



CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

TO: Robert J. Bradshaw, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Kori Benton, Senior Planner

RE: Application for Conditional Use
The Perky Puppy - Dog Boarding Facility
509 Georgia Avenue

DATE: September 25, 2015

STAFF REPORT

Owner: Hoyt C Murphy Inc / Benson Family Prtnshp
2400 S. Ocean Drive, Apt. 4200D
Fort Pierce, FL 34949

Applicant: The Perky Puppy
Debra Webb
509 Georgia Avenue
Fort Pierce, FL 34950

Requested Action: Approval of a conditional use to provide dog board services (kennel)
within an existing pet grooming establishment.

Location: 509 Georgia Avenue

Parcel ID: 2415-601-0456-000-6

Zoning: C-3, General Commercial Zone

Surrounding Zoning

North	East	South	West
C-1 & C-3	C-3 & OS-1	R-4 & C-3	R-4 & C-1

Future Land Use: GC, General Commercial

Parcel Size: 2.89 acres

Utilities: Located within the FPUA Retail Service Area

Staff Analysis:

In accordance with Sections 22-22, and 22-76 of the City Code, the applicant is requesting the review and approval of a Conditional Use to provide dog boarding services (kennel) within an existing grooming office located at 509 Georgia Avenue. The subject property is located within the Sunrise Plaza Shopping Center, and is zoned C-3, General Commercial.

The Perky Puppy is an established pet grooming facility which typically operates from 8:00 a.m. through 4:30 p.m. on weekdays, with select hours into the evening or on the weekends as necessary. The applicant occasionally receives requests from clients to board their dog, and is seeking approval to add boarding services at the site. This additional service would be limited to five (5) dogs, with a maximum stay of seven (7) days.

The present interior layout provides three grooming stations, dog crates, bathtub area, and reception counter. A small boarding area would be integrated layout to provide overnight boarding. The present business operation utilizes two small landscape areas, of grass and trees, at the rear of the suite, and directly in front of the building, to allow associates to walk individual dogs on a leash. Any waste is immediately picked up at that time, concealed in plastic, and disposed of. The proposed boarding service will continue to utilize this procedure, anticipating each dog staying within the facility will require multiple walks throughout the day. The designated landscape areas are not currently gated; however each area is directly accessible from the establishment.

The applicant and associate will provide a nighttime check on the dogs, and have provided emergency contact information to Animal Control and the Fort Pierce Police Department for direct access in the event of a disturbance from the business. Bamboo curtains are proposed for installation inside the front windows, for deployment during the night time to minimize curiosity from the boarded dogs.

All affected City Departments have reviewed the proposed Conditional Use and have approved it based on it meeting the requirements of the City Code.

Planning Board Recommendation:

The Planning Board, at their September 15th, 2015 meeting, voted unanimously to recommend approval of the requested Conditional Use.

Property Owner Response Summary:

A total of 81 notifications of the proposed Conditional Use were mailed to the owners of property located within 500 feet of the subject property. As of September 25, 2015, 0 responses have been received. An update will be provided to the City Commission at the public hearing.

Staff Recommendation:

The requested Conditional Use is consistent with the consistent with City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare in the presented scale therefore; Staff recommends approval of the request.