

City of Coconut Creek InterOffice Memorandum

To: Planning and Zoning Board

Date: July 12, 2017

From: W. SCOTT STOUDENMIRE, AICP
Deputy Director of Sustainable Development

Subject: Land Development Code
Amendment – Section 13-35
Special Land Use and 13-621
Master Business List
Agenda No. 6

The City desires to amend Chapter 13 of the Code of Ordinances, Section 13-35 relating to Special Land Use regulations and Section 13-621, the Master Business List for B-2, B-3 and B-4 zoning districts. Specifically, this amendment addresses a growing demand for animal (pet) boarding services within commercial zoning districts.

In 2012, the City amended Chapter 13 to provide for indoor animal boarding as a special land use, which also served to clarify the difference between indoor animal boarding and outdoor kennels. This proposed amendment, expands the use of indoor animal boarding, to provide for outdoor play areas where only limited dog walking is currently permitted. The City's previous code amendment related to indoor animal boarding failed to address a growing trend in the industry where outdoor play/exercise areas associated with overnight boarding and/or daycare is commonplace. Staff recognizes that such uses may not be appropriate in all commercial areas. As such, this amendment provides supplemental special land use regulations for animal boarding facilities, including specific regulations for outdoor play/exercise areas. Future applications for indoor animal boarding will be required to address these regulations as part of the special land use process.

At this time, staff is presenting this item to the Planning and Zoning Board for final recommendation to the City Commission.

WSS:jw
Attachments

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