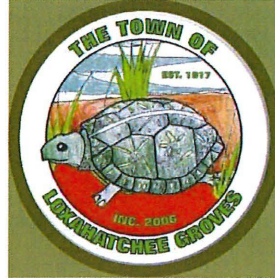


TOWN OF LOXAHATCHEE GROVES
TOWN HALL CHAMBERS
PLANNING AND ZONING BOARD

AGENDA

January 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 Approval

2. Public Comments

COMMITTEE MEMBER COMMENTS

SET NEXT MEETING DATE

ADJOURN PLANNING AND ZONING BOARD

**TOWN OF LOXAHATCHEE GROVES
PLANNING AND ZONING BOARD
February 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.

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

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 0.041.
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:

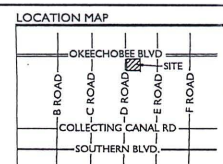
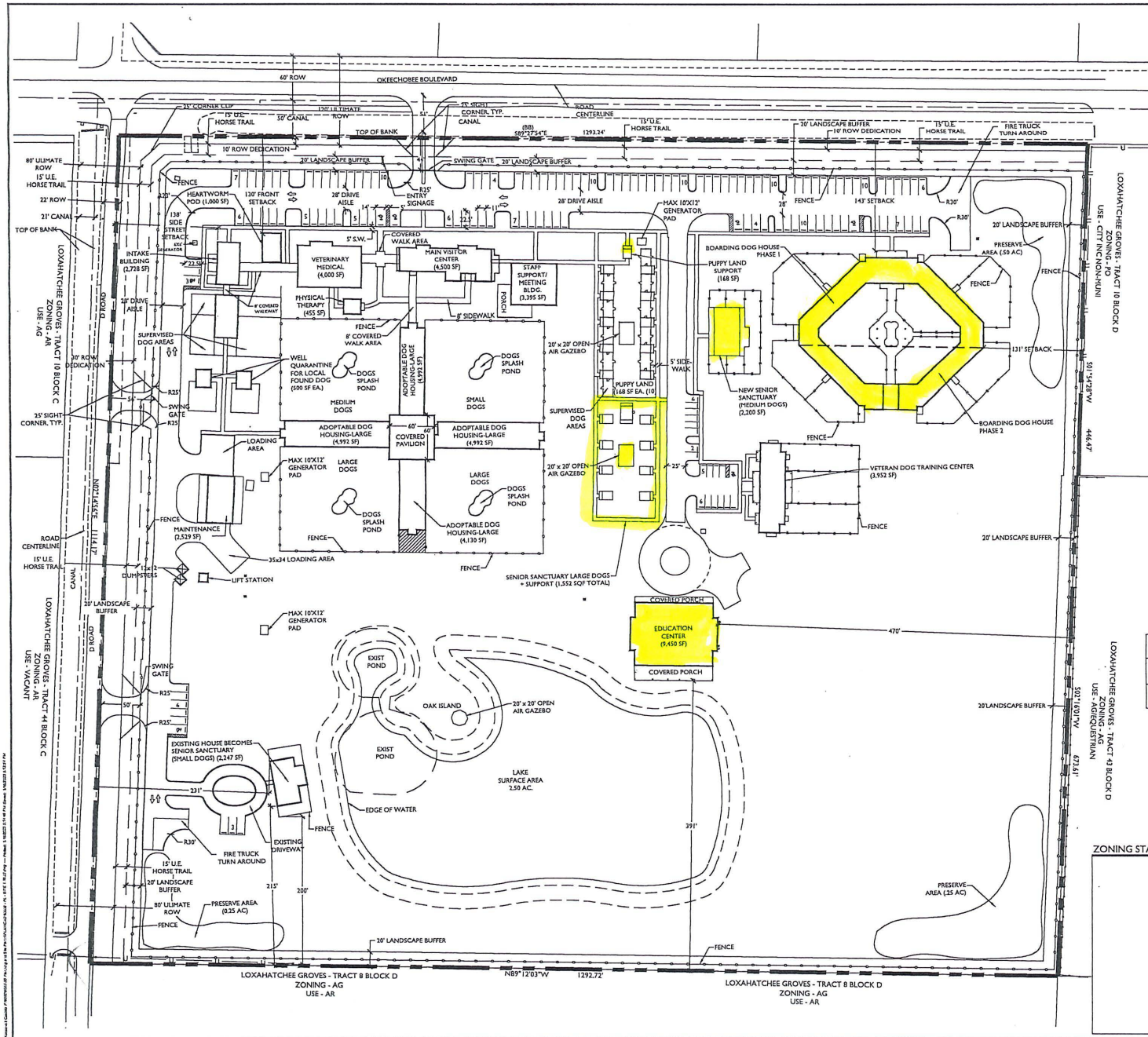
1. Redesign of, and Increase in size of, the Boarding Dog Housing from 6,581 sq. ft. to 15,301 sq. ft.; an increase of 8,720 sq. ft. in order to allow individual dogs more living space.
2. The following minor modifications: Education Center Building (increase by 506 sq. ft.); Senior Sanctuary Large Dog Support (increase by 288 sq. ft.); and Senior Sanctuary Large Dogs (decrease by 56 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.
4. Realignment of the Education Building (no increase in the size).

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)

Exhibit 2
Proposed Site Plan
(Refer to the following page)



SITE DATA

PROJECT NAME	BIG DOG RANCH
SECTION, TOWNSHIP, RANGE	35, 43, 41
OVERLAY	LOXAHATCHEE GROVES NEIGHBORHOOD
PARCEL CONTROL NUMBERS (PCN)	41-41-43-17-01-41-0010, 41-41-43-17-01-40-0010
BOARD OF COUNTY COMMISSIONERS DISTRICT	866
TRAFFIC ANALYSIS ZONING (TAD)	LOXAHATCHEE GROVES
DRAINAGE DISTRICT	AGRICULTURAL RESIDENTIAL (AR)
PROPOSED EXISTING ZONING DISTRICT	
PROPOSED FUTURE LAND USE DESIGNATION	

CONCURRENCY

VETERINARY MEDICAL BUILDING	4,000 S.F.
MAIN VISITOR CENTER	4,500 S.F.
INTAKE BUILDING	2,728 S.F.
EDUCATION CENTER	9,450 S.F.

TOTAL SITE AREA	41,331.6 AC. (1,444,537 S.F.)
PRESERVE AREA	1 AC. (119,790 S.F.)
LAKE SURFACE AREA	3.50 AC. (108,900 S.F.)
EXISTING PROPOSED USES	RESCUED ANIMAL FACILITY
TOTAL FAR	0.032
BUILDING AREA	75,243 S.F.
VETERINARY MEDICAL BUILDING	4,000 S.F.
MAIN VISITOR CENTER	4,500 S.F.
INTAKE BUILDING	168 S.F.
EDUCATION CENTER	9,450 S.F.
PUPPY LAND SUPPORT	1,480 S.F.
PUPPY LAND PODS (188 S.F. x 10)	1,880 S.F.
SENIOR SANCTUARY LARGE DOGS (138 S.F. x 8)	1,104 S.F.
SENIOR SANCTUARY LARGE DOGS SUPPORT	288 S.F.
ADOPTABLE DOG HOUSING - LARGE (4,992 S.F. x 3 + 4,130 S.F. x 1)	19,106 S.F.
STAFF SUPPORT & MEETING BUILDING	2,395 S.F.
MAINTENANCE FACILITY	2,529 S.F.
INTAKE BUILDING	2,728 S.F.
VETERAN DOG TRAINING CENTER	3,922 S.F.
SENIOR SANCTUARY (SMALL DOGS)	2,247 S.F.
SENIOR SANCTUARY (MEDIUM DOGS)	2,200 S.F.
EDUCATION CENTER	9,450 S.F.
BOARDING DOG HOUSE (PHASE I)	8,827 S.F.
BOARDING DOG HOUSE (PHASE II)	6,474 S.F.
HEARTWORK RECOVERY	1,000 S.F.
WELL QUARANTINE BUILDINGS FOR LOCAL FOUND DOGS (200 S.F. EA. @ 2)	400 S.F.
PHYSICAL THERAPY	455 S.F.
BUILDING HEIGHT	30' MAX
PERVIOUS AREA (70% MIN)	1,227,848 S.F. (85%)
IMPERVIOUS AREA (20% MAX)	235,549 S.F. (15%)
TOTAL PARKING REQUIRED	51 SP.
VISITORS CENTER (RETAIL) 1 SP./250 S.F.	18 SP.
VETERINARY MEDICAL BUILDING (1 SP./100 S.F.)	20 SP.
CARETAKER HOUSE (2 SP. PER DWELLING UNIT)	2 SP.
INTAKE BUILDING (1 SP./250 S.F.)	11 SP.
TOTAL PARKING PROPOSED	148 SP.
HANDICAP ACCESSIBLE SP. (INCLUDED IN TOTAL)	7 SP.

ZONING DISTRICT	PROV. CODE	MINIMUM LOT SIZE DIMENSIONS			MAX FAR	MIN PERV. AREA	MAX BLDG. COVER	MAX BLDG. HEIGHT	MINIMUM SETBACKS / SEPARATIONS			
		SIZE	WIDTH	DEPTH					FRONT	INTERNAL	STREET	REAR
AR	AR	5 AC.	200'	200'	.15	70%	15%	35'	100'	50'	80'	50'
AR	AR	33.14 AC.	1293'	1114'	0.052	85%	5.2%	35'	130'	131'	128'	215'

ZONING STAMP

AMENDMENTS

03/14/2023: Revisions to Vet Training & Caretaker House
01/16/2023: Revisions to Boarding Dog House, Veteran Dog Training, Education Center, Puppy Land/Agility Course and parking near Veteran Dog Training Center and Education Center.

BIG DOG RANCH
FINAL SITE PLAN
PREPARED FOR BIG DOG RANCH
LOXAHATCHEE GROVES, FLORIDA

SHEET:
FSP-1

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 0.41 to 0.52. 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. All 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 remain in full force and effect.

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