

Commercial Pre-Application Meeting January 31, 2024

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.

2759 Pioneer Trail-Sugar Mill Gardens Multi-Use (approximately 4 acres located at the northwest corner of Pioneer Trail and Sugar Mill Drive). The applicant is proposing a multi-use development consisting of three 4500 sq ft office buildings with 20 parking spaces each and one 3600 sq ft restaurant with 43 parking spaces and four golf cart parking spaces. A multi-use trail would connect to the Sugar Mill Gardens neighborhood path. The heavily treed property is in Flood Zone X and is zoned B-2. The applicant proposes to save the five historic trees and 24 of the 31 specimen trees on the property. Stormwater would drain to the existing storm water retention pond west of the property. The applicant requested feedback from the City in order to proceed with a cost analysis. Some comments/concerns/questions that were discussed follow:

Planning:

- The buffer on the north should be 25'. The applicant stated that there is also a 50' buffer between the property on Grape Ivy and this property.
- The four commercial zoned lots are subject to the existing covenants that were declared in 2006, so all conditions and restrictions found within them will still need to be followed.
- ADA requirements are required to be met.
- The applicant will need to check with the county to see if you can make a left turn onto Pioneer Trail.

Engineering:

- Question asked about plan for stormwater retention. The applicant replied that stormwater will go to the retention pond located west of the property.
- Question asked whether the County purchased any property from the owner for the project currently underway at the intersection. The applicant will need to check with the property owner.
- The county doesn't want sidewalks on the right of way, but double check to see if that still stands, and if it does, they will have to build them on the property.

Utilities:

- The applicant will need to make sure sewer pipes are adequately sized for a 24-hour rain event.
- Make sure the driveways don't block drainage.
- Power will have to come across Pioneer Trail or Sugar Mill Drive. Utility easements may be required on the property.

Fire:

- Since fire representative had to leave the meeting, the applicant will contact them directly.

Next Steps: Planning asked if the applicant had enough information to move forward, and the applicant replied yes. He will contact fire, utilities, property owner, and the county for further information and clarification before submitting a Concept Plan.