

**Commercial Pre-Application Meeting  
June 22, 2022**

***Note: These are PRELIMINARY inquiries, many of which do not move forward. Public participation is welcomed at both the Planning & Zoning Board meetings and the City Commission meetings where variances and development agreements must be approved.***

**Pioneer Tr. And Sugar Mill Dr. (approximately four acres).** The applicant and his representatives inquired about this parcel under contract that contains four platted commercial or multi-family lots which were part of the Sugar Mill Gardens residential subdivision plat that were never developed even though they were approved in 2005. These lots are out-parcels and are zoned B-2, Neighborhood Business. The applicant (who was responsible for the Dollar General on S Dixie Frwy. and the Tractor Store on SR44) will develop it in phases but talked about an “unknown small box store” that would be the first phase. The store would be a 10,000 SF building and contain non-combustible goods. A tree survey has been done and FDOT will be contacted about SR44 and the right-of-way dedication. They were aware of the planned widening of Sugar Mill Dr. The following are some of the items/concerns were discussed with applicants/representatives:

**Planning**

- Setbacks and landscape buffers must be separate from the right-of-way dedication.
- Easements drawn on the 2005 Concept Plan may need to be vacated and moved per the new development plan.
- They will save as many trees as possible, but those identified on original plan may have to change.
- Will have to apply for a stormwater modification with St. Johns River Management District.
- Try to get parking situated so no variance is requested as there is enough property to have the proper number of spots.
- A new traffic study will be needed.
- We have new architectural standards, so refer to the LDR as all four sides will have architectural requirements since two face the road, one faces the next phase, and one faces a residential neighborhood.

**Engineering**

- Drainage needs to be for all four lots as all will be developed. And open ditch may not work due to elevation. Will need a flood and elevation/topography surveys as there is a new code for elevation since January.
- This section of SMD is city, but Pioneer Tr. is county, so you may need to contact if an access driveway will be put in there.

**Fire**

- Nothing specific until the department knows what’s going in there, but the building will need to be sprinkled per new code.
- When all lots are used, there will need to be either a second driveway or a turnaround/hammerhead.

**Utilities Commission**

- Closest fire hydrant is 800’ away so will need one closer.
- Stub outs are north of parcel with an 8” water main, a 6” reclaim, and manhole with a gravity sewer that can all be connected. There is a 12” that you can go under Pioneer Tr and connect to.
- Should produce a Master Plan showing what is coming for all for lots to make sure stub outs are there and in the correct size as well as seeing if the gravity sewer can meet the demand as the parcel may need its own lift station. Doing this now will make it both easier and cheaper in the long run.
- Water lines should not dead end but have an internal loop.

- Electric is on the south side of Pioneer Tr. and will have to go under the road and continue underground to hook up to main transformer. And again, a Master Plan will show the first one done with the other lots hooking up to it.

**Building**

- A 10,000 SF building isn't that big and no special ordinances unless it will have mattresses and furniture.

**Next steps** will include taking all the suggestions made, getting the necessary studies/surveys done, and contacting St Johns and the county about Pioneer Tr if there will be a driveway access point. No re-platting will be required, just the change of easement locations noted when the Site Plan is submitted for review. After that, the Building Plan may be submitted for review as well.