

Second Publix GreenWise confirmed for St. Johns County

By Karen Brune Mathis
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Publix Super Markets Inc. intends to open a second GreenWise natural foods market in St. Johns County.

The Lakeland-based grocery chain wants to anchor the Shoppes at World Commerce Center at southwest Interstate 95 and International Golf Parkway, according to documents filed with the St. Johns County Growth Management Department.

The store would be 25,147 square feet, about the same size as the GreenWise Market that Publix announced in February would be built in Nocatee.

The Shoppes at World Commerce Center is described on a St. Johns County application as a 39,147-square-foot retail center on 16.62 acres at northeast International Golf Parkway and Florida 16, west of I-95.

It would comprise the GreenWise and 14,000 square feet of retail space.

That would be the first phase of a 42.65-acre project.

Cantrell & Morgan Inc. of Jacksonville and Stiles Corp. of Fort Lauderdale are the developers, according to a Cantrell executive.

The Cantrell & Morgan commercial real estate company includes a flyer for Shoppes at World Commerce Center on its website.

As with the Nocatee project, the GreenWise is near an existing full-size Publix Super Market. Publix operates across Florida 16 at Shoppes at Murabella, also a Stiles project.

Details about GreenWise are included in letters to and from the St. Johns County Growth Management Department.

Miami law firm GreenspoonMarder requested zoning approval for a beer and wine alcoholic beverage license for Publix/GreenWise.

GreenWise stores feature a beverage bar of kombucha, locally roasted coffee, wine, local beer and smoothies.

The Jan. 15 letter from GreenspoonMarder said the license would allow on-site construction and package sales.

The county responded Jan. 22 about "Greenwise Beer & Wine Sales" to confirm that the proposed use for a cafe with beer and wine sales in conjunction with food sales is an allowed use in the World Commerce Center PUD.

Publix spokesman Dwaine Stevens said he is unable to comment on locations without a signed lease.

The first new GreenWise Market opened Oct. 4 in Tallahassee.

Four stores are scheduled to open this year in Lakeland and Boca Raton and in Mount Pleasant, South Carolina, and Mountain Brook, Alabama.

Opening dates have not been determined for five more stores in Nocatee, Fort Lauderdale, Odessa and in Marietta, Georgia, and Lexington, South Carolina.

Publix had opened three GreenWise stores about a decade ago but revamped the concept.

Publix announced in February that its first Northeast Florida GreenWise market would open in Nocatee Town Center after the shopping center it will occupy is completed in early 2020.

A full-size Publix operates in Nocatee Town Center, too.

For the Shoppes at World Commerce Center project, England-Thims & Miller Inc. of Jacksonville is the civil engineer.

The master development plan for the 42.65-acre retail center shows the grocery anchor and adjoining shops along with six outparcels of 0.72 to 2.16 acres.

The World Commerce Center planned unit development, led by Jacksonville-based Steinemann & Co., comprises almost 1,000 acres for housing, light industrial, retail and office space.

It is anchored by Ring Power and Rulon International.

The 104-pump Texas-based Buc'ee's gas station and convenience store is planned at the corner of the parkway and I-95.

World Commerce Center is south of the parkway from World Golf Village.