



TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Vennis Gilmore, Planning Analyst

RE: **Application for Planned Development
 Dogs & Cats Forever
 4600 Selvitz Road**

DATE: October 18, 2017

STAFF REPORT

Owner(s): Dogs & Cats Forever
 4600 Selvitz Road
 Port St. Lucie, FL. 34981

Applicant: Atlantic Civil Engineering, Inc.
 774 W. Midway Road
 Fort Pierce, FL. 34982

Applicant's Request: Approval of a Planned Development

Location: 4600 Selvitz Road

Parcel ID: 2432-333-0001-000-3

Current Future Land Use: Low Density Residential (RL)

Proposed Future Land Use: Institutional (INST)

Current Zoning: Agricultural Residential (AR-1) County

Proposed Zoning: Planned Development (PD)

Surrounding FLU & Zoning:

North	East	South	West
INST/OS1	RS/AR-1	RS/AR-1	P-F/INST

Site Size: 8.48 acres

Utilities: FPUA

Staff Analysis:

Request

The applicant is requesting the approval of a Future Land Use Map Amendment from RL, Low Density Residential to INST, Institutional and a Zoning Atlas Amendment (Rezoning) from AR-1, Agricultural Residential to PD, Planned Development. The applicant has submitted a conceptual site plan for the proposed Planned Development. The change of zoning and land use is being processed concurrently via Ordinance 17-033.

The subject use has been operational since 2010. The no-kill animal shelter currently consists of one (1) building (9,106 sq. ft.), 23 parking spaces, and 2 storage sheds. The applicant is proposing to add an additional 20, 974 square feet which is reflected in future planned-development site plan.

Table 1 demonstrates pertinent existing and proposed data for the subject site.

Table 1: Existing and Proposed Site Data

	Existing	Proposed
Zoning	AR-1	PD – Planned Development
Future Land Use (FLU)	RL	INST - Institutional
Land Use Objective	The Low Density Residential (RL) designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This land use category ranges in density from 1 to 6.5 dwelling units per acre. This category combines the previously allowed Residential Suburban (RS), Residential Urban (RU) and Low Density Residential (RI) categories.	The Institutional designation provides for public, quasi-public and private institutional uses. Permitted uses within this designation include government buildings; private and public schools; community centers; colleges; public airports; public parking structures; major community facilities, including hospitals, non-profit medical facilities, medical facilities; religious institutions, and government offices. A maximum of 1.0 FAR is permitted.
Land Use Breakdown	N/A	N/A

History

The subject site was annexed into the City of Fort Pierce in 2013. However, due to a scrivener's error; the site's zoning and future land use were not correctly applied to fit the City of Fort Pierce's comprehensive development plan. At the time of the site's annexation there was no compatible zoning district. Given the existing use and the current zoning designation of the site, the site is considered to be nonconforming with regard to use. Per Article VII of the City Code, the site would be allowed more flexibility for growth and expansion if it were re-zone to (PD) Planned Development. The (PD) Planned Development District is intended to provide a process for the evaluation of individually planned developments which are not otherwise permitted in the zoning districts established by this chapter.

Planned Development Plan

Atlantic Civil Engineering Inc. is proposing that the Planned Development uses within the site will include kennels, veterinary science and storage buildings; all relative to the operation of Dogs & Cats Forever. The proposed Planned Development will maintain at least 20% open space with generous building setbacks buffering this site from surrounding sites. There is no anticipation of negative impacts to off-site traffic, on-site environmental components, and no increase in stormwater discharges.

The project proposed will add an additional 20,974 square feet of total building gross area after all phases are completed. The proposed Planned Development is split into two (2) phases. The first (1st) phase of 10,124 square feet will include the building of the Senior (elderly) Dog Building, Veterinary Building, and 8 of 10 proposed Dog Cottages. Phase one construction is scheduled to begin December 2017 and be completed within 270 days. The 2,040 square feet Veterinary Building will commence construction by September, 2022 and complete construction by July, 2023. The second (2nd) future phase; of 10,850 square feet has no set timeline and will include four (4) proposed buildings with no intended uses at this moment and the remaining 2 of 10 Dog Cottages.

The architectural style will be your standard Institutional Vernacular. Seven (7) parking spaces are required per City Code Section 22-60; the proposed development currently provides 14 spaces. The applicant is also proposing an additional retention pond in the Southeast corner of the property for stormwater drainage. Per City Code Section 22-62 Sidewalks; additional sidewalk connections are proposed throughout the development. Plentiful vegetation is proposed to be installed throughout the site. A Viburnum hedge will be aligned along the southern property line. A number of Quercus Virginiana (Live Oaks) will be provided. Per Planned Development Guidelines, development parameters including permitted uses; applicable setbacks; allowable building area; off-street parking; landscaping, irrigation and signage standards have been provided for.

Technical Review Committee

All affected departments have reviewed the proposed Planned Development with regards requirements of the City Code. Findings from the review by corresponding departments and any associated responses by the applicant are provided for viewing in the syysvhrnyd.

Planning Board Recommendation

The Planning Board, at their September 28th, 2017 meeting voted unanimously in favor to recommend approval of the requested Planned Development with the understanding the applicant is going to work out the noise issues with the residents of the neighborhood.

Staff, Atlantic Civic Engineering and concerned adjacent neighbors; organized and scheduled a meeting to discuss a sound barrier. Every interested party decided on October 3, 2017 as the date to meet and discuss a sound barrier.

There were 11 individuals in attendance. The applicant and neighbors came to an agreement that the each would support the building of a six (6) foot high stucco and painted-concrete wall along the eastern property line with some additional wrapping on the northern and southern ends of the Planned Development of Dogs and Cats Forever. An exact copy of the attendance sign-in list is available to view; as well as a typed version. The applicant has agreed to build a six (6) foot high stucco and painted – concrete wall along the eastern property line with some wrapping at the northern and southern sides. A site plan with the concrete wall as a sound barrier is provided for in the attachments.

Staff Recommendation

The proposed Planned Development meets the criteria specified in Section 22-40 of the City Code and promotes and protects the public health, safety and general welfare; therefore Staff recommends that the City Commission, **approve** the proposed Planned Development.