St. Johns County Growth Management Department

Application for: Development Review Pre-Application

Date: 09/20/2017 | Property Tax ID No: 027950-0000, 027870-0080, 027870-0082

Project Name: Buc-ee's at St. Johns

Property Owner(s): Buc-ee's, Ltd. | Phone Number: 512-805-7997

Address: 327 FM 2004 | Fax Number:

City: Lake Jackson | State: TX | Zip Code: 77566 | e-mail: scott@ratcliffservices.com

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

Applicant/Representative: Lyndsay Keller (England-Thims & Miller, Inc.) | Phone Number: 904-265-3144

Address: 14775 Old St. Augustine Road | Fax Number:

City: Jacksonville | State: FL | Zip Code: 32258 | e-mail: kellerl@etminc.com

Property Location: 655 World Commerce Parkway, Saint Augustine, FL

Major Access: World Commerce Parkway | Size of Property: 13.71 | Cleared Acres (if applicable):

Zoning Class: PUD | No. of lots (if applicable): N/A | Overlay District (if applicable): N/A

Water & Sewer Provider: SJCUD | Future Land Use Designation: CM

Present Use of Property: Vacant | Proposed Bldg. S.F.: 52,600

Project Description (use separate sheet if necessary)

~52,600-sf convenience store with 120-fueling stations and associated necessary infrastructure (parking lots, sidewalks, storm and sanitary sewer, water and fire mains).

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: 2003-108 / 2004-48 MJR 04/16

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): Lyndsay Keller, PE (England-Thims & Miller, Inc. / kellerl@etminc.com)

Revised August 24, 2015

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September 20, 2017

St. Johns County
Development Review Division of Growth Management Department
4040 Lewis Speedway
St. Augustine, FL 32084

RE: Buc-ee's at St. Johns
ETM No.: 17-144

Dear Sir / Madam:

We are submitting plans for the Development Review Process for the above proposed development with the desire to be scheduled for the next available DRC afternoon meeting as the client would like to fly in from out of town to attend.

A few items to be addressed with the review of the attached site plan:

Landscaping Around Building Foundation:
Section 6.06.03.I Variations empowers staff to relax the standards of Section 6.06.03.E.2 other perimeter buffer and landscape islands between off street Parking Areas and buildings. The climatic relief encouraged by this section is provided through the entry features to the store, the canopied fueling stations and the significant landscaping within the parking field and surrounding Scenic Edge. The perimeter buffer and landscape islands between the building and the vehicle use area would result in site management issues such as:

1. The structural issues related to root growth and irrigation adjacent to the building foundation often lead to costly repairs and maintenance of the store structure over time.
2. Due to the high pedestrian foot traffic around the building, tree islands become a hazard to customers by tripping, poking, and scraping those who pass these areas.
3. Foliage, blooms, and branches are continently falling to the ground. This type of debris is difficult to manage is inconsistent with the Buc-ee's image.

The literal enforcement of the Zoning Ordinance results in unnecessary damage to the building foundation, presents a hazard to pedestrians, and creates an untenable maintenance requirement.

Granting this request is in keeping with in keeping with the Buc-ee's corporate branding and image, helps protects the general public access the store, and helps protect the structural integrity of the building. Allowing the plantings to be omitted (a) will not be detrimental to the public health, safety or welfare, but rather helps reduce hazards; (b) will not be injurious to other property within the area, (c) will not prevent the orderly use and

enjoyment of other land within the area, (d) will not adversely impact the rights of owners of surrounding property, and (e) will conform with the orderly development of the area.

Our proposed store elevations are attached hereto for review.

Scenic Buffer:
The scenic buffer along both International Golf Parkway and Interstate 95 has been set at a consistent 30-ft. As the property is an irregular shape with an average depth of 440-ft. Per Sec. 6.06.02G.2. of the St. Johns County Land Development Code, the scenic edge shall allow a reduction of the requirement to a minimum of 30-ft through the application of enhanced performance standards that provide sufficient landscaping where little or no natural vegetation exists.

Per Sec. 6.06.02.G.2.f and Ordinance Number 2004-48, landscaping within the scenic buffer has been clustered to allow visibility to the commercial structures, signage and entrance features. Due to the heavy existing landscaping along International Golf Parkway and Interstate 95, live oaks spaced approximately every 50-ft, the landscaping in the buffer has been reduced as the live oaks already create a significant buffer.

Lighting fixtures have been located just within the buffer to provide enhancement to the buffer landscaping and required safety lighting for the commercial property.

Impervious Requirement:
Per Ordinance Number 2004-48, allows up to 75% impervious area for land use category retail/services. This category consists of approximately 260-acres or 39% of the overall PUD.

The total parcel that is bordered by World Commerce Parkway on the south, International Golf Parkway on the west and Interstate 95 on the east equals 14.51-acres (632,055.6-ft^2). The impervious area for this total parcel is 75% or 10.88-acres (474,041.7-ft^2).

A portion of the total parcel is being retained by the developers of World Commerce due to an existing lift station. This portion of the total site is located on the eastern tip. The lift station parcel equals 0.8-acres (348,848-ft^2) and is completely pervious.

The remaining parcel (Buc-ee's) is 13.71-acres (597,207.6-ft^2) and is 10.88-acres (474,041.7-ft2) 79% impervious.

While the Buc-ee's parcel is below the allowable 75% impervious, the total parcel meets the requirements.

RE: Buc-ee's at St. Johns

Please find attached the following items:

- One (1) copy St. Johns County Development Review application
- One (1) copy of Supporting Documentation
- Seventeen (17) copies scaled site plan (24x36)

We trust that this information is sufficient for your review. Please contact me at (904) 265-3144 with any questions.

Sincerely,
England-Thims & Miller, Inc.

Lyndsay Keller, P.E.
Senior Project Engineer