRD AND OTHER APPLICABLE LAND DEVELOPMENT REGULATIONS.

APPROVED: _____
DATE: _____
ORDINANCE NUMBER: _____
FILE NUMBER: _____

GENERAL SITE NOTES

SITEWORK FOR THIS PROJECT SHALL MEET OR EXCEED THE WALMART SITEWORK SPECIFICATIONS.
TOTAL NUMBER OF BUILDING STORIES: 1
HEIGHT OF BUILDING AT HIGHEST POINT: 27'-4"
ENTIRE SITE IS IN FEMA FLOOD ZONE C (NSA).

SITE DATA

SITE AREA: 910,211 SF (22.31 AC)
BUILDING AREA: 196,142 SF + 4,816 SF = 202,958 SF

BUILDING COVERAGE
MAX. FAR = 75%
PROPOSED FAR = 202,958 SF / 910,211 SF = 22%

LAND COVERAGE SUMMARY
MAX. BLK = 75%
IMPERVIOUS AREA: 690,842 SF (75.92%)
OPEN AREA: 219,369 SF (24.08%)

WALMART PARKING PROVIDED
SELF PARKING: 1,000,000 SF ÷ 324 SQ.FT. = 3,086 SPACES
TOTAL PARKING = 3,086

ALL EXISTING OUTDOOR/SEASONAL SALES AREA: 42,232 SF

ST. JOHNS COUNTY PARKING REQUIREMENTS:
1 SPACE PER 200 SF OF TOTAL GROSS FLOOR AREA AND 1 SPACE PER 1,000 SF OF LOT OR GROUND AREA OUTSIDE BUILDING USED FOR ANY TYPE OF SALES DISPLAY

202,958 SF / 200 SF = 1,014.79 SPACES
42,232 SF / 1,000 SF = 42.23 SPACES
ADA SPACES = 42 SPACES = 447 SPACES REQUIRED

ACCESSIBLE SPACES REQUIRED (2% OF TOTAL)
2% X 447 = 12 SPACES
PROVIDED = 23 SPACES

www.cphcorp.com
A Full Service A & E Firm
Architects
Engineers
Environmental
Landscape Architects
M/E/P
Planners
Structural
Surveyors
Traffic / Transportation
Offices in:
• Florida
• Puerto Rico
• Connecticut
• Maryland

Designed By:	BDT
Drawn by:	PWR
Checked by:	BDT
Approved by:	PWR
Scale:	1" = 60'
Date:	2-9-17
Job No.:	W13251

Plans Prepared by:
CPH, Inc.
3233 Salisbury Rd., Suite 220
Jacksonville, FL 32216
Licensure:
Eng. C.O.A. No. 2276
Survey L.B. No. 7161
Arch. Lic. No. AA26000671
Landscape Arch. Lic. No. LC26000296

PUD MASTER DEVELOPMENT PLAN

Walmart

LIQUOR BOX EXPANSION

STORE NO. 0579, ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA

Sheet No.

MDP

THE ST. AUGUSTINE RECORD

CPH ENGINEERS INC
5200 BELFORT RD STE 220
JACKSONVILLE FL 32256

Ref.#: 17318102D
P.O.#:

PUBLISHED EVERY MORNING SUNDAY THRU SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **JAMIE WILLIAMS** who on oath says that he/she is an Employee 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 **MAJMOD 2017-07 WALMA - MAJMOD 2017-07 WAL** was published in said newspaper on **06/30/2017**

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 newspape heretofore has been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post office ir City of St. Augustine, in said St. Johns County, for a period of one year prece the first publication of the copy of advertisement; and affiant further says that he/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 _____ day of JUN 30 2017

by Jamie Williams who is personally known to me
or who has produced as identification

ERIC DAMIEN MCBRIDE
MY COMMISSION # FF925198
EXPIRES October 07, 2019
(407) 398-0153 FloridaNotaryService.com

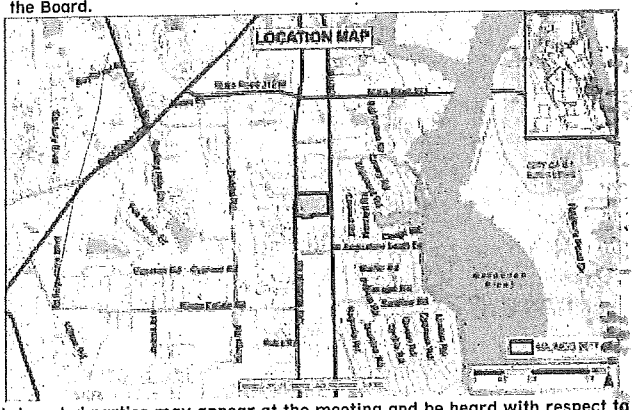
(Signature of Notary Public) (Seal)

NOTICE OF A PROPOSED MAJOR MODIFICATION

NOTICE IS HEREBY GIVEN that a public hearing will be held on 7/20/2017 at 1:30 pm before the Planning and Zoning Agency in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida and on 9/5/2017 at 9:00 am before the Board of County Commissioners in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida to consider a request for a Major Modification to the Wal-Mart Stores Planned Unit Development (PUD) to allow for package sales of alcoholic beverages, the construction of a 4,514 square foot addition to the building to serve as a liquor store, and to add a waiver from LDC, Section 2.03.02.A, to allow the sales of alcoholic beverages within 1,000 feet of an established church.

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE WAL-MART STORES PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 2000-17, AS AMENDED; TO ALLOW FOR A 4,514 SQUARE FOOT ADDITION TO BE DEDICATED TO THE SALES OF ALCOHOLIC BEVERAGES; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

The subject property is 2355 US Highway 1 South, St. Augustine, FL 32086. See attached map (Exhibit A). This file and the proposed ordinance are maintained in the Planning and Zoning Section of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084 and may be inspected by interested parties prior to said public hearing. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.



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

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

This matter is subject to court imposed quasi-judicial rules of procedure. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except in compliance with Resolution 95-126, to properly noticed public hearings or to written communication, care of SJC Planning and Zoning Section, 4040 Lewis Speedway, St. Augustine, Florida, 32084.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or at the County Administration Building, 500 Sebastian View, St. Augustine, Florida, 32084. Hearing impaired persons, call Florida Relay Service (1 800 955 8770), no later than 5 days prior to the meeting.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
JAMES K. JOHNS, CHAIR

PLANNING AND ZONING AGENCY
ST. JOHNS COUNTY, FLORIDA
JEFF MARTIN, CHAIR
FILE NUMBER: MAJMOD-2017000007
PROJECT NAME: Wal-Mart Stores PUD

17318102A June 30, 2017

FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

September 7, 2017

Honorable Hunter S. Conrad
Clerk of Court
St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084

Attention: Ms. Yvonne King

Dear Mr. Conrad:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns Ordinance No. 2017-42, which was filed in this office on September 7, 2017.
Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

FILED SEP 07 2017
ST. JOHNS COUNTY
CLERK OF COURT
BY: Yvonne King
DEPUTY CLERK

R. A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
Telephone: (850) 245-6270
www.dos.state.fl.us