

Construction plan next for planned Buc-ee's gas station in St. Johns

The "Texas-size" store would have 120 pumps.

By Karen Brune Mathis
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Texas-based Buc-ee's next stop on its road to opening a St. Johns County gas station with 120 fueling stations is to return with a commercial construction plan.

That plan will detail what is designed as a 52,600-square-foot convenience store with all of those gas pumps on 13.7 acres at southwest Interstate 95 and International Golf Parkway.

Texas-based Buc-ee's intends to develop what has come to be known as a "Texas-size" gas station and convenience store at 655 World Commerce Parkway in St. Augustine.

Buc-ee's and engineering consultant England, Thims & Miller Inc. submitted the development review pre-application to the St. Johns County Growth Management Department on Sept. 20.

County communications specialist Tom Stallings said Friday the application has been through preliminary reviews by all the departments that handle what might be any challenges to permitting.

The construction plan would need to be approved and sent to planning and zoning for approval or modification.

If approved, it then goes to the board of county commissioners, which takes about three months.

If variances are needed, however, the process could take six months, he said.

Buc-ee's can start construction once it receives approvals.

The World Commerce Center property is owned by World Commerce Center LLP, which is based at the office of the Steinemann & Co. real estate company in Jacksonville.

Buc-ee's, based in Lake Jackson, Texas, also filed plans in Volusia County for a 53,254-square-foot convenience store and 120 gas pumps on 36 acres at I-95 and LPGA Boulevard. That project was announced in April.

Buc-ee's did not return a call Friday about the projects. The property owner in Volusia County, Consolidated-Tomoka Land Co., said the project is moving along slowly because of traffic reviews, and that Buc-ee's remains committed to the site.

Buc-ee's website shows it has 26 stations in Texas.