



City of Palm Coast
Agenda
PLANNING AND LAND
DEVELOPMENT
REGULATION BOARD

City Hall
160 Lake Avenue
Palm Coast, FL 32164
www.palmcoastgov.com

Chair James A. Jones
Vice Chair Glenn Davis
Board Member Sybil Dodson-Lucas
Board Member Christopher Dolney
Board Member Pete Lehnertz
Board Member Jake Scully
Board Member Clinton Smith
School Board Rep David Freeman

Wednesday, July 18, 2018

5:30 PM

COMMUNITY WING OF CITY HALL

RULES OF CONDUCT:

>Public comment will be allowed consistent with Senate Bill 50, codified at the laws of Florida, 2013 – 227, creating Section 286.0114, Fla. Stat. (with an effective date of October 1, 2013). The public will be given a reasonable opportunity to be heard on a proposition before the City's Planning & Land Development Regulation Board, subject to the exceptions provided in §286.0114(3), Fla. Stat.

>Public comment on issues on the agenda or public participation shall be limited to 3 minutes.

> All public comments shall be directed through the podium. All parties shall be respectful of other persons' ideas and opinions. Clapping, cheering, jeering, booing, catcalls, and other forms of disruptive behavior from the audience are not permitted.

>If any person decides to appeal a decision made by the Planning and Land Development Regulation Board with respect to any matter considered at such meeting or hearing, he/she may want a record of the proceedings, including all testimony and evidence upon which the appeal is to be based. To that end, such person will want to ensure that a verbatim record of the proceedings is made.

>If you wish to obtain more information regarding Planning and Land Development Regulation's Agenda, please contact the Community Development Department at 386-986-3736.

>In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 386-986-3713 at least 48 hours prior to the meeting.

>The City of Palm Coast is not responsible for any mechanical failure of recording equipment

>All pagers and cell phones are to remain OFF while the Planning and Land Development Regulation Board is in session.

Call to Order and Pledge of Allegiance

Roll Call and Determination of a Quorum

Approval of Meeting Minutes

**1 MEETING MINUTES OF THE MAY 16, 2018 PLANNING AND LAND DEVELOPMENT
REGULATIONS BOARD MEETING**

Public Hearings

- 2 A REZONING REQUEST FROM COMMERCIAL-1 AND ESTATE-1 TO MULTIFAMILY-2 ON A 6.3 ACRE PROPERTY GENERALLY LOCATED ON OLD KINGS ROAD N. NORTH OF OAK TRAIL BLVD., APPLICATION 3680, CONTINUED TO DATE CERTAIN: AUGUST 15, 2018**
- 3 A REQUEST BY WAYZER PROPERTIES LLC FOR A SPECIAL EXCEPTION FOR ANIMAL BOARDING AND DAYCARE WITHIN A VETERINARY CLINIC USE AT 5006 PALM COAST PARKWAY NW.**

Board Discussion and Staff Issues

Adjournment

ATTACHMENTS

City of Palm Coast, Florida Agenda Item

Agenda Date: 6/20/2018

Department Item Key	PLANNING 3591	Amount Account #
Subject	MEETING MINUTES OF THE MAY 16, 2018 PLANNING AND LAND DEVELOPMENT REGULATIONS BOARD MEETING	
Background :		
Recommended Action : Approve as presented.		



**City of Palm Coast
Minutes
PLANNING AND LAND
DEVELOPMENT
REGULATION BOARD**

City Hall
160 Lake Avenue
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**Chair James A. Jones
Vice Chair Glenn Davis
Board Member Sybil Dodson-Lucas
Board Member Christopher Dolney
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Board Member Clinton Smith
School Board Rep David Freeman**

Wednesday, May 16, 2018

5:30 PM

COMMUNITY WING OF CITY HALL

RULES OF CONDUCT:

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Call to Order and Pledge of Allegiance

Chair Jones called the May 16, 2018 meeting of the Planning and Land Development Regulation Board (PLDRB) to order @ 5:30PM.

Roll Call and Determination of a Quorum

Irene Schaefer, Recording Secretary, called the role. Mr. Scully and Mr. Freeman were excused.

Irene Schaefer, Recording Secretary, called the role.

*Present and responding to roll call were the following:
Planning and Land Development Regulation Board Members:*

*Clinton Smith
Christopher Dolney
James A. Jones
Glenn Davis
Pete Lehnertz*

*Excused:
David Freeman
Jake Scully*

*Tardy:
Sybil Dodson-Lucas*

Approval of Meeting Minutes

1 MINUTES OF THE APRIL 18, 2018 PLANNING AND LAND DEVELOPMENT REGULATION BOARD

Pass

Motion made to approve as presented made by Board Member Smith and seconded by Board Member Lehnertz

Approved - 5 - Vice Chair Glenn Davis, Board Member Christopher Dolney, Chair James Jones, Board Member Pete Lehnertz, Board Member Clinton Smith

Public Hearings

2 THE AZURE OF PALM COAST ASSISTED LIVING AND MEMORY CARE FACILITY TECHNICAL SITE PLAN REVIEW TIER 2 (APPLICATION NO. 3554)

Mr. Ray Tyner, Planning Manager, introduced this item along with its history. He also introduced Mr. Bill Hoover, Senior Planner, who gave a presentation which is attached to these minutes.

Mrs. Lucas arrived at 5:37PM and apologized for her tardiness.

Chair Jones: Does the applicant have a presentation?

ANS: Mr. Hoover: No, but they are hear to answer any questions.

Chair Jones opened the meeting to public comment @ 5:40PM and seeing no one approach the podium closed the meeting to public comment @ 5:41PM.

Pass

Motion made to approve as presented made by Board Member Dolney and seconded by Board Member Smith

Approved - 6 - Vice Chair Glenn Davis, Board Member Christopher Dolney, Chair James Jones, Board Member Pete Lehnertz, Board Member Clinton Smith, Board Member Sybil Dodson-Lucas

Board Discussion and Staff Issues

Adjournment

The meeting was adjourned at 5:42PM.

*Respectfully Submitted by:
Irene Schaefer, Recording Secretary*

ATTACHMENT

City of Palm Coast, Florida Agenda Item

Agenda Date: 7/18/2018

Department	PLANNING	Amount
Item Key	3843	Account
		#
Subject	A REZONING REQUEST FROM COMMERCIAL-1 AND ESTATE-1 TO MULTIFAMILY-2 ON A 6.3 ACRE PROPERTY GENERALLY LOCATED ON OLD KINGS ROAD N. NORTH OF OAK TRAIL BLVD., APPLICATION 3680, CONTINUED TO DATE CERTAIN: AUGUST 15, 2018	
Background :		
Recommended Action :		
CONTINUE TO DATE CERTAIN: AUGUST 15, 2018		

City of Palm Coast, Florida

Agenda Item

Agenda Date: 7/18/2018 5:30:00 PM

Department	PLANNING	Amount
Item Key	3797	Account
		#
Subject	A REQUEST BY WAYZER PROPERTIES LLC FOR A SPECIAL EXCEPTION FOR ANIMAL BOARDING AND DAYCARE WITHIN A VETERINARY CLINIC USE AT 5006 PALM COAST PARKWAY NW.	
Background :	<p>Section 3.03.02, Table 3-4 of the City's Unified Land Development Code identifies allowable uses within nonresidential and mixed-use districts. The Table specifies that Veterinarians and related clinics (without kennels/post-operative care only) is a permitted use within COM-2. Kennels and Animal Boarding are designated as a separate use in Table 3-4 under Major Services. In General Commercial (COM-2), the zoning of the subject tract, Special Exception approval is required to permit <i>Animal Boarding and Daycare</i>.</p> <p>The proposed use is compatible with the expansive <i>Mixed-Use Corridor</i> located along Palm Coast Parkway NW. This roadway is largely built-out, urban in nature, consisting of a variety of retail, restaurant, personal service and office uses that support the extensive residential uses in the area.</p> <p>The applicant currently is located at Pine Lakes Animal Hospital adjacent to the subject tract. The applicant's June 28, 2018 Letter to the Planning Land Development Regulation Board, as well as discussions with staff, identify the proposed business plan for the use.</p> <p>If approved, the applicant will construct a new, larger, 6,823 SF animal hospital with the <i>Animal Boarding and Daycare</i> use a limited component of the primary use. The approval of this Special Exception will offer current clients of Pine Lakes Animal Hospital, as well as other city residents, a convenient and sensible alternative to transporting animals needing temporary boarding and daycare to offsite locations. Further, the proposed facility will employ "no fear" principles, easing the care of animals with different needs or that may be sensitive to changes in location and care. This proposed facility will require TIER I Technical Site Plan approval.</p> <p>The applicant has enlisted the support of Design Learned, Inc. This firm specializes in the design of animal care facilities. The proposed site plan and renderings depict a "state of the art" animal care facility, designed to maximize the rear buffer area separating this use with the residential lots to the north. The bordering lots are currently vacant.</p>	
Recommended Action :	<p>Staff recommends approval subject to the following conditions:</p> <ol style="list-style-type: none"> 1) Animal Care Boarding and Daycare be limited to the proposed interior space defined for this use in the Floorplan attached to this application as an Exhibit to this Special Exception request. In no event shall the dedicated space for animal boarding and daycare exceed 10% of the conditioned interior space of the building, unless a new Special Exception application is submitted and approved by the PLDRB. Care shall be limited to domestic cats, dogs and similar small pets. 2) No outside boarding of animals may occur. 3) Applicant/Owner is responsible for removing exterior solid waste on a daily basis and responsibly managing the disposal of such waste according to industry best practices. 4) Hours of outdoor activity shall be limited to 7 am to 7 pm. 	

- 5) To promote screening a separation of uses, a 6" masonry wall on the subject site's rear property line is recommended as part of the approval conditions. The masonry wall shall include a finished, textured surface -- both on the interior and exterior facing sides.
- 6) Any lighting in the rear of the property shall be shielded and residential in -style. The intent of this condition is that there be no visible light source viewable from the abutting residentially zoned lots. No elevated pole lighting fixtures of any sort shall be permitted behind the proposed facility or in the rear portion of the subject site.
- 7) The proposed concept plan (attached to this application as an Exhibit to this Special Exception request) shall serve as the overall concept plan during the Technical Site Plan review.



**COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT FOR APPLICATION #3653**

July 18, 2018

OVERVIEW

Project #	96070052
Applicant:	Wayzer Properties LLC
Property Description:	Lots 3 & 4, Parcel 1 Amended Plat of Belle Terre, Section-13, Reserved Parcel Block - N, MB 27, Page 57, Public Records of Flagler County;
Property Owner:	Wayzer Properties LLC
FLUM designation:	Mixed Use
Zoning designation:	General Commercial (COM-2)
Current Use:	Vacant
Property Tax ID:	07-11-31-7013-RPN-0030
Property Location:	5006 Palm Coast Parkway NW
Requested Action:	Special Exception for <i>Animal Boarding and Daycare</i> use as required in General Commercial (COM-2) zoning
Recommendation:	Approval with conditions.

ANALYSIS

REQUESTED ACTION

Approve a Special Exception to allow *Animal Boarding and Daycare* within a proposed Animal Clinic/Veterinarian Clinic at 5006 Palm Coast Parkway NW, subject to the following conditions:

BACKGROUND/SITE HISTORY

Section 3.03.02, Table 3-4 of the City's Unified Land Development Code identifies allowable uses within nonresidential and mixed-use districts. The Table specifies that Veterinarians and related clinics (without kennels/post-operative care only) is a permitted use within COM-2.

Kennels and Animal Boarding are designated as a separate use in Table 3-4 under Major Services. In General Commercial (COM-2), the zoning of the subject tract, Special Exception approval is required to permit *Animal Boarding and Daycare*.

The proposed use is compatible with the expansive *Mixed-Use Corridor* located along Palm Coast Parkway NW. This roadway is largely built-out, urban in nature, consisting of a variety of retail, restaurant, personal service and office uses that support the extensive residential uses in the area.

The applicant currently is located at Pine Lakes Animal Hospital adjacent to the subject tract. The applicant's June 28, 2018 Letter to the Planning Land Development Regulation Board, as well as discussions with staff, identify the proposed business plan for the use.

If approved, the applicant will construct a new, larger, 6,823 SF animal hospital with the *Animal Boarding and Daycare* use a limited component of the primary use. The approval of this Special Exception will offer current clients of Pine Lakes Animal Hospital, as well as other city residents, a convenient and sensible alternative to transporting animals needing temporary boarding and daycare to offsite locations. Further, the proposed facility will employ "no fear" principles, easing the care of animals with different needs or that may be sensitive to changes in location and care. This proposed facility will require TIER I Technical Site Plan approval.

The applicant has enlisted the support of Design Learned, Inc. This firm specializes in the design of animal care facilities. The proposed site plan and renderings depict a "state of the art" animal care facility, designed to maximize the rear buffer area separating this use with the residential lots to the north. The bordering lots are currently vacant. Staff is recommending a six-foot masonry wall for additional screening in addition to the approval conditions listed below:

- 1) Animal Care Boarding and Daycare be limited to the proposed interior space defined for this use in the Floorplan attached to this application as an Exhibit to this Special Exception request. In no event shall the dedicated space for animal boarding and daycare exceed 10% of the conditioned interior space of the building, unless a new Special Exception application is submitted and approved by the PLDRB. Care shall be limited to domestic cats, dogs and similar small pets.
- 2) No outside boarding of animals may occur.
- 3) Applicant/Owner is responsible for removing exterior solid waste on a daily basis and responsibly managing the disposal of such waste according to industry best practices.
- 4) Hours of outdoor activity shall be limited to 7 am to 7 pm.
- 5) To promote screening a separation of uses, a 6" masonry wall on the subject site's rear property line is recommended as part of the approval conditions. The masonry wall shall include a finished, textured surface -- both on the interior and exterior facing sides.
- 6) Any lighting in the rear of the property shall be shielded and residential in -style. The intent of this condition is that there be no visible light source viewable from the abutting residentially zoned lots. No elevated pole lighting fixtures of any sort shall be permitted behind the proposed facility or in the rear portion of the subject site.
- 7) The proposed concept plan (attached to this application as an Exhibit to this Special Exception request) shall serve as the overall concept plan during the Technical Site Plan review.

LAND USE AND ZONING INFORMATION**USE SUMMARY TABLE:**

CATEGORY:	EXISTING:	PROPOSED:
Future Land Use Map (FLUM)	Mixed Use	No change proposed
Zoning District	General Commercial (COM-2)	No change proposed
Overlay District	none	No change proposed
Use	Vacant	Veterinarian Clinic/Animal Boarding and Daycare
Acreage	1.09 acres	No change proposed
Primary Access	Palm Coast Parkway NW	Determined at Technical Site Plan Review
Total Unit Size	NA	SF 6,823 SF

SURROUNDING ZONING AND LAND USES:

LOCATION	FLUM	ZONING
NORTH	Residential	Duplex (DPX)
SOUTH	Mixed Use	General Commercial (COM-2)
EAST	Mixed Use	General Commercial (COM-2)
WEST	Mixed Use	General Commercial (COM-2)

ANALYSIS BASED ON UNIFIED LAND DEVELOPMENT CODE CHAPTER 2 SECTION 2.05.05

The Unified Land Development Code, Chapter 2, and Part II, Section 2.05.05 states: *When reviewing a development order application, the approval authority shall determine whether sufficient factual data was available to render a decision. The decision to issue a development order shall be based upon the following, including but not limited to:*

- A. The proposed development must not be in conflict with or contrary to the public interest;*

Staff Finding: The proposed Veterinary Clinic *Animal Boarding and Daycare* use is not in conflict with or contrary to the public interest because the use is compatible within an existing mixed-use corridor development along Palm Coast Parkway NW.

The prospective Veterinary Clinic *Animal Boarding and Daycare* use would allow an existing animal care location to expand and establish a permanent home on Palm Coast Parkway NW, a designated commercial corridor. The site plan staff has received illustrates a facility designed in a manner so that it will be compatible with the surrounding uses.

If approved, the project must comply with all applicable requirements of the City's Building and Fire Codes, the Land Development Code and the Comprehensive Plan. In addition, the applicant will be required to secure TIER 1 Technical Site Plan approval to proceed.

B. The proposed development must be consistent with the Comprehensive Plan and the provisions of this LDC;

Staff Finding: The request is consistent with the following objectives and policies of the Comprehensive Plan.

Chapter 1 Future Land Use Element:

- *Objective 1.1.4 - Promote compact and contiguous development, a mixture of land uses, and discourage urban sprawl.*
- *Policy 1.1.4.5 – Land use patterns will be required to be efficient and not disproportionately increase the cost of providing and maintaining public facilities, as well as providing housing and transportation strategies that will foster energy conservation.*

Staff Finding: The *Mixed-Use Corridor* is land use designation intended to offer the residents and visitors to Palm Coast an array of retail, professional office, and personal services opportunities and uses. The existing development along Palm Coast Parkway NW reflects an established mix of retail and services, bounded by well-established residential uses to the north and south. The proposed use is consistent with the design and intention of this application request – to offer a “state of the art” well-designed veterinarian clinic to the residents of Palm Coast.

- *Goal 1.4 – Economic Development – Pursue an economic development program to expand (the City's) economic base and to provide adequate, diverse employment and business opportunities.*
- *Objective 1.4.2 – Create Employment Centers and Jobs*
- *Policy 1.4.2.1 The City shall provide an appropriate balance of commercial, retail, office, and industrial land uses on the FLUM to balance jobs and housing.*

Staff Finding: The site is located in *Mixed- Use FLUM* designation that represents existing and planned business and employment centers throughout the City. The purpose of the mixed-use designation is to provide a range of general retail, professional services and offices. The mixed-use designation also offers opportunities for residents to work, shop, and perform a

range of daily activities near to home or work within reasonably close proximity to residential dwellings.

Small business along with a mix of professional services and development, are an economic driver for local jobs and a favorable business climate. The construction and expansion of an existing veterinary facility represents further investment and employment opportunities within the City.

C. The proposed development must not impose a significant financial liability or hardship for the City;

Staff Finding: The applicant is responsible for complying with applicable land development, permits and building codes related to improvements

Therefore, should the Special Exception be approved no significant financial liability or hardship will be created for the City.

- **Chapter 5 - Infrastructure (Water, Sewer, Drainage, Aquifer Recharge, Waste Disposal) Element:**

Staff Findings: The City of Palm Coast will serve the development with water and sewer. The City does not anticipate providing any upgrades to its system in order to provide service for the Special Exception.

Stormwater and drainage will be addressed as part of TIER 1 Technical Site Plan approval. The proposed site plan depicts stormwater and detention treatment to the rear of the lot, which will also serve as a buffer.

D. The proposed development must not create an unreasonable hazard, or nuisance, or constitute a threat to the general health, welfare, or safety of the City's inhabitants;

Staff Finding: Approving a Special Exception for *Animal Boarding and Daycare* will not in itself create an unreasonable hazard, or nuisance, or constitute a threat to the general health, welfare, or safety of the City's inhabitants.

E. The proposed development must comply with all other applicable local, state and federal laws, statutes, ordinances, regulations, or codes;

Staff Finding: Any business on-site must comply with the requirements of all other applicable local, state and federal laws, statutes, ordinances, regulations and codes.

ANALYSIS BASED ON UNIFIED LAND DEVELOPMENT CODE CHAPTER 2 SECTION 2.07.03

The Unified Land Development Code, Chapter 2, Part II, Sec. 2.07.03 states: "*No application for a special exception use shall be approved unless the Planning and Land Development Regulation Board finds that the request meets the findings listed in Subsection 2.05.05 and the following:*

A. Is consistent with the specific requirements for that particular use as set forth in this LDC;

Staff Finding: The proposed location of this application request is 5006 Palm Coast Parkway NW. Currently, the site is vacant. This approval will allow a current veterinarian practice and business to expand, offer more services, and have a permanent home.

B. Meets the concurrency requirements of this LDC;

Staff Finding: The property currently is vacant. Any concurrency requirements will be reviewed as part of the TIER 1 Technical Site Plan process.

C. Is compatible with the surrounding neighborhoods and promotes the value of surrounding land, structures or buildings.

Staff Finding: The proposed site plan depicts a well -designed project with thoughtful consideration to the surrounding land uses. The landscape buffer and stormwater pond is to the rear of the lot will provide a natural buffer to the duplex uses to the north.

a. Compatibility shall be further reviewed in light of the following components:

<i>Architectural design;</i>	The proposed building will be reviewed at site plan for consistency with Chapter 13 of the ULDC. The applicant has provided a rendering which demonstrated an acceptable concept design consistent with the intent of Chapter 13.
<i>Fencing and screening, landscaping;</i>	Staff is recommending a 6" masonry wall be permitted on the rear lot line, facing the residential use to the north. The remainder of the subject site will comply with the City's landscaping requirements in Chapter 11 of the ULDC.
<i>Noise reduction, sign and light control;</i>	Part of the "state of the art" design of this facility is includes the management of noise and interior air circulation. Light control will meet Chapter 12 requirements. In addition, staff is recommending that there be no elevated lighting in the rear of the subject site. Signage also will be addressed in accordance with Chapter 12 of the ULDC.
<i>Storm drainage, sanitation collection;</i>	Storm drainage will be addressed during site plan review. The applicant has an existing veterinarian practice and is fully aware of any health standards for disposal. The city does not provide sanitation. This will have to be addressed through private means.
<i>Police and fire protection;</i>	The City does not provide police services so no review was made. Fire standards will be addressed as part of the TIER 1 Technical Site Plan process.

<i>On and off-site traffic control</i>	Sidewalk connectivity will be addressed as part of TIER 1 Technical Site plan review.
<i>Off-street parking and loading; and</i>	Primary access to the site will be via Palm Coast Parkway NW. The onsite parking standards will meet the requirements of Chapter 5 ULDC.
Other	The applicant is well- established in the community, and has worked carefully with City staff on fulfilling the Special Exception requirements. .The applicant's letter to the Planning Board establishes the intent, business plan and philosophical goals of the proposed use. In addition, the letter to the Planning Board describes the design attributes of the proposed facility.

SUMMARY

The applicant has successfully endeavored to find a vacant, commercial location adjacent to the existing Pine Lakes Animal Hospital that is consistent and compatible with that of a Veterinarian Clinic *Animal Boarding and Daycare*.

The project will offer the residents of Palm Coast an expanded veterinary practice with more services. The applicants have a well-established professional record in animal care and already has a successful practice located adjacent to the subject tract. This Special Exception request represents a logical and well-planned relocation, and expansion of a current use.

PUBLIC PARTICIPATION

Unified Land Development Code Chapter 2, Part II, Section 2.07 requires only that the applicant notify adjacent property owners of the PLDRB meeting date 14 days in advance of the public hearing. The required letter notifications to the adjacent property owners were sent via Certified Mail, on or before July 2, 2018. Neither the ULDC nor state law requires signs to be posted, or newspaper ads to be placed. Additionally, no Neighborhood Meeting is required for Special Exception applications.

To date, the Planning division did not receive any adverse communications from adjacent businesses or members of the public regarding this application.

RECOMMENDATION

Planning Staff recommends that the Planning and Land Development Regulation Board (PLDRB) approve Application No. 3653 to allow a Special Exception for *Animal Boarding and Daycare at 5006 Palm Coast Parkway NW subject to conditions*:

- 1) Animal Care Boarding and Daycare be limited to the proposed interior space defined for this use in the Floorplan attached to this application as an Exhibit to this Special

Exception request. In no event shall the dedicated space for animal boarding and daycare exceed 10% of the conditioned square footage interior space of the building, unless a new Special Exception application is submitted and approved by the PLDRB. Care shall be limited to domestic cats, dogs and similar small pets.

- 2) No outside boarding of animals may occur.
- 3) Applicant/Owner is responsible for removing exterior solid waste on a daily basis and responsibly managing the disposal of such waste according to industry best practices.
- 4) Hours of outdoor activity shall be limited to 7 am to 7 pm.
- 5) To promote screening a separation of uses, a 6" masonry wall on the subject site's rear property line is being recommended as a condition of approval. The masonry wall shall include a finished, textured surface -- both on the interior and exterior facing sides.
- 6) Any lighting in the rear of the property shall be shielded and residential in -style. The intent of this condition is that there be no visible light source viewable from the abutting residentially zoned lots. No elevated pole lighting fixtures of any sort shall be permitted behind the proposed facility or in the rear of the lot.
- 7) The proposed concept plan (attached to this application as an Exhibit to this Special Exception request) shall serve as the overall concept plan during the Technical Site Plan review.

June 28, 2018

Dr. Andrea Kaser
Gregory Waibel
Pine Lakes Animal Hospital
2 Pine Lakes Parkway N.
Palm Coast, FL 32137
(386) 447-7381

City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164

We are writing to inform you of our intent to expand our current business in Palm Coast. Mr. Gregory Waibel and Dr. Andrea Kaser started Pine Lakes Animal Hospital in June of 2012. Like the city of Palm Coast, our clientele is growing and we would like the ability to expand our business to meet their needs. Over the last 6 years, we have maintained a successful business with a reputation of being client and pet friendly and plan to do so for years to come.

Pine Lakes Animal Hospital has outgrown its current location and we are constructing a new hospital. Our new hospital will be over three times the size of the current location and we will be able expand on the services that we provide to our patients and clientele. Some of the additional services that we would like to provide are boarding and pet daycare. We have been asked by our clients to provide these services but were unable to accommodate their wishes. Many clients consider pets as part of their family and want to know their pet is with someone they can trust while they are not at home. As veterinarians, we are considered the "other" family doctor because we build a bond with our patients often from an early age. It would be nice to offer boarding and pet daycare services for clients needing a safe and familiar place for their pets to stay.

Our new hospital will be designed with the "Fear Free" concept in mind. The "Fear Free" mission is to provide a hospital atmosphere that helps prevent and alleviate fear, anxiety and stress in pets while visiting the veterinary hospital. Barking, odors and visual cues from other animals add stress to the pet. From the waiting room to the boarding kennel, our design will incorporate many concepts to allow for a stress-free stay in our hospital.

We are applying for a special exception permit to be able to offer boarding and pet daycare services, therefore filling a need of our current and future clients. Our plan is to offer boarding and daycare on a small scale. We are dedicating only 486SF of our 6820SF hospital to boarding and daycare. Our current plans are to build 4 luxury suites, 10 dog runs and 4 cat enclosures. Each luxury suite will be a separate 5'x5' room that is designed to offer the utmost comfort during a pet's stay. There will be (10) 3'x5' dog runs that are fully enclosed within the building and are designed to eliminate the stressful stimulus of pets in view of one another. Our plans do not include outdoor kennels. The (4) 24"x40" cat enclosures will be housed in a room ventilated to removed stressful odors allowing for a pleasant experience. We intend to provide daycare during the hours of 7am until 7pm Monday through Friday and boarding 7 days per week. There will be (2) 1200SF exercise yards outside the building on the north side. These yards will be surrounding by a 6' concrete wall allowing exposure to natural sunlight, fresh air and exercise during the day. Each yard can accommodate 6-10 dogs that are grouped according to size, age, behavior, temperament and condition. These groupings are important; dogs that are outside will bark less if they are with other dogs and supervised. With this expansion, we will create at least 3 positions open to Palm Coast residents and provide a service that is currently not offered in Palm Coast.

Noise in animal care facilities remains one of the greatest concerns of animal care facility owners and neighboring property owners alike. From the design standpoint overall, the best approach is to compartmentalize the building to create separate zones of noise limiting construction. Ideally every animal area will be accessible without walking through adjacent animal areas to prevent stimulating the animals. The bulk of common caging is separated from other portions of the building with intervening corridors. Barking is greatly reduced or eliminated when dogs have limited olfactory and auditory stimulation. For that reason, all dog kennel zones are on independent HVAC systems and all kennels are acoustically isolated on all walls, doors and ceilings. Wall and floor construction is designed to include mass, such as layers of cement board and gypsum wallboard, in a manner that creates high STC (Sound Transmission Class) levels of 50 to 60. The interior and exterior egress doors from the kennel should be acoustically sealed with gaskets and automatic door bottoms. This greatly limits the barking noise from larger and noisier dogs reaching timid dogs and cats. We specify products that are well known in the animal care industry for noise control, including certain noise abating sprayed-on masonry products, anti-microbial wall treatments suitable for wet environments, and polypropylene type materials specifically made for this environment.

The other major concern for animal care design is odor mitigation. This facility will be designed for odor-free environments. This is accomplished through advanced HVAC systems along with specialized plumbing systems and cleaning protocols in dog areas. Kennel HVAC systems should be entirely different from those designed for human occupancy. There should be many smaller zones rather than a few large zones. Air flows are significantly higher than those of human occupied buildings. Fresh air flow rates are based on the number of animals and caging type. Properly designed, odor free animal care HVAC systems have multiple, smaller, independent zones, ducted return air with animal specific ionizers, encapsulating exhaust at sources of odor and moisture, and significant fresh air dilution. These systems are designed to reduce animal stress, permit a wide range of temperature and humidity control simultaneously in multiple areas of the facility, and create a disease and odor mitigated environment. Creating multiple, small mechanical zones that are entirely independent greatly help to eliminate olfactory and, to an extent, auditory stimulation from one animal area to another; smells and sounds from one animal zone are never introduced to other animal zones.

Having already gotten feedback from our clients and staff, we feel that offering boarding and pet daycare in Palm Coast will add a greatly needed service so we kindly ask for you to approve a special exceptions permit for Pine Lakes Animal Hospital.

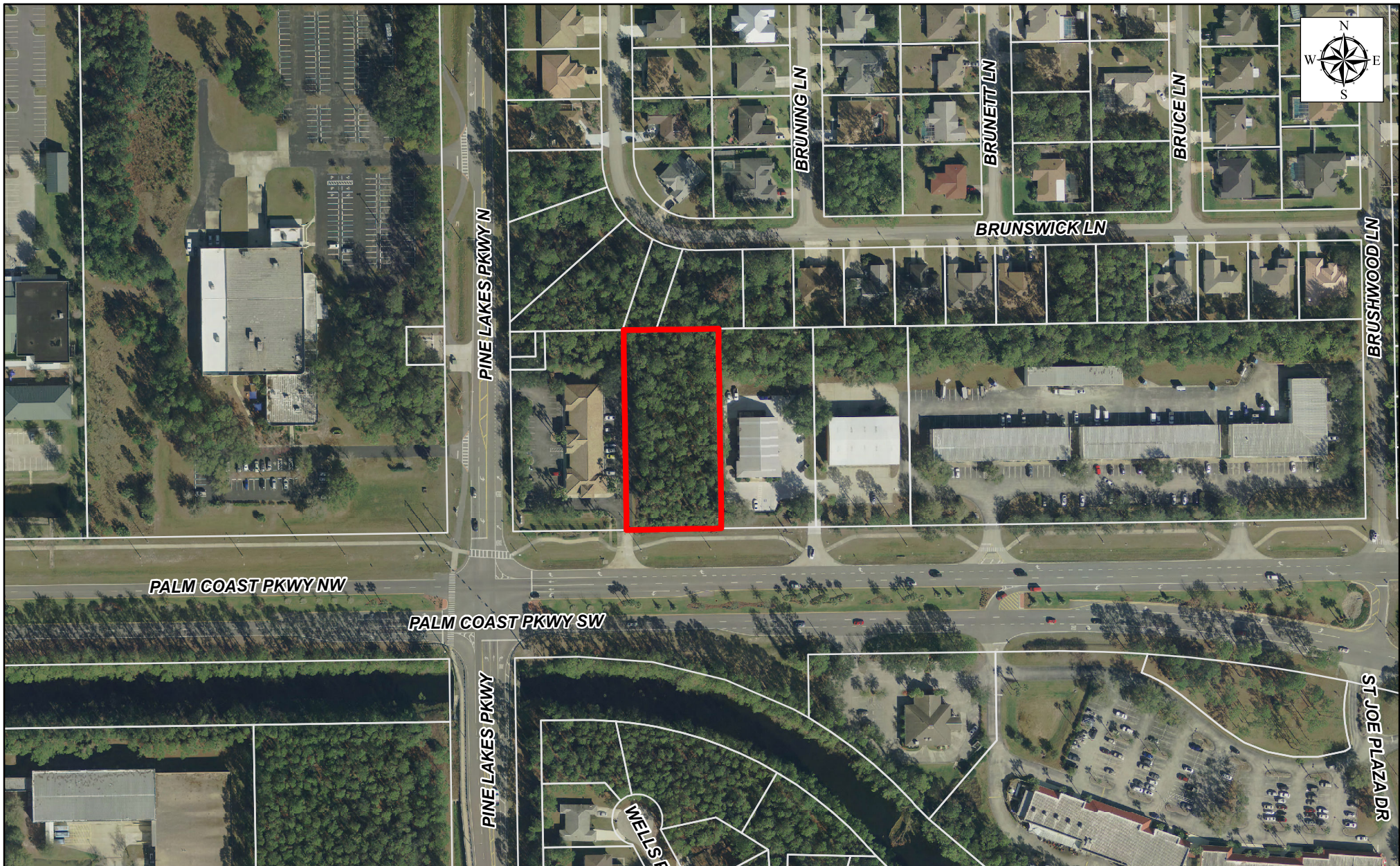
Sincerely,

Dr. Andrea Kaser

Dr. Andrea Kaser

Gregory Waibel

Gregory Waibel



Location Map

Special Exception Request Property



07-11-31-7013-RPN-0030
5006 Palm Coast Parkway NW

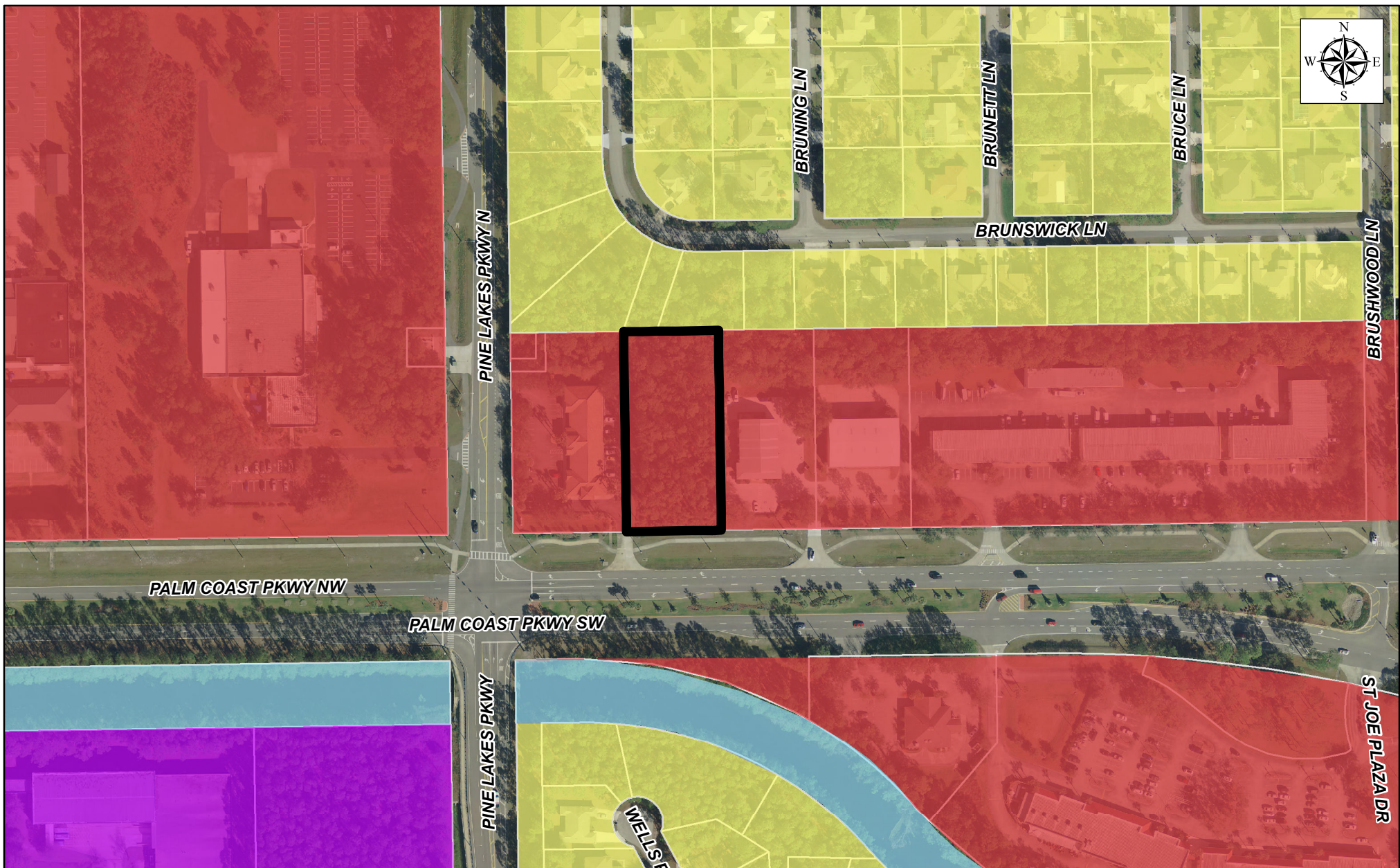
0 200 400 Feet

2017 Flagler FDOT
High Resolution Imagery



Map Provided by the GIS Division

Date: 7/5/2018
20



Future Land Use Map

Special Exception Request Property



07-11-31-7013-RPN-0030
5006 Palm Coast Parkway NW

Palm Coast FLUM Classifications

- Canals
- Industrial
- Mixed Use
- Residential

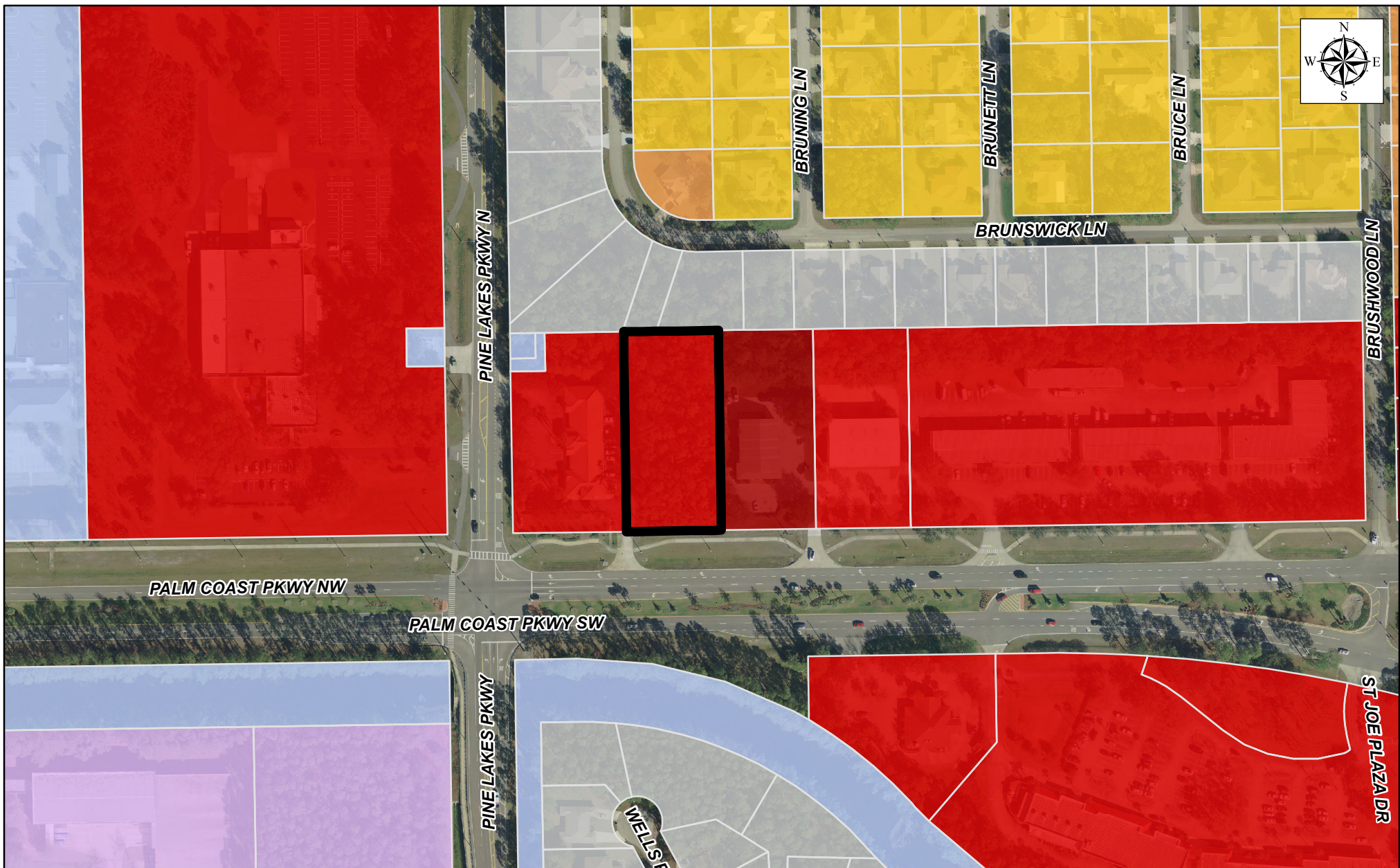
0 200 400 Feet

2017 Flagler FDOT
High Resolution Imagery



Map Provided by the GIS Division

Date: 7/5/2018
21



Zoning Map

Special Exception Request Property



07-11-31-7013-RPN-0030
5006 Palm Coast Parkway NW

Palm Coast Zoning Districts

- COM-2
- COM-3
- DPX
- IND-1
- PSP
- SFR-2
- SFR-3

0 200 400 Feet

2017 Flagler FDOT
High Resolution Imagery

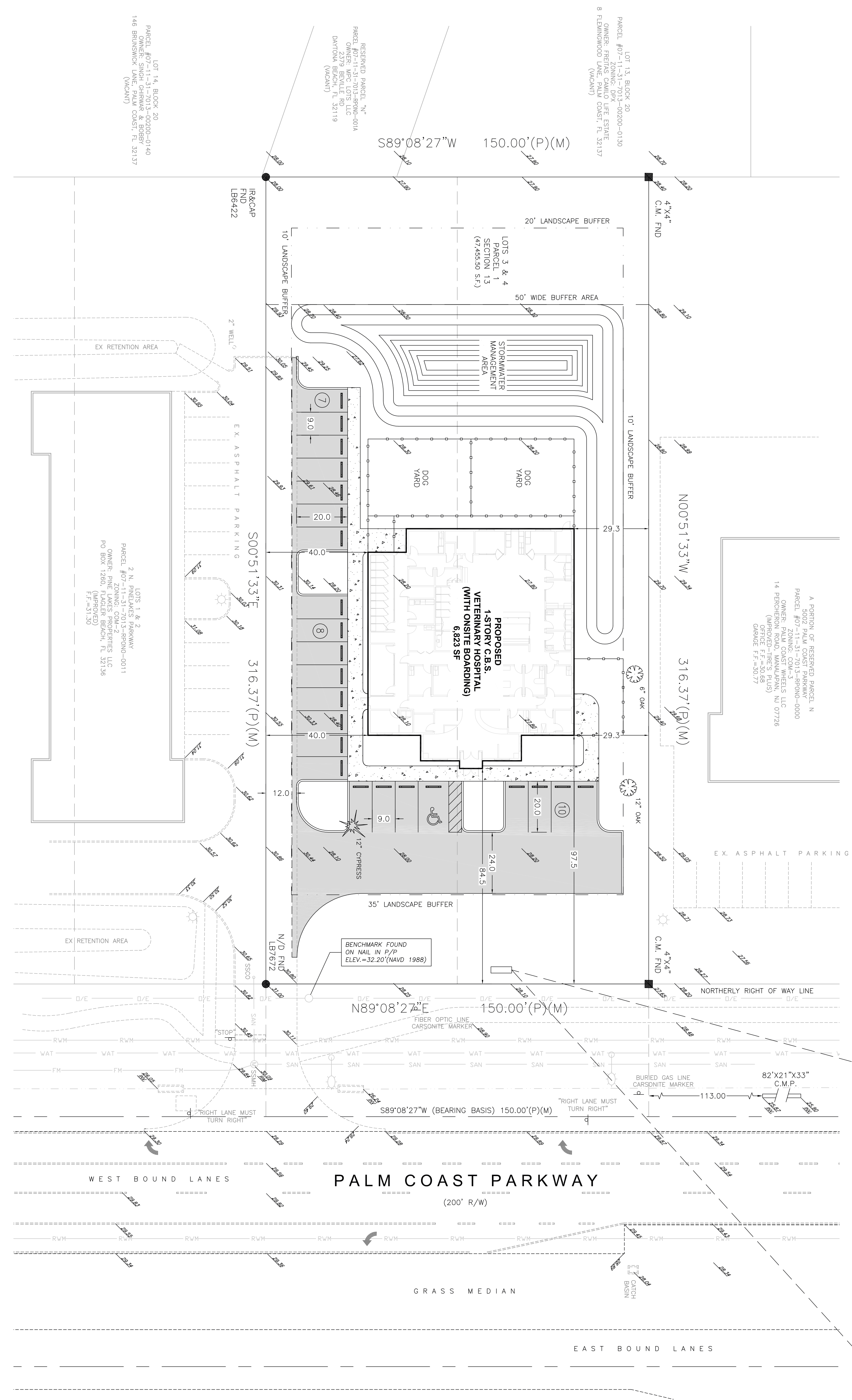
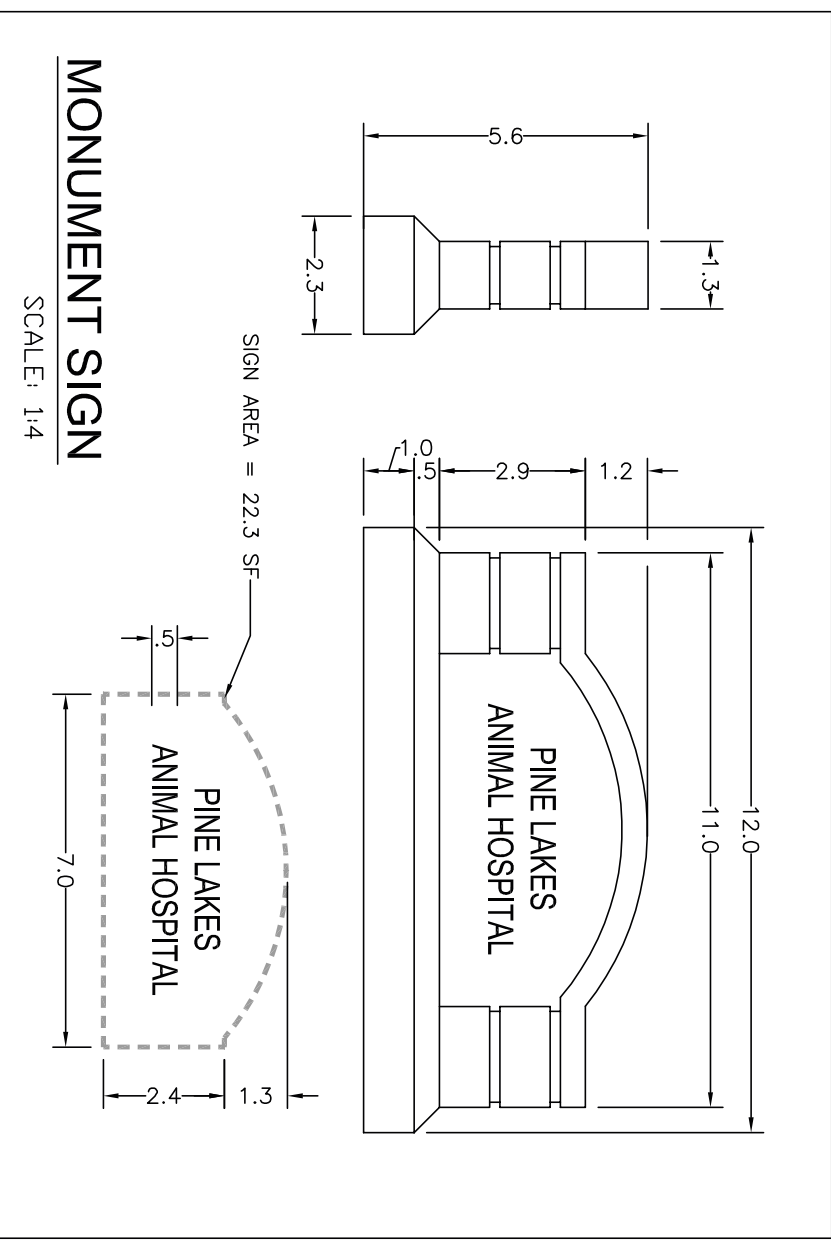
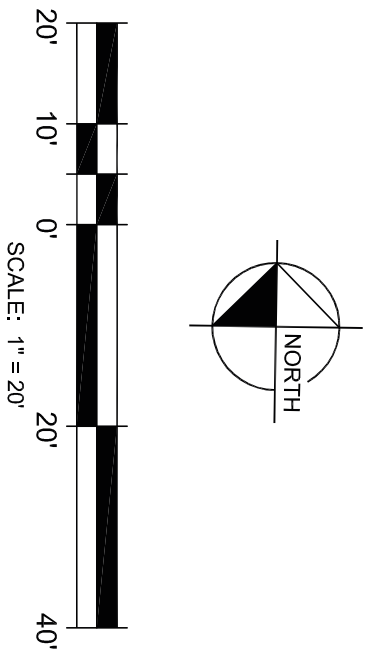


Map Provided by the GIS Division

Date: 7/5/2018
22



PINE LAKES ANIMAL HOSPITAL - SOUTH ELEVATION



LEGEND	
SEE SHEET C&P FOR DETAILS	
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED BUILDING
	PROPOSED TYPE 'D' CURBING
	PROPOSED CIRCULATION
	PROPOSED PAVEMENT MARKING
	PROPOSED HANDICAP PARKING
	PROPOSED PARKING COUNT
	SPECIMEN TREE
	SPECIMEN TREE TO BE REMOVED

PINE LAKES
ANIMAL
HOSPITAL

These drawings are not complete and may not be used for regulatory, approval, permit, or construction.

Contractor is responsible for confirming and correlating dimensions at job site; the designer will not be responsible for construction means, methods, techniques, sequences, or procedures; or for safety precautions and programs in connection with the project.

Date Issued:	Release Purpose:

Current Phase: Schematic Design

Seal:

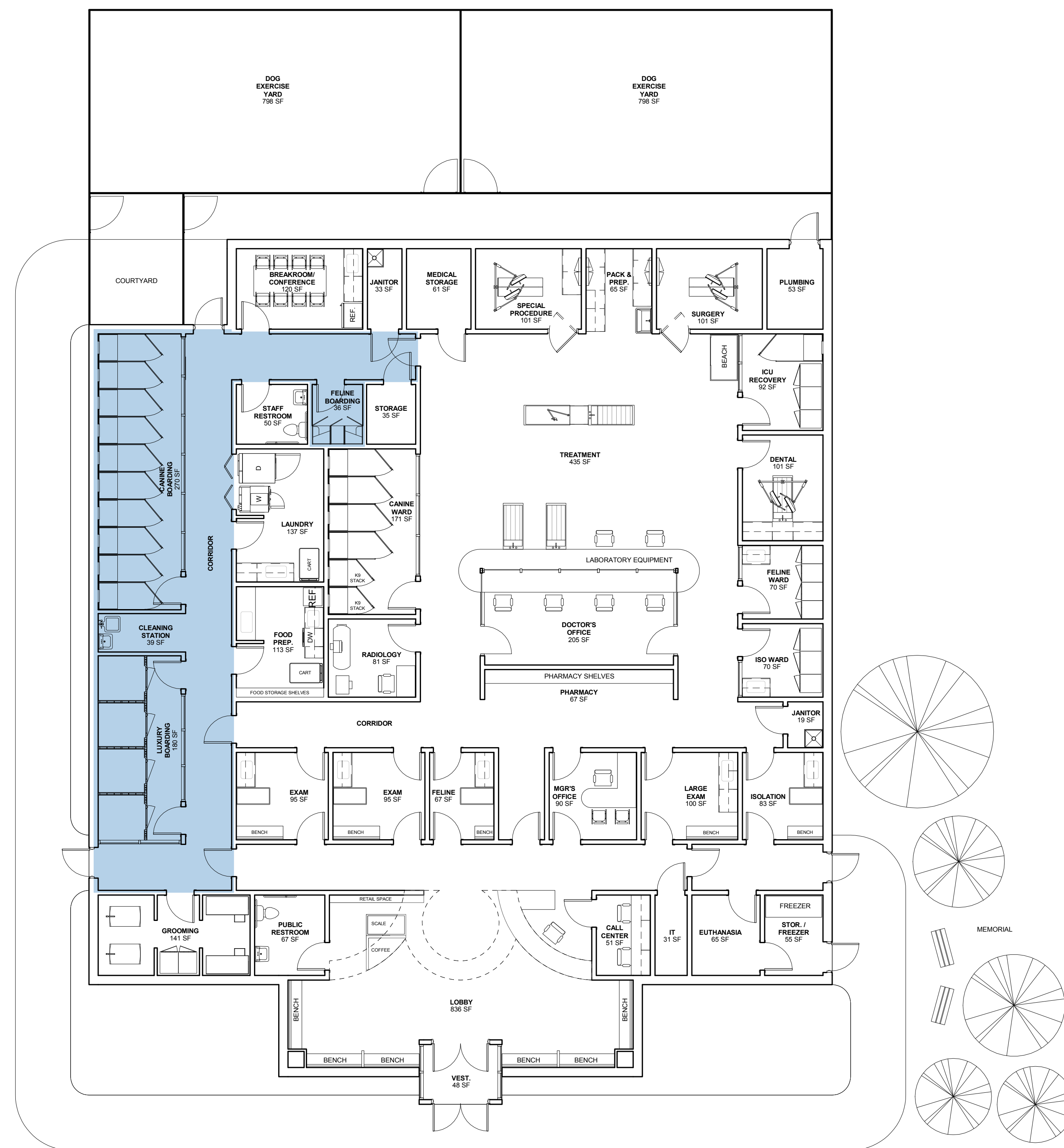
KDL/MDH


As indicated

7/03/18

PROPOSED FLOOR
PLAN

I-102



 **1** **PROPOSED FLOOR PLAN**
I-102 SCALE: 1/8" = 1'-0"

BOARDING ROOM LEGEND

BOARDING SPACES

LUXURY BOARDING:
180 SQUARE FEET
06 LUXURY DOG SUITES (5'x5')

CANINE BOARDING:
270 SQUARE FEET
10 DOG RUNS (3'x5')

FELINE BOARDING:

36 SQUARE FEET
04 CAT CONDOS (24"x40")



city of
PALM COAST

Community Development Department
Planning Division

160 Lake Avenue
Palm Coast, FL 32164
386-986-3736

July 2, 2018

RE: Request for Special Exception; Application No. 3653

Dear Sir or Madam,

The Community Development Department, in accordance with Section 2.05.03 of the City of Palm Coast Unified Land Development Code herein advises you that:

A request for a Special Exception to allow Pet Boarding and Daycare in a Veterinarian Clinic has been made by Wayzer Properties LLC of Palm Coast, re: Lots 3 & 4, Parcel 1 Amended Plat of Belle Terre, Section-13, Reserved Parcel Block - N, MB 27, Page 57, Public Records of Flagler County; Tax Parcel ID No.: 07-11-31-7013-RPN-0030, located at 5006 Palm Coast Pkwy NW.

This request is to be heard before the Planning and Land Development Regulation Board (PLDRB). You are hereby notified that a public hearing, required by law, will be held at the Palm Coast City Hall Community Wing, 160 Lake Avenue, Palm Coast, Florida, on Wednesday, JULY 18, 2018 beginning at 5:30 pm or as soon thereafter as possible.

You are welcome to attend and express your opinion or place concerns in writing and mail them to the address listed below on this letter. If you have any questions, please call Ida Meehan at 386-986-2482.

Cordially,

Ida Meehan

IDA MEEHAN
Project Manager, AICP

NOTE: Pursuant to Section 286.0105 of Florida Statutes the City of Palm Coast Community Development Department hereby notifies all interested persons that if a person decides to appeal any decision made by the PLDRB with respect to any matter considered at such meeting or hearing, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is based.

In accordance with the Americans with Disabilities Act, persons needing assistance to participate in these proceedings should contact Irene Schaefer at 386-986-3736 at least 48 hours prior to the hearing. To obtain the decision of this hearing, please contact the Planning Division the day after the above public hearing during the afternoon.



NOTIFICATION AFFIDAVIT for VARIANCE / SPECIAL EXCEPTION

COUNTY OF FLAGLER X
STATE OF FLORIDA X

Before me this 3rd day of July, 2018 personally appeared

Noah Goerlich who after providing

FLDL# G642-630-97-251-0 as identification and

who **did**, ✓ **did not** take an oath, and who being duly sworn, deposes and says as follows:

"I have read and fully understand the provisions of this instrument."

1. Each abutting property owner (as defined in the Unified Land Development Code) of the boundary lines of **Application #** 3653, has been mailed a letter by certified mail at least fourteen (14) calendar days before the hearing date notifying them of the date, time, and place of the Special Exception, Planning & Land Development Regulation Board (PLDRB) hearing; and
2. No other documentation was provided in the envelope with the notification letter.

Noah Goerlich

Signature of Responsible Party

NOAH GOERLICH

Printed Name

18 SANDPIPER CT, PALM COAST, FL 32137

Mailing Address

Stephanie M. Ward

Signature of Person Taking Acknowledgement

Stephanie M. Ward
Name of Acknowledger (Typed, Printed or Stamped)

SEAL



Stephanie M. Ward
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG166350
Expires 1/16/2022

This document, once executed, must be returned to a Land Development Technician in the City of Palm Coast Community Development Department at least seven (7) days prior to the hearing date. Failure to provide document by that time will result in the application not being placed on the agenda for a public hearing.

Special Exception Request

Application 3653

PLDRB Hearing - July 18, 2018

Special Exception Criteria

Kennels & Animal Boarding

Chapter 3 of the LDC allows Kennels and Animal Boarding on property zoned Commercial-2 (COM-2) with a Special Exception. The Veterinary use is allowed by “right” in COM-2. Special Exceptions are governed by LDC Chapter 2, Section 2.07.

LDC Section 2.07

Special Exceptions are uses that may not be appropriate within a zoning district, but if subject to appropriate limitations, conditions and safeguards, would promote the public health, safety, welfare, convenience and comfort.

Special Exception approval criteria:

In addition to the criteria of LDC 2.05.05, the following must be met:

- A. Is consistent with the LDC requirements;
- B. Meets LDC concurrency requirements;
- C. Is compatible with the surrounding neighborhoods.

Location/Aerial Map



Applicant:
Wayzer
Properties LLC

Intention:
Relocate Pine Lakes
Animal Hospital &
allow pet boarding
and daycare as a
limited component
of a newly-built,
larger Veterinary
Hospital based on
“no fear” practices.

Location/Aerial Map

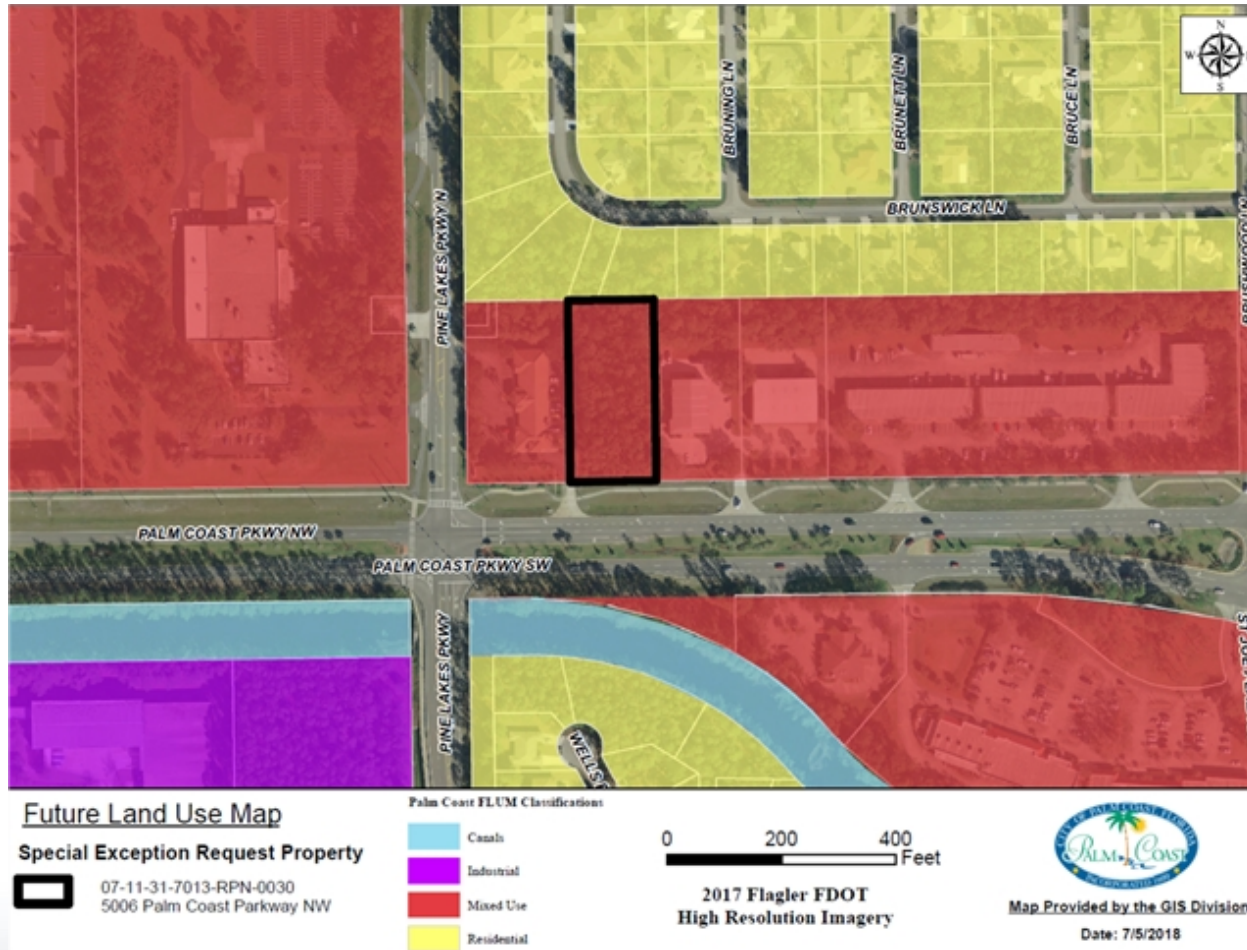
Site is 1.07+/- acres located at 5006 Palm Coast Parkway, NW.

Northeastern corner Pine Lakes Pkwy N. and Palm Coast Pkwy NW.

Site is vacant.



FLUM Map

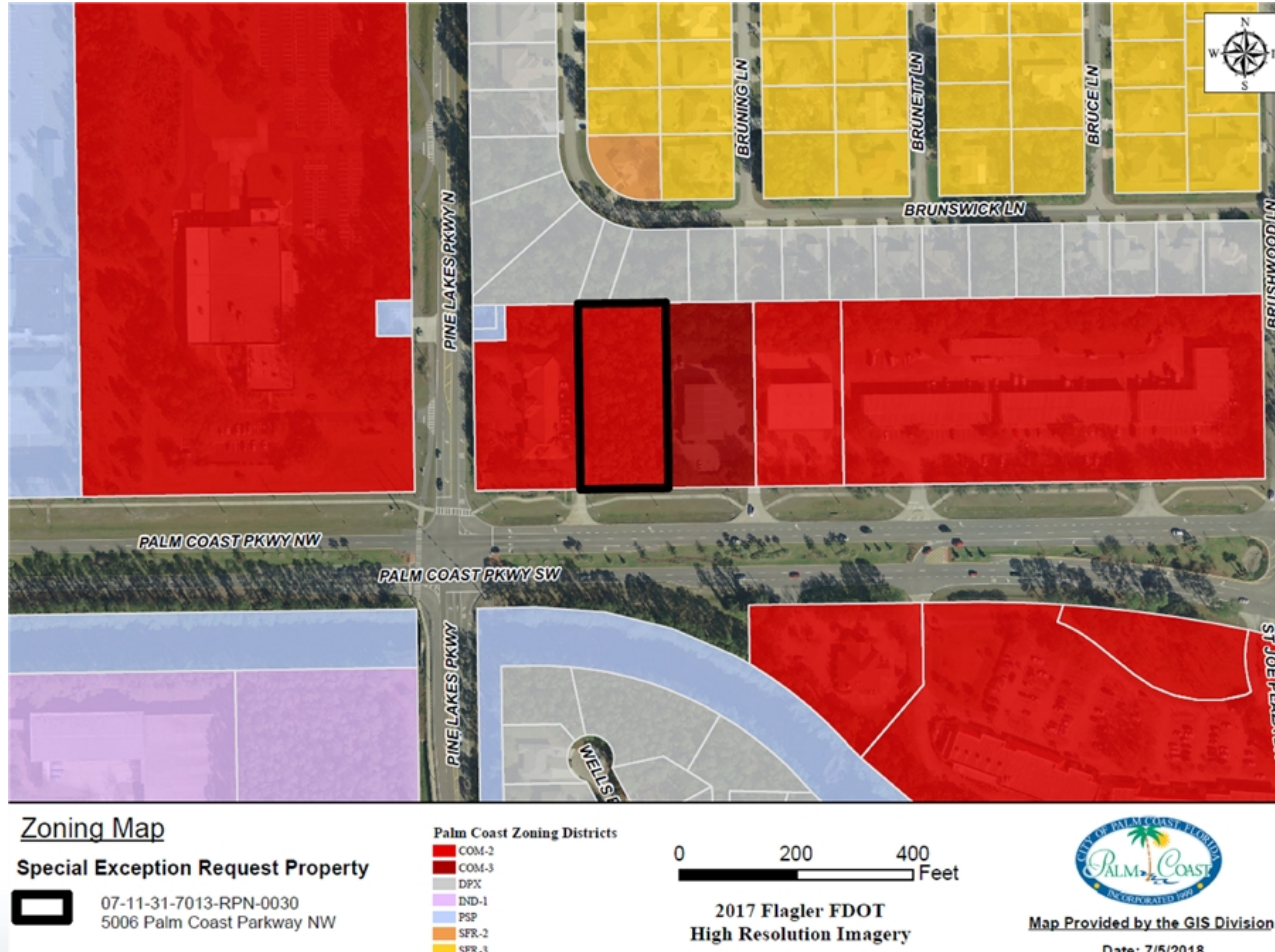


FLUM is “Mixed Use”

Located in major commercial corridor.

Mixed Use FLUM provides opportunities for General retail, offices and personal services.

Zoning Map

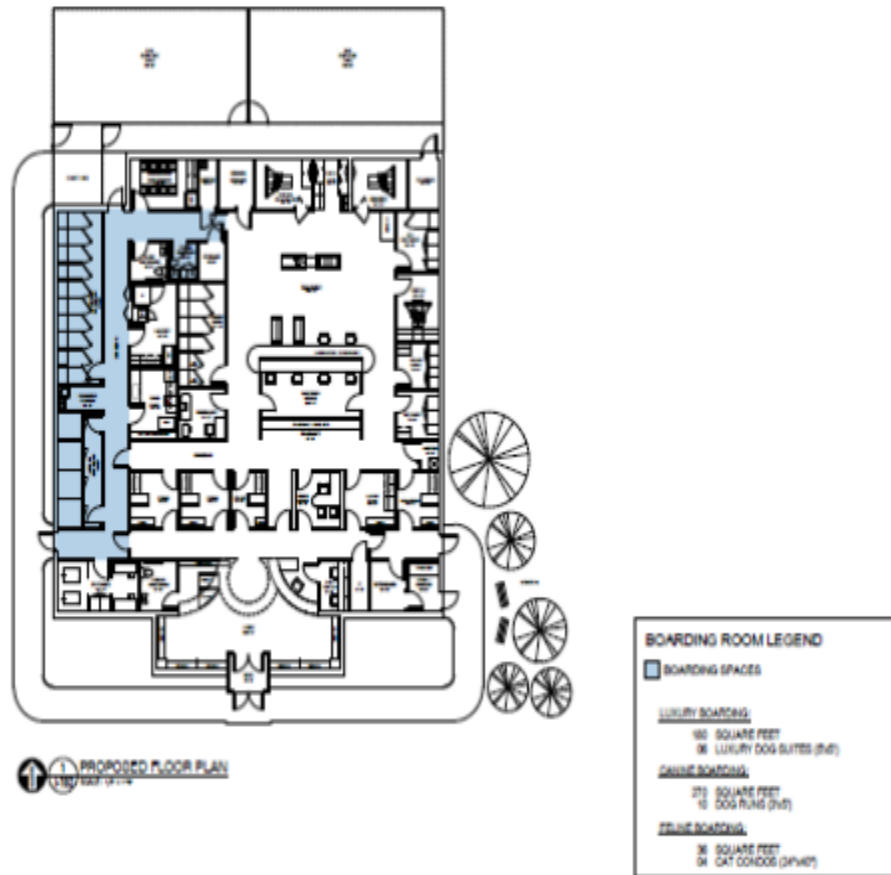


Site is zoned “COM-2” & vacant

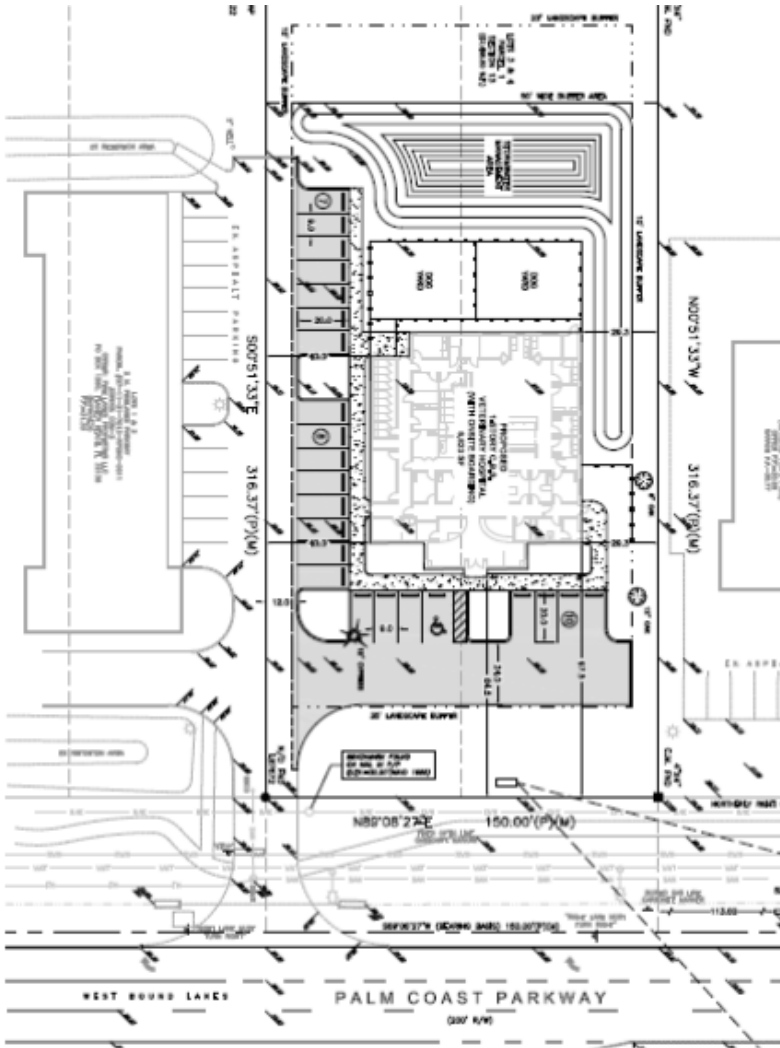
Veterinary Services is a permitted use.

Animal boarding & daycare requires Special Exception approval.

Proposed Floor Plan



- Building planned to be 6,823 SF.
- 486 interior SF divided by suites dogs, cats and dog runs.
- Boarding a “limited” component of overall use.
- Staff is recommending up to 10% of building SF allow for “Boarding and Daycare” to allow minor adjustment(s) over time.



Proposed Site Plan

- Access off Palm Coast Parkway NW;
- 25' foot landscape buffer in rear;
- Retention pond design used to augment rear buffer;
- Staff is recommending a 6' masonry wall on the rear property line to allow for separation of uses.

Proposed Rendering



Will meet Chapter
12, Architectural
Chapter.

Will meet TIER I
Technical Site Plan
review

LDC Compliance Findings.

LDC 2.05.05 and 2.07.03 criteria

- Not in conflict with the public interest;
- Consistent with Comprehensive Plan;
- No significant financial hardship to the City;
- With conditions & design, no public hazard or nuisance;
- Concept is generally consistent with ULDC;
- Licensed Facility;
- Appropriate location, with conditions.

Summary

- Is compatible with surrounding mix of retail, offices and services (with conditions).
- Applicant has provided a floorplan, concept plan & rendering to address any concerns.
- Will allow an existing animal care facility to expand & add new services.
- “State of the art” facility will be an asset to this community, and ease care of sensitive pets.
- ULDC requirements will be addressed through TIER I site plan approval process.
- Conditions promote compatibility now and in the future should another provider take over the Special Exception.

Conclusion

Application #3653 complies with the requirements of the Comprehensive Plan and Sections 2.05.05 and 2.07.03 of the LDC, thus meeting the criteria to approve the requested Special Exception use, with the following conditions:

Staff Recommendation

Staff recommends that the Planning and Land Development Regulation Board approve Application #3653, a Special Exception for Animal Boarding and Daycare at 5006 Palm Coast Parkway NW, subject to the following conditions:

1. Animal Care Boarding and Daycare be limited to the proposed interior space defined for this use in the Floorplan attached to this application as an Exhibit to this Special Exception request. In no event shall the dedicated space for animal boarding and daycare exceed 10% of the conditioned square footage interior space of the building, unless a new Special Exception application is submitted and approved by the PLDRB. Care shall be limited to domestic cats and dogs and other similar small pets.
2. No outside boarding of animals may occur.
3. Applicant/Owner is responsible for removing exterior solid waste on a daily basis and responsibly managing the disposal of such waste according to industry best practices.

Staff Recommendation

Recommended Conditions (cont.)

4. Hours of outdoor activity shall be limited to 7 am to 7 pm.
5. An approved building permit is required for a 6" masonry wall on the subject site's rear property line. The masonry wall shall include a finished, textured surface -- both on the interior and exterior facing sides.
6. Any lighting in the rear of the property shall be shielded and residential in -style. The intent of this condition is that there be no visible light source viewable from the abutting residentially zoned lots. No elevated lighting fixtures or pole lighting of any sort shall be permitted behind the proposed facility or in the rear of the lot.
7. The proposed concept plan (attached to this application as an Exhibit to this Special Exception request) shall serve as the overall concept plan during the Technical Site Plan review and approval.

Questions

Applicant is in attendance

Questions ?