



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: Members of the City of Fort Pierce Planning Board

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 8, 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: Forward a recommendation for 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, approximately 1850 sq. ft. in size, 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 it seeking approval to add a board service at the site. The additional service would be limited to five (5) dogs, with a maximum stay of seven (7) days within the proposed boarding space.

The present interior layout provides three grooming stations, a collection of dog crates, bathtub area, and reception counter. A small boarding area would be integrated layout to provide overnight boarding. The present business operation utilizes small landscape area, of grass and trees, directly in front of the building to walk an individual dog 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, noting each dog staying within the facility will be taken out multiple times throughout the day.

The designated landscape areas are not currently gated; however each area is directly accessible from the established sidewalk in from of the plaza storefronts. The implementation of a minor barrier around the designated landscape areas may enhance the safety and interaction of dogs at the commercial site. Bamboo curtains are proposed for installation inside the front windows, for deployment during the night time to minimize curiosity from the boarded dogs. Furthermore, the applicant has assigned two contacts, including herself, for handling any nighttime issues that may arise from the facility.

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

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 that the Planning Board forward a recommendation to the City Commission for approval of the request.