



TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Vennis Gilmore, Planning Analyst

RE: **Application for Future Land Use and Zoning Map Amendments
 Dogs & Cats Forever
 4600 Selvitz Road**

DATE: September 5, 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 Future Land Use Map Amendment from RS, Residential Suburban to INST, Institutional and a Zoning Atlas Map Amendment (Rezoning) from AR-1, Agricultural Residential to PD, Planned Development in order to reflect the existing density and use of the site.

Location: 4600 Selvitz Road

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

Current Future Land Use: Residential Suburban (RS)

Proposed Future Land Use: Institutional (INST)

Current Zoning: Agricultural Residential (AR-1)

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 RS, Residential Suburban to INST, Institutional and a Zoning Atlas Amendment (Rezoning) from AR-1, Agricultural Residential to PD, Planned Development.

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 10, 124 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)	RS	INST - Institutional
Land Use Objective	The Residential Suburban (RS) land use category is intended to act as a transitional area between the agricultural areas and the more intense residential areas in the eastern portion of the County. This category is found predominantly along the western edge of the urban form, but is also appropriate for areas of special environmental concern such as along the North Fork of the St. Lucie River and the Indian River Lagoon. The RS designation is intended for large lot, single-family detached residential dwellings, at a density of one to two units per gross acre. These areas are not required to be served with central utilities; however when at all practical, service connections should be required.	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

The subject site was annexed into the City of Fort Pierce in 2012. However, due to a scribner's error; the site's zoning and future land use were never changed 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.

The proposed uses within the site will include kennels, veterinary science and storage buildings; all relative to the operation of Cats & Dogs Forever. Given the substantial investment that has recently been proposed by donor for improving the site, the owner/applicant would like to protect their investment by amending the Future Land Use designation and the current zoning designation in order to maintain and expand their operations of the site. Said amendments will allow the owner to have vested rights for the current number of units that are on the ground today. It should be noted that the requested amendments would actually allow for some additional units, over-and-above the current site density and uses.

Standards for Review

The following standards must be satisfied per Section 22-131 of the City Code prior to the approval of the requested amendment:

- (1)The amendment is consistent with the comprehensive plan;
- (2)The amendment will not have an adverse effect on the ability of the city to:
 - a. Satisfy land and water use needs; and
 - b. Meet transportation demands and provide community facilities and services; and
- (3)The amendment will promote and protect the public health, safety and general welfare.

The proposed amendment is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan and is consistent with the concurrent request to amend the Zoning designation of the site. Furthermore, the amendment should not have adverse an effect on the ability of the city to satisfy land and water use needs, meet transportation demands, and provide community facilities and services. The presented amendment promotes and protects the public health, safety and general welfare through the increased variety and access to neighborhood goods and services while ensuring minimal impacts to neighboring residential districts.

Technical Review Committee

All affected departments have reviewed the proposed Future Land Use Map Amendment and Zoning Atlas (re-zoning) Map Amendment with regards requirements of the City Code. No significant impacts to public facilities are immediately expected by the proposed amendment. Findings from the review by corresponding departments and any associated responses by the applicant are provided for viewing by the Planning Board.

Staff Recommendation

The proposed amendment meets the criteria specified in Section 22-131 of the City Code and promotes and protects the public health, safety and general welfare; therefore Staff recommends that the Planning Board, acting as the Local Planning Agency, **approve** the proposed amendment.