

City of Coconut Creek

InterOffice Memorandum

To: Planning and Zoning Board
From: W. SCOTT SToudenMIRE, AICP
Deputy Director of Sustainable Development
Date: September 12, 2017
Subject: Leder Hillsboro Pet Lodge
Special Land Use
Agenda Item No. 8

Applicant/Agent: Cynthia Pasch, Greenspoon Marder

Owner: Leder Hillsboro Co. LTD

Requested Action/Description: Special Land Use

Location: 4171 & 4181 W. Hillsboro Boulevard

Legal Description: All of Parcel "A", "LEDER HILLSBORO COMPANY LIMITED - PART 2", according to the plat thereof, as recorded in Plat Book, 166, Page 43, of the Public Records of Broward County, Florida. TOGETHER WITH: All of Tract "A", "LEDER HILLSBORO COMPANY LIMITED - PART 1" according to the plat thereof, as recorded in Plat Book 125, Page 31, as recorded in the Public Records of Broward County, Florida..

Size: 7.6162 ± gross acres

Existing Zoning: B-3 (Community Shopping)

Existing Use: Commercial (Vacant)

Future Land Use Plan Designation: Commercial

Platted: Leder Hillsboro Company Part 1

Plat Restriction: 12,495 sf of commercial use. (Existing)
10,000 sf of veterinary hospital and 8,000 sf of kennel. (Existing)

24,100 sf of existing commercial use, 15,000 sf pet lodge and 120,000 sf of Self-Storage use. (As proposed)

Requested Action:

The applicant, Cynthia Pasch, Greenspoon Marder, as agent on behalf of the owner, Leder Hillsboro Co. LTD, is requesting special land use approval to allow a pet lodge in accordance with Section 13-35, Special Land Use, of the City of Coconut Creek Land Development Code.

Project Description:

The subject property, formerly known as the VCA Veterinary Hospital and outdoor kennel facility, is no longer in operation. As currently proposed, the applicant, Cynthia Pasch, Greenspoon Marder, on behalf of the owner, Leder Hillsboro Co. LTD, is requesting a special land use approval for construction of a Pet Lodge facility including animal boarding. If approved, the property owner proposes to demolish the existing hospital and other associated structures as part of a proposed redevelopment plan. The new Pet Lodge includes 132 covered kennels, outdoor play areas, water features and administrative offices.

Public Involvement:

Per Section 13-35 (c), property owners within 300 feet of the subject property were notified by mail of the special land use request and invited to attend the Planning and Zoning Board meeting. Thirty-six (36) notices were mailed by the City on August 29, 2017. To date, staff has received one inquiry regarding the project which was general in nature.

Analysis and Findings:

Per Section 13-35 (f) and (g) of the City Land Development Code, the Planning and Zoning Board and City Commission must find that a special land use meets the general and specific standards based on competent and substantial evidence. Listed below are these standards and the applicant's verbatim responses.

GENERAL STANDARDS**(1)The proposed special land use will be in harmony with nearby uses permitted under Article III of the Land Development Code.**

The special land use request will be in harmony with nearby uses. The property is currently zoned Community Shopping (B-3). The application to rezone the property to Planned Commerce District ("PCD") is currently under review. The surrounding properties are zoned PCD and are retail/commercial in nature and intensity. The PCD district allows a broad range of uses including office, commercial and mixed use commercial uses. The pet boarding facility is considered a low intensity commercial use.

(2) The proposed special land use will be in harmony with nearby existing uses.

The special land use request will be in harmony with nearby existing uses. As stated above the adjacent property to the west is an existing shopping center operating with a variety of uses. The existing property to the east operates as office/warehouse complex. As shown on the site plan, the pet boarding facilities will provide high quality architectural features and design elements, creating a cohesive commercial community.

(3)The proposed special land use must be reasonably compatible with surrounding and adjacent uses in its function, its hours of operation, the type and amount of traffic to be generated, the building size and setbacks, and its relationships to the land values.

The proposed special land use is compatible with the surrounding and adjacent uses, functions, hours of operation, building size and setbacks. The proposed will not create or excessively increase automobile and vehicular traffic congestion. According to the Broward County Planning Council the traffic generated by the proposed use will decrease the traffic and trips originally analyzed for the site. The traffic generated by the proposed use generally do not occur during the peak a.m. or p.m. times.

(4) The proposed special land use will be in the best interests of the City, the convenience of the community, the public welfare, and be a substantial improvement to the property in the immediate vicinity.

The proposed special land uses will be in the best interest of the City, the convenience of the community, the public welfare, and be a substantial improvement to the property in the immediate vicinity. Currently, a portion of the property is vacant and the previous use of the veterinarian clinic has been discontinued. The proposed use will provide new, well-designed, modern, sustainable development to the area and will enhance properties within the immediate vicinity.

(5) The proposed special land use will contribute to the economic stability of the community.

The proposed special land use will contribute to the economic stability of the community. The proposed uses will provide a much needed service to citizens and visitors to the City. As more and more pet owners have expressed a desire to provide their pets with alternatives to the normal "home alone" daily life, up-scale pet boarding and day care facilities needs have increased. Pet owners look for friendly comfortable and reliable alternatives to leaving pets home alone or with strangers. Pet owners have become more aware that pets need exercise and interaction with other people and animals to curb anxiety, bad habits or destructive tendencies.

(6) The proposed special land use will not decrease public benefit or increase undesirable impacts other than those resulting from use of the site as permitted by right under Article III of the Land Development Code or some other special land use permitted on the site.

The proposed special land use will not decrease public benefit or increase undesirable impacts other than those resulting from use of the site as permitted by right under Article III of the Land Development Code or some other special land use permitted on the site. The proposed uses will increase public benefits by providing a local pet boarding service to citizens and visitors of the City and will eliminate the unused vacant lot along this major corridor.

(7) The proposed special land use will not result in more intensive development than what is approved by the land use element of the Comprehensive Plan.

The proposed special land use will not result in a more intensive development than what is approved by the land use element of the Comprehensive Plan. The Comprehensive plan allows a variety of uses within the commercial uses including but not limited to Parks, golf courses, outdoor recreational facilities, community facilities, churches, schools, clinics, office and retail. The proposed pet boarding facility by its nature is less intensive than other allowed uses.

(8) The proposed special land use will be consistent with goals, objectives, and policies of the Comprehensive Plan.

The proposed special land use will be consistent with the goals, objectives and policies of the City's Comprehensive Plan, the Property is designated Commercial and the surround properties are currently zoned PCD. The proposed uses will support the following:

Goal II-2.0.0

Provide a broad range of convenient, accessible and attractive commercial, office and commercial recreational facilities sufficient to serve permanent and seasonal populations.

Objective II-2.1.0

Accommodate office, retail and other activities needed for the provision of goods and services to permanent and seasonal populations.

Policy II-2.1.3

To allow both the public and private sectors to respond to changing conditions and permit the appropriate location of neighborhood commercial uses within or adjacent to established residential neighborhoods, up to 5 percent of the area designated residential within a flexibility zone may be used for neighborhood commercial uses, subject to a determination by the Broward County Commission that such allocation is compatible with adjacent land uses in those specific instances established in Policy 13.01.10 of the Broward County Land Use Plan, and subject to the restrictions identified within the Residential Permitted Uses subsection of the Plan Implementation Requirements section of Coconut Creek's comprehensive plan.

Policy II-2.1.5

Include in the Land Development Code separate zoning categories for neighborhood, community and regional commercial development which set forth intent, location criteria and development standards consistent with the following policies:

- a.) Neighborhood commercial uses are those which meet the everyday shopping needs of local residents and businesses and shall be located on public roads with adequate capacity, convenient to residential neighborhoods and restricted to a scale consistent with such neighborhoods.

Goal II-7.0.0

Eliminate and prevent areas of blight, incompatible land uses and nonconforming structures.

Objective II-7.1.0

Continue to implement land use policies and development review programs which encourage the elimination of uses which are inconsistent with the community's character and established future vision, and which prevent future incompatible land uses throughout the City.

Policy II-7.1.1

The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to this land use plan and rezoning requests.

Policy II-7.1.2

The established character of predominantly developed areas shall be a primary consideration when amendments to this Land Use Plan and rezoning requests are considered.

SPECIFIC STANDARDS

(1) The proposed use will not reduce the level of service provided on any street to a lower level than would result from a development permitted by right.

The proposed uses will not reduce the level of service provided on any street to a lower level than would result from a development permitted by right. The proposed use associated with the pet boarding facility will have little or no impact on public utilities, level of service or current public infrastructure systems. The proposed pet boarding use is considered low-intensity, low-impact type use.

(2) The proposed use will not result in significantly greater amount of through traffic on local streets than would result from a development permitted by right.

The proposed uses will not result in a significantly greater amount of through traffic on local streets than would result from a development permitted by right. There is no access to the Pet Lodge from local streets. Ingress/egress to the site is directly from Hillsboro Boulevard. The traffic analysis provided to Broward County indicates the proposed use generates very little traffic and the level of service will not be impacted and trips will be reduced. The traffic generated by the proposed uses generally do not occur during the peak a.m. or p.m. times.

(3) The proposed use will not require extension or enlargement of the thoroughfare system at a higher net public cost than would result from a development permitted by right.

The proposed uses will not require extension or enlargement of the thoroughfare system at a higher net public cost than would result from a development permitted by right. The Hillsboro Boulevard corridor is a major thorough-fare which was annexed from Broward County. The City initiated the Hillsboro Boulevard Corridor Visioning in 2016 in partnership with Broward County Parks and Recreation Department. Part of the public workshop presentation the Property and surrounding area was identified with redevelopment potential. The proposed use will not affect the thoroughfare system.

(4) The proposed use will not require enlargement or alteration of utility facilities, drainage systems, and other utility systems other than what would result from a development permitted by right.

The proposed uses will not require enlargement or alteration of utility facilities, drainage systems, and other utility systems other than what would result from a development permitted by right. The proposed use will not create a storm drainage problem for other properties. The Property is proposing to contain all drainage on site through an underground drainage system. The Property falls within the Cocomar Water Control District ("Cocomar"). The drainage system will meet the Cocomar development standards.

(5) The proposed use will not demand greater municipal public safety services exceeding the demand resulting from a development permitted by right.

The proposed use will not demand greater municipal public safety services exceeding the demand resulting from a development permitted by right. The proposed use will provide an increase in public safety by providing active uses on-site, eliminate blight and vacant property. The proposed use will introduce an improved safe comfortable pedestrian environment at this location along the corridor.

(6) If a special land use is combined with other special land uses or permitted uses on a site, the overall intensity and scale of uses on the site is appropriate given the adequacy of proposed buffers and setbacks and the land uses of surrounding properties.

If a special land uses are combined with other special land uses or permitted uses on a site, the overall intensity and scale of uses on the site is appropriate given the adequacy of proposed buffers and setbacks and the land uses of surrounding properties. The proposed use if combined with other special land uses would be appropriate as the new use provides adequate buffers and setbacks and the land use is similar to and compatible with surrounding properties.

STANDARDS FOR PET BOARDING FACILITIES – GENERAL FACILITY REQUIREMENTS

(1) Pet Boarding/kennel facilities shall be limited to the boarding of domestic animals, pursuant to Section 5-2, Definitions, of the City Code of Ordinances.

The Pet Lodge will board only domestic animals, which are animals normal kept as household pets such as dogs and cats

(2) Soundproofing shall be provided such that sounds generated by any animals confined inside cannot be heard outside of the property on which the facility is located.

The applicant will provide soundproofing. The Pet Lodge will be constructed with CBS walls and impact resistant glass windows.

(3) Pet boarding/kennel facilities shall contain an air-handling system for disinfection and odor control in accordance with the Florida Building Code.

The air-handling system and ventilation will be in accordance with the Florida Building Code.

(4) Pet boarding/kennel facilities shall contain waste control facilities such as a flush system or must bag and dispose of into trash sanitation as directed through federal sanitation directives.

The Pet Lodge will manage waste control by either a flush system or bag and dispose into trash sanitation as directed.

(5) Pet boarding/kennel facilities shall follow a tick and flea protocol for pets within their facility.

Flea and tick control protocol will be followed.

(6) Pet boarding/kennel facilities shall contain no crematory facilities.

No crematory facilities are proposed at this facility.

(7) Pet boarding/kennel facilities shall provide 24-hour contact information for first responders and business hour contact information for customer and or neighbor concerns.

24-hour contact information shall be provided to all first responders as well as business hour contact information for all customer and neighbor concerns. This information shall also be available on the Pet Lodge website.

(8) Pet boarding/kennel facilities shall not include the sale of animals.

There shall be no sale of animals proposed at this facility.

STANDARDS FOR PET BOARDING FACILITIES – ANIMAL ENCLOSURES

(1) Animal enclosures shall be of sufficient size to allow for each animal to stand and walk around freely, and exercise normal postural movements as well as allowing room for bedding and food and water bowls with a minimum floor space of 20 square feet for each individual enclosure.

Pet Lodge will provide a minimum of 20 square feet for each individual enclosure.

(2) Each individual animal enclosure shall provide for a private relief and exercise area with a minimum of 36 square feet covered with artificial turf.

Pet Lodge will provide a minimum of 36 square feet covered private relief and exercise area for each individual animal enclosure.

(3) Animal(s) shall never be confined in a space without human supervision and that does not provide shelter from the elements.

Pet Lodge will comply.

(4) Enclosures shall be constructed of materials that are water resistant and can be readily cleaned.

Pet Lodge will comply. Dog cages will be glass and cat containment area will be made of water resistant easily cleaned material.

(5) Enclosures shall be separated by a solid wall to prevent water and waste from flowing into other enclosures.

Pet Lodge will comply. Dog cages will be glass and cat containment area will be made of water resistant easily cleaned material.

(6) Wire flooring is prohibited.

Wire flooring is not proposed. All flooring is solid concrete (inside) or grass.

STANDARDS FOR PET BOARDING FACILITIES – OUTDOOR EXERCISE/PLAY AREAS

(1) Outdoor exercise/play areas for animals shall be no less than 100 feet from the nearest residentially zoned property.

The nearest residentially zoned property is over 340 feet away from the facility.

(2) Any common exercise/play area shall be of sufficient size to allow maintenance of sanitary conditions and avoid overcrowding of animals.

Pet Lodge will comply.

(3) Outdoor exercise/play areas shall have adequate walls or fences to keep pets secured and restrict entry from outside.

The outdoor exercise/play areas are completely enclosed within the masonry wall. There is no access to the outdoor play area except through the main facility entrance.

(4) Screening walls shall be of masonry construction and no less than 6 feet in height and no more than 8 feet in height.

The proposed masonry wall is 6' in height.

(5) No animals may be exercised in groups outdoors before 7:00 a.m. or after 7:00 p.m.

Group outdoor exercise will begin after 7:00 a.m. and discontinue before 7:00 p.m. daily.

(6) Outdoor exercise/play areas shall be provided with areas of shade from direct sunlight.

Shade elements are provided through-out the outdoor exercise/play areas.

(7) Adequate drainage in outdoor areas shall be provided in order to prevent standing water.

Adequate drainage system will be provided to prevent standing water.

In summary, the Special Land Use application is in substantial compliance with the City's Land Development Code. However, prior to final approval, the following comments must be addressed:

1. Outstanding DRC comments remain effective throughout the development review process and must be addressed prior to issuance of a building permit.

Staff Recommendation:

City staff has reviewed the application as to consistency with the above referenced standards and finds the Special Land Use request, subject to the above conditions, consistent with the Section 13-35 "Special Land Use" of the City of Coconut Creek Land Development Code.

LAWSS/jw

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Attachments:

Aerial Photo
DRC Report
Exhibit