



St. Johns County Growth Management Department

Application for: PUD/PRD Small Adjustment

Date April 27, 2018

Property Tax ID No 027950-0010

Project Name Buc-ee's at St. Johns

Property Owner(s) Buc-ee's, LTD

Phone Number 979-388-3237

Address 327 FM 2004

Fax Number

City Lake Jackson

State Tx

Zip Code 77566

e-mail Stan.B Beard@buc-ees.com

Are there any owners not listed?

☒ No

☐ Yes

If yes please provide information on separate sheet.

Applicant/Representative England-Thims & Miller, Inc.

Phone Number 904-642-8990

Address 14475 Old St. Augustine Road

Fax Number

City Jacksonville

State FL

Zip Code 32258

e-mail hagal@etminc.com

Property Location SW quadrant of I95 & International Golf Parkway

Major Access World Commerce Parkway

Size of Property 13.7

Cleared Acres (if applicable) 13.7

Zoning Class PUD

No. of lots (if applicable) n/a

Overlay District (if applicable) n/a

Water & Sewer Provider SJ CUD

Future Land Use Designation MD

Present Use of Property vacant commercial

Proposed Bldg. S.F. 52,600

Project Description (use separate sheet if necessary)

A Small Adjustment to MDP 2017-44 Buc-ee's at World Commerce Center to shift the front entry of Buc-ee's to World Commerce Center Parkway and place canopies on both sides of the convenience store. The internal redesign reduces the number of fueling stations from 120 to 104, reduces onsite parking from 417 to 392 spaces and decreases the amount of impervious area within the site. The modification increases the amount of landscaped areas within the vehicular use area. All other elements such as perimeter landscaping, scenic edges and signage remains as approved.

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:

Ordinance 2004-38 World Commerce Center PUD and MDP 2017-44.

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) Lindsay Haga, AICP, Senior Planner

Revised August 24, 2015