



Buc-ee's Status Update

As the Buc-ee's project continues to garner significant community interest, St. Johns County prepared the information below to help answer questions residents may have about the proposed project at the southwest corner of the Interstate 95 and International Golf Parkway interchange. At this time, the site plan outlines a gas station with 104 pumps and a 52,600 square foot convenience store.

- A pre-application (PREAPP 2017-110) was filed on September 20, 2017 by Buc-ee's to obtain feedback from County staff on the development process for the project. The pre-application review confirmed that the use and site plan was consistent with all land use and zoning requirements for the property.
- An Incremental Master Development Plan map (MDP 2017-44) was submitted by Buc-ee's on November 1, 2017 and approved on December 1, 2017 for a gas station with 120 pumps and a 52,600 square foot convenience store.
- The proposed site plan was deemed to meet the standards set forth in the World Commerce Center Planned Unit Development (Ordinance 2004-48) and was recorded on December 5, 2017.
- On April, 27, 2018 a Small Adjustment application (SMADJ 2018-25) was filed to modify the Master Development Plan in order to reduce the number of gas pumps from 120 to 104 fueling stations and to reduce the number of parking spaces from 417 to 392 spaces. The modified Master Development Plan was approved on June 21, 2018.
- On June 26, 2018 a construction plan (COMM 2018-57) was submitted for staff review.
- The property's land use designation is Mixed Use and the zoning is Planned Unit Development within the World Commerce Center PUD, which allows for retail, commercial, and industrial development, including gas stations.
- The application will not require a review process by the Planning and Zoning Agency or the Board of County Commissioners unless the applicant requests variances not approved by current zoning.

For more information or questions, please call Supervising Senior Planner Shannon Acevedo at 904.209.0583, or Growth Management Director Suzanne Konchan at 904.209.0712.