




BOARD OF COUNTY COMMISSIONERS

Inter-Office Memo

**TO:** Board of County Commissioners

**FROM:** Tad Calkins, Director – Planning & Development 

**Cc:** Frank Abbate, County Manager  
John Denninghoff, P.E., Assistant County Manager

**DATE:** November 19, 2020

**SUBJECT:** 20Z00031 4725 Fay Blvd. (Carmine Ferraro) Addendum to Staff Comments

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On November 4, 2020, the Applicant provided staff a copy of a concept plan for the proposed Ace Hardware store in support of the rezoning application from BU-1-A to BU-1 (20Z00031). On November 18, 2020, the Applicant also provided the proposed concept plan to the Port St. John Dependent Special District Board members during their meeting. This rezoning application is requesting to revise the existing BDP to re-open the Adams Place driveway. There is also a companion Small-Scale Comprehensive Plan Amendment (SSCPA) (20PZ00088) changing the land use from Neighborhood Commercial (NC) to Community Commercial (CC). These items will be heard at the December 3, 2020 Board of County Commissioners meeting. Both applications were recommended for denial at the November 18, 2020 Port St. John Dependent Special District Board meeting. Both items are scheduled to be heard at the November 23, 2020 Local Planning Agency (LPA) meeting. Preliminary review of the proposed concept plan is as follows:

1. The proposed re-opening of Adams Place does not meet FDOT access management/driveway spacing requirements.
2. Site needs to accommodate an ADA accessible route from the County sidewalk to the building.
3. Property may need additional stormwater treatment area, if the impervious surface area exceeds 75%.
4. The required parking on-site (Ace Hardware) is calculated at 48 spaces accounting for the Outdoor Garden Area.
5. The site will need to accommodate a dumpster location.
6. Cross-access easements will be required between the two property owners.

**Please note:** The concept plan does not meet the minimum requirements of the County's Site Plan Code and cannot be used to satisfy that requirement. Also, interdepartmental reviews have not been conducted and the feasibility of layout cannot be confirmed without a formal site plan review.

The Board may wish to consider the proposed concept plan in its determination as to whether the plan mitigates potential impacts with the existing development and the surrounding area.

Attachment: Concept Plan submitted, November 4, 2020.

PROPOSED ACE HARDWARE—4725 FAY BLVD, PORT ST JOHN, FL.

