TOWN OF LOXAHATCHEE GROVES

TOWN HALL CHAMBERS

PLANNING AND ZONING BOARD

AGENDA

March 23, 2023 – 5:30 to 6:30 P.M.

William Ford Chairmen (Seat 1)
Audrey Friedrich (Seat 3)
William Bell Vice Chairman (Seat 5)

Brett Raslowitz (Seat 2)
Neil O'Neal III (Seat 4)

Administration

Town Manager Francine Ramaglia
Town's Planning Consultant, Jim Fleishmann
Town Clerk, Lakisha Q. Burch

Civility: Being "civil" is not a restraint on the First Amendment right to speak out, but it is more than just being polite. Civility is stating your opinions and beliefs, without degrading someone else in the process. Civility requires a person to respect other people's opinions and beliefs even if he or she strongly disagrees. It is finding a common ground for dialogue with others. It is being patient, graceful, and having a strong character. That's why we say "Character Counts" in Town of Loxahatchee. Civility is practiced at all Town meetings.

Special Needs: In accordance with the provisions of the American with Disabilities Act (ADA), persons in need of a special accommodation to participate in this proceeding shall within three business days prior to any proceeding, contact the Town Clerk's Office, 155 F Road, Loxahatchee Groves, Florida, (561) 793-2418.

The Planning & Zoning Board meets on the 3rd or 4th Thursday of each month subject to the filing of applications. It also acts as the Local Planning Agency (LPA).

CALL TO ORDER

OPENING

1. **Call to Order & Roll Call**
2. **Approval of Agenda**

2. **Public Comments**

REGULAR AGENDA

1. **Big Dog Ranch Site Plan Review**

2. **Public Comments**

COMMITTEE MEMBER COMMENTS

SET NEXT MEETING DATE

ADJOURN PLANNING AND ZONING BOARD

TOWN OF LOXAHATCHEE GROVES
PLANNING AND ZONING BOARD
March 23, 2023

BIG DOG RANCH SITE PLAN AMENDMENT STAFF SUMMARY:

A. Site and Applicant Information

1. Site Plan Amendment Application SP (A) 2023-01 Big Dog Ranch Rescue

Project Name: Big Dog Ranch Rescue Site Plan Amendment SP (A) 2023-01.

Agent: Lauren Simmons, Registered Agent.

Applicant: Lauren R. Simmons, Manager.

Owner: Big Dog Ranch Rescue, Inc.

Parcel Control Numbers (PCN): 41-41-43-29-01-001-0000.

Project Location: Southeast corner of Okeechobee Boulevard and "D" Road.

Street Address: 14444 Okeechobee Boulevard

Size of Property: 32.1 acres.

FLU Map Designation: Rural Residential 5 (RR 5)

Zoning Designation: Agricultural Residential (AR) with a Special Exception and Site Plan approval for a Rescued Animal Care Facility.

Existing Use: Big Dog Ranch Rescued Animal Care Facility.

Current Maximum Development Potential: 65,804.5 sq. ft.; 0.045 F.A.R. (Resolution 2018-07).

Proposed Maximum Development Potential: 75,263 sq. ft.; 0.052 F.A.R.

2. Approval History

The subject site was granted Special Exception and Site Plan approval by Loxahatchee Groves (Resolutions 2015-09, 2017-66, and 2018-07 and Administrative Site Plan Amendment SP (A) 2022-01) to permit a Rescued Animal Care Facility, subject to conditions of approval.

Among the current principal use and design conditions of the approvals are the following:

1. Approval of a maximum of 65,804.5 sq. ft. of building and enclosed structure area; a floor-area-ratio not to exceed 0.045.

2. Veterinary services and dog boarding as accessory uses may be provided by a licensed veterinarian for adopted or previously adopted animals. Such services shall not be available to the general public.

3. The number of dogs allowed shall be based upon square footage of the facility and PBC Animal Control Center and Florida Fish and Wildlife Conservation Commission regulations; however, in no event, shall the number of dogs exceed the following maximums: puppies – 100; and adult dogs – 400.

3. Application Summary

The Applicant has requested a site plan amendment to address the changing needs of Big Dog Ranch after five years of operation. Proposed revisions will increase the previously approved maximum development potential of the facility from 65,804.5 sq. ft.to 75,263 sq. ft. The following is a summary of proposed changes:

1. Redesign of, and Increase in size of, the Boarding Dog Housing from 6,581 sq. ft. to 15,301 sq. ft.; an increase of 8,720 sq. ft..in order to allow individual dogs more living space.

2. The following minor modifications: Education Center Building (increase by 506 sq. ft.); Senior Sanctuary Large Dog and Support (increase by 232 sq. ft.); and Senior Sanctuary Medium Dogs (increase by 1 sq. ft.). A total increase of 9.459 sq. ft.

3. Addition of a 20' x 20' open air gazebo within the interior of the Puppy Land facility (no additional building sq. ft. proposed).

4. Realignment of the Education Building (no additional building sq. ft. proposed).

The proposed Site Plan will not result in the housing of additional dogs or additional employees.

The current approved Site Plan (May 31, 2022) is presented as Exhibit 1. The proposed Site Plan (SP (A) 2023-01) is presented as Exhibit 2. Approved Site Plan versus Proposed Site Plan uses and structure space allocations are summarized in Table 1.

Exhibit 1

Approved Site Plan

(Refer to the following page)

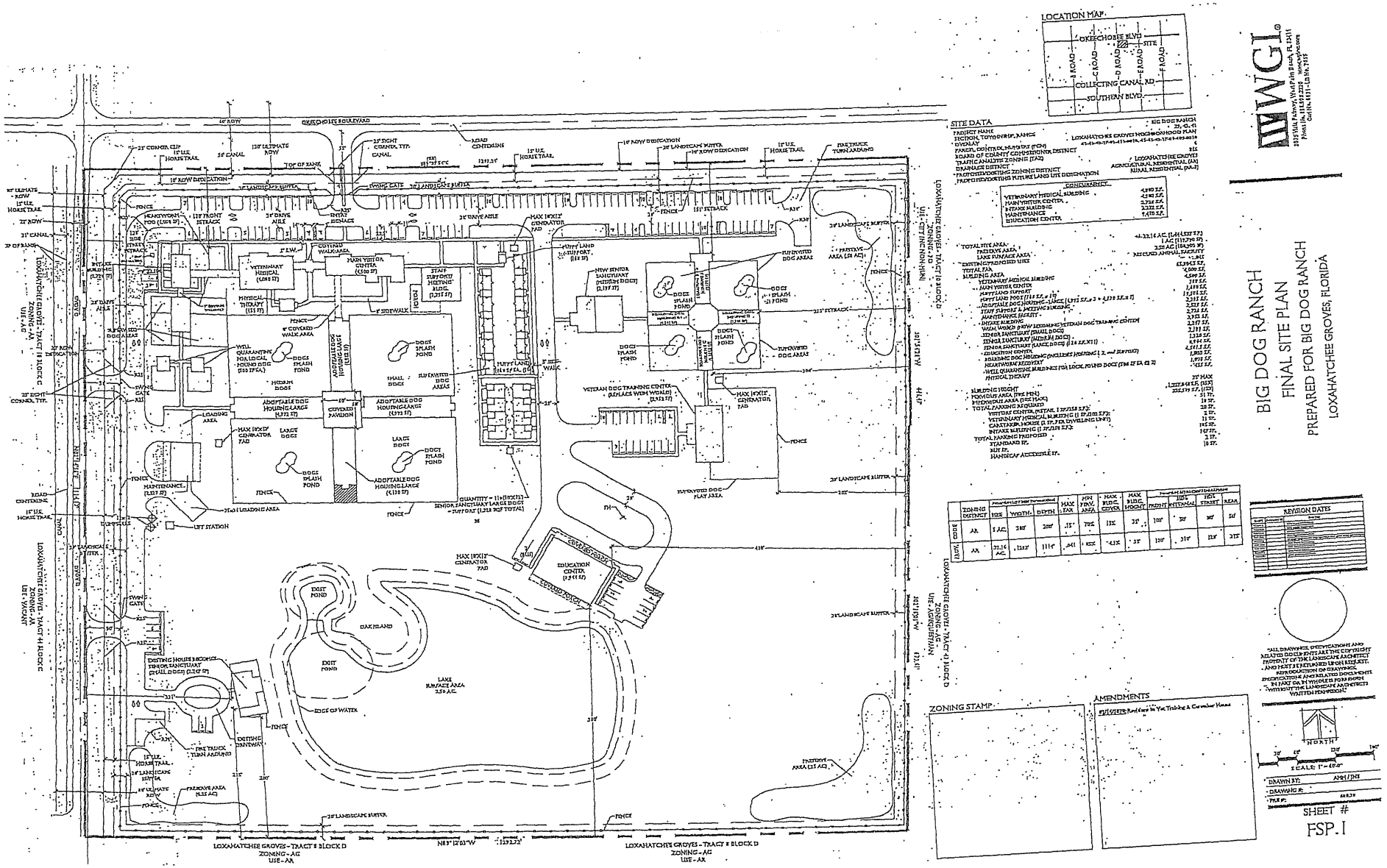
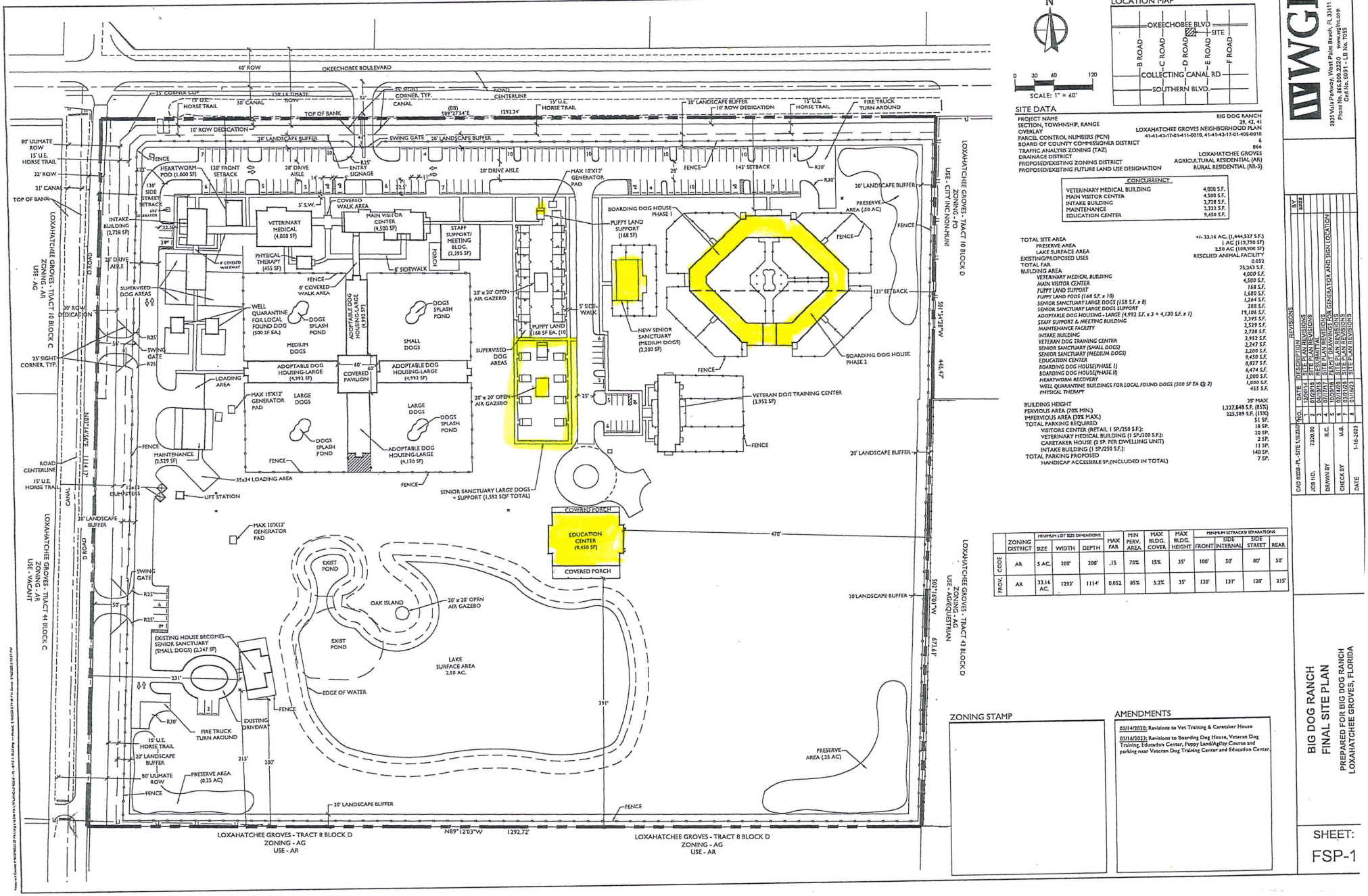

LOCATION MAP
OKEECHOBEE BLVD
SITE
COLLECTING CANAL RD
SOUTHERN BLVD
SITE DATA
BIG DOG RANCH
FINAL SITE PLAN
PREPARED FOR BIG DOG RANCH
LOXAHATCHEE GROVES, FLORIDA
REVISION DATES
ZONING STAMP
AMENDMENTS
NORTH
SCALE: 1" = 60'-0"
SHEET #
FSP.1

Exhibit 2

Proposed Site Plan

(Refer to the following page)



Big Dog Ranch Rescue
Site Plan Amendment SP (A) 2023-01
February 23, 2023

Table 1
Big Dog Ranch Approved Versus Proposed Site Plan

Building	Building Sq. Ft.		Increase or (Decrease) in Sq. Ft.
	Approved Site Plan	Proposed Site Plan	
Veterinary Medical Building	4,000	4,000	0
Main Visitor Center	4,500	4,500	0
Puppy Land Support	168	168	0
Puppy Land Pods	1,680	1,680	0
Adoptable Dog Housing - Large	19,106	19,106	0
Staff Support and Meeting Building	3,395	3,395	0
Maintenance Facility	2,529	2,529	0
Intake Building	2,728	2,728	0
Veteran Dog Training Center (aka Wiem World)	3,952	3,952	0
Senior Sanctuary (Small Dog)	2,247	2,247	0
Senior Sanctuary (Medium Dog)	2,199	2,200	1
Senior Sanctuary (Large Dog + Support)	1,320	1,552	232
Education Center	8,944	9,450	506
Boarding Dog Housing	6,581	0	(6,581)
Boarding Dog House (Phase I)	0	8,827	8,827
Boarding Dog House (Phase II)	0	6,474	6,474
Heartworm Recovery Cabins	1,000	1,000	0
Well Quarantine Building For Local Found Dogs	1,000	1,000	0
Physical Therapy	455	455	0
Totals	**65,804**	**75,263**	**9,459**

C. Submitted Support Documents

Item	Content
Resolution 2018-07 and Administrative Site Plan Amendment SP(A) 2022-01	Previous Site Plan and Conditions of Approval
Proposed Amended Site Plan and table of itemized changes	Proposed revised Site Plan and description of proposed changes indicating an increase in the approved square footage from 65,804 to 75,263 and F.A.R from 0.045 to 0.052.

Item (continued)	Content (continued)
Justification Statement	Proposed Site Plan revisions are necessary to address Changed facility needs based upon operating experience.
Notification of Extension and Town acknowledgement	Extended buildout date to February 14, 2024
Updated Traffic counts and Traffic Statement	1. Traffic counts at Okeechobee Boulevard entrance January 31st – February 2nd, 2023. 2. A Traffic Statement, based upon the updated traffic counts, prepared by JFO Group, Inc. determined compliance with Palm Beach County Traffic Performance Standards.

D. Staff Finding and Recommendation

Proposed SP (A) 2023-01 increases the current Site Plan approval by 9,459 sq. ft. of building area and the Floor-Area-Ratio (F.A.R.) from 0.045 to 0.052. The proposed increase in building space is well within the maximum F.A.R. of 0.15 allowed in the AR zoning district.

The principal proposed addition of square footage (8,720 sq. ft. or 92% of the total)) consists of an increase in the size of the Dog Boarding Houses to allow for additional area for each housed dog. The proposed Site Plan, according to the Applicant, will not result in the boarding of additional dogs or increase the current staffing level.

Staff finds the proposed Site Plan Amendment SP (A) 2023-01 generally consistent with the Town's previous Site Plan Approvals (i.e. (Resolutions 2015-09, 2017-66, and 2018-07 and Administrative Site Plan Amendment SP (A) 2022-01).) and recommends approval subject to Conditions of Approval presented in Exhibit 3.

Conditions of Approval stated in Town Resolution 2015-09 as amended by Town Resolutions 2017-66 and 2018-097 and Administrative Site Plan Amendment SP(A) 22-01 dated May 26, 2022 are proposed to remain in full force and effect unless fulfilled or specifically amended by the approval of SP (A) 2023-01.

Further, development of the site shall be limited to that depicted in the Final Site Plan dated January 16, 2023. All modifications to the Final Site Plan shall be approved by the Town Council unless the proposed changes are required to meet conditions of approval or are in accordance with the ULDC, as determined by the Town Manager.

E. Planning and Zoning Board (PZB) Recommendation: To be determined

F. Town Council Action: To be determined.

Exhibit 3
Proposed Amended Conditions of Approval

GENERAL

1. Conditions of Approval presented herein shall retain, replace or amend Conditions of Approval adopted by the Town Council in Town Resolutions 2015-09, 2017-01 and 2018-87. Previous Conditions of Approval that have been satisfied, or are no longer required are deleted by ~~strikethrough~~ .herein.

2. The conditions of approval herein shall apply to the Owner, Applicant and their successors and assigns.

3. Development of the site is limited to the uses approved by the Town of Loxahatchee Groves in Exhibit A hereto (Big Dog Ranch Amended Final Site Plan). The Amended Final Site Plan is dated ~~May 31, 2022~~ January 16, 2023. All modifications to the Amended Final Site Plan must be approved by the Town Council unless the proposed changes are required to meet conditions of approval or are in accordance with ULDC Section 155-005(B), as determined by the Town Manager.

4. Prior to submittal of any building permit applications for processing by the Town of Loxahatchee Groves, the Town Engineer shall review and the Town Manager shall approve the following plans for consistency with the ULDC: Schematic water, sewer, paving and drainage plan, landscape plan, parking facility lighting plan and floor plans.

5. The location of 1.0 acres of preserve area shall be identified on the Amended Final Site Plan.

6. Pursuant to the Municipal Services Payment Agreement (Town Resolution 2017-42) , an annual payment in lieu of taxes (PILOT) contribution to the Town of Loxahatchee Groves shall be made in the amount of $7,000 in the initial year for Fiscal Year (FY) 2016, to escalate at a rate of 3% per year.

USE LIMITATIONS AND REQUIREMENTS

1. The floor-area-ratio of all buildings and enclosed structures shall not exceed ~~0.045~~ 0.052.

2. Veterinary services and dog boarding as accessory uses may be provided by a licensed veterinarian for adopted or previously adopted animals. Such services shall not be available to the general public.

3. An accessory caretaker unit may be provided.

4. The number of dogs allowed shall be based upon square footage of the facility and PBC Animal Control Center and Florida Fish and Wildlife Conservation Commission regulations;

however, in no event, shall the number of dogs exceed the following maximums: puppies – 100; and adult dogs – 400.

5. Outdoor animal runs shall be located a minimum of 200 feet from a directly abutting residential zoning district, be permeable hard surfaced or grassed with drains every 10 feet and be connected to a central or individual sanitary facility approved by the PBCHD.

6. A minimum 6-foot high vinyl chain-link fence enclosing the entire property shall be provided, as indicated on the Amended Final Site Plan dated ~~May 31, 2022~~ January 16, 2023.

7. Separate, minimum 6-foot high vinyl opaque fences shall be required around each outdoor run area, with the exception that a six-foot high wood-framed welded wire fence shall be permitted around each Puppy Land Pod outdoor run area depicted in the Amended Final Site Plan dated ~~May 31, 2022~~ January 16, 2023.

8. Outdoor runs shall not be used earlier than 7:00 a.m. or later than 8:00 p.m. seven days per week.

9. Swing gates shall be installed at the Okeechobee Boulevard and "D" Road entrances.

a. The gate along Okeechobee Boulevard shall be used as the primary facility access and open to the public from 10am to 6pm. Said gate shall be accessed after hours only by managerial and veterinary staff.

b. The gates along D Road shall be located a minimum of 35 feet from the western property line.

~~10. A periodic sound monitoring program shall be approved by the Town Council prior to issuance of the initial Certificate of Occupancy.~~

~~11.~~10. A 15-foot horse trail easement shall be dedicated to the Town of Loxahatchee Groves along the Okeechobee Boulevard and "D" Road frontages of the property.

~~12.~~ 11. The facility shall contain a designated "quarantine" area or space for dogs that, due to illness or temperament, need to be separated from the general population.

~~13.~~ 12. No more than 15 dogs, accompanied by handlers, shall be allowed in an individual dog run area at any given time.

~~14.~~ 13. Generators shall comply with the maximum sound levels for non-residential permanent generators per Palm Beach County ULDC Article 5 *Supplementary Standards,* Chapter E *Performance Standards,* Section 4 *Nuisances,* Subsection B.2. *Maximum Sound Levels* and Table 5.E.4.B.

~~15.~~ 14. Generators may be operated for exercising purposed one time per week, excluding Sundays, for a period not exceeding 30 minutes between the hours of 10:00 a.m. and 5:00 p.m.

ARCHITECTURAL

1. Building sidings and signs materials shall mimic wood lap siding.

2. Trim shall be applied at the corners of buildings.

3. Wall breaks on the larger buildings shall be enhanced by using arcades, banding, and projections.

4. Arcades (porch) shall be used as a means of creating human scale along the fronts of buildings.

5. Metal roofing shall be used on all buildings.

6. Mansard roofs and other vertical elements shall be used to break up the roof line.

7. Integration of complex window elements on buildings shall be used.

8. Mechanical and service areas shall be screened from public view.

9. Signage shall mimic building architecture.

10. The acoustic design guidelines recommended by Edward Dugger Associated, P.A. (EDA) in the report entitled "Big Dog Ranch – New Facility Acoustic Report – p2", dated April 1, 2015 shall be incorporated within the construction of the project.

ENGINEERING

1. Consistent with the Palm Beach County Mandatory Traffic Performance Standards criteria in place at the time of this approval, no building permits for the site shall be issued after ~~December 31, 2020~~ February 14, 2024. A time extension for this condition may be approved by the Town Engineer based upon an approved traffic study which complies with Mandatory Traffic Performance Standards in place at the time of the request or acknowledged by the Town as a the result of an effective Emergency Declaration by the Governor of Florida.

2. During the plat process the Okeechobee Boulevard and "D" Road rights-of-way, as indicated on the Amended Final Site Plan shall be dedicated to Palm Beach County and the Town, respectively.

3. An Irrigation plan shall, to be reviewed by the Town Engineer and approved by the Town Manager shall be included with documents submitted to The Town of Loxahatchee Groves for building permit approval.

4. A 30-foot roadway right-of-way dedication shall be made to the Town of Loxahatchee Groves along the "D" Road frontage, including a 25-foot corner clip at the intersection of "D" Road and Okeechobee Boulevard.

5. In the event that additional right-of-way is required, over and above that which is required by Engineering Condition 4, sufficient additional right-of-way on "D" Road shall be dedicated to the Town for a northbound right turn lane at its intersection with Okeechobee Boulevard.

~~6. A contribution in the amount of $100,000 shall be made to the Town of Loxahatchee Groves for improvements to "D" Road from Okeechobee Boulevard to the southern property line of the property.~~

LAND CLEARING AND LANDSCAPING

1. Any land clearing activities shall comply with the permit requirements of Article 87 "Native Tree Preservation, Soil Stabilization and Invasive Exotic Removal" of the Loxahatchee Groves Unified Land Development Code. Included in the required land clearing permit application, a "Created Ecological Community Installation and Management Plan" shall be submitted for the 1.0 acre "Preserve" area to satisfy the requirements of ULDC Section 85-025 (C*) "Preserved/created ecological communities."* If an Alternative Mitigation plan is proposed, such plan shall be approved by the Town Council prior to the issuance of a General Permit.

2. Project landscaping shall conform to the Landscape Plan dated December 30, 2014.

3. Prior to demolition of any structures, the Florida Dept. of Health shall be contacted regarding Asbestos removal.

4. The Agility Course and all Dog Runs and Supervised Dog Areas shall be covered by natural turf grass or permeable artificial surface.

5. A continuous solid opaque hedge, a minimum 4-feet high at installation, shall be required around the perimeter and outside of the fence of the entire 33.16 acre property. All hedging shall be permanently maintained at a height of 6-feet.

6. Landscape Plan installation inspections shall be coordinated with Temporary and final Certificate of Occupancy inspections conducted by Town staff or consultants according to the Big dog Ranch phasing plan dated July 17, 2017, incorporated herein by reference. A final complete property landscape inspection shall be coordinated with the Final Certificate of Occupancy for development of Phase 4 of the phasing plan.

EXTERIOR LIGHTING

~~1. A Photometric Plan shall be submitted for review by the Town Engineer and approved by the Town Engineer and Town Manager prior to submittal of the initial building permit application~~.

~~2.~~ 1. All exterior lighting shall be directed downward and contain shields to contain lighting within the property boundaries.

PALM TRAN

1. Not Applicable.

PARKING AND LOADING

1. All parking and loading shall occur on site as indicated on the Amended Final Site Plan dated ~~May 31, 2022~~ January 16, 2023.

~~2. Prior to the issue of the initial building permit, the Final Site Plan shall be revised to indicate loading area dimensions that meet the ULDC minimum requirement of 12 feet x 45 feet.~~

SIGNS

1. Sign permit applications shall be submitted to the Town as required by ULDC Section 90-070 *Sign permit requirements*

2. Mandatory building identification signs (maximum sign face of 4 sq. ft.) shall be attached to each structure.

3. One permanent monument or panel sign, not to exceed 60 sq. ft., is permitted at the entrance to the facility on Okeechobee Boulevard subject to the issuance of a sign permit by the Town of Loxahatchee Groves pursuant to ULCD Article 90 *Signs.*

UTILITIES AND SERVICES

1. A Developer's Agreement with the Palm Beach County Water Utility Department is required for the provision of central water and wastewater services to the project. It shall first be approved by the Town Council prior to becoming effective.

2. Solid waste collection and disposal shall be accomplished by contract between the Property Owner and a third-party hauler prior to issuance of the initial certificate of occupancy.

3. The on-site animal waste collection and disposal system shall consist of the following:

a. Indoor Program: Built-in pressure washers and drains tied directly to the sewer system. All fecal matter and urine from inside the buildings shall be sprayed into the drains. Drains shall be periodically flushed into the sewer system. Kennel cleaners and sanitizing agents shall be used daily.

b. Out-of-Doors Program: "DogiPot" stations (i.e. covered metal trash cans with a supply of collection bags shall be placed around the property. Fecal matter will be policed and placed in "DogiPot" receptacles. "DogiPot" bags shall be collected and placed in covered trash dumpsters up to four times daily by Big Dog staff. Dumpsters shall be emptied and removed from the property a minimum of three times per week by the contracted third-hauler for ultimate disposal.

4. The operation shall comply with the following waste disposal standards, as appropriate: (1) PBC ECR 1 and ECR 2 and (2) rules of FDEP, FFWCC, PBCHD and PBCSWA.

~~5 Prior to a Certificate of Occupancy for Phase 1, the Florida Dept. of Health shall be contacted regarding the need for bio-medical hazardous waste permits.~~

~~6.~~ 5. Buildings of 5,000 sq. ft. and larger shall contain automatic sprinkler systems.