

CITY OF PALM BEACH GARDENS
DEVELOPMENT APPLICATION

Planning and Zoning Department
CITY OF PALM BEACH GARDENS
10500 North Military Trail
Palm Beach Gardens, FL 33410
(561) 799-4243 Fax (561) 799-4281

Request:

- | | |
|--|---|
| <input type="checkbox"/> Planned Community Development (PCD) | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Amendment to PCD, PUD or Site Plan | <input type="checkbox"/> Site Plan Review |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Concurrency Certificate |
| <input type="checkbox"/> Amendment to the Comprehensive Plan | <input type="checkbox"/> Time Extension |
| <input type="checkbox"/> Administrative Approval | <input type="checkbox"/> Miscellaneous |
| <input type="checkbox"/> Administrative Appeal | <input checked="" type="checkbox"/> Other <input type="text" value="Text Amendment to LDRs"/> |

Date Submitted:

Project Name: _____

Owner: _____

Applicant (if not Owner): Kerri Babcock

Applicant's Address: 1955 W. Frederick Small Rd., 33458 Telephone No. _____

Agent: Coteleur & Hearing

Contact Person: Donaldson Hearing/ Brett Leone E-Mail: bleone@coteleur-hearing.com

Agent's Mailing Address: 1934 Commerce Lane, Suite 1, Jupiter, FL 33458

Agent's Telephone Number: 561-747-6336

FOR OFFICE USE ONLY	
Petition Number: _____	Date & Time Received: _____
<u>Fees Received</u>	
Application \$ _____	Engineering \$ _____
Receipt Number: _____	

Architect: _____

Engineer: _____

Planner: Cotleur & Hearing - Donaldson Hearing/ Brett Leone

Landscape Architect: _____

Site Information:

Note: Petitioner shall submit electronic digital files of approved projects. See attachment for details.

General Location: _____

Address: _____

Section: _____ Township: _____ Range: _____

Property Control Number(s): _____

Acreage: _____ Current Zoning: _____ Requested Zoning: _____

Flood Zone _____ Base Flood Elevation (BFE) – to be indicated on site plan _____

Current Comprehensive Plan Land Use Designation: _____

Existing Land Use: _____ Requested Land Use: _____

Proposed Use(s) i.e. hotel, single family residence, etc.: _____

Proposed Square Footage by Use: _____

Proposed Number and Type of Dwelling Unit(s) i.e. single family, multifamily, etc. (if applicable):

Justification

Information concerning all requests (attach additional sheets if needed.)
{Section 78-46, Application Procedures, Land Development Regulations.}

1. Explain the nature of the request: The Applicant is proposing a Text Amendment to the LDRs
to create a new use and provide for use regulations.

2. What will be the impact of the proposed change on the surrounding area?

There is no proposed impact on the surrounding area.

3. Describe how the rezoning request complies with the City's Vision Plan and the following elements of the City's Comprehensive Plan - Future Land Use, Transportation, Housing, Infrastructure, Coastal Management, Conservations, Recreation and Open space, Intergovernmental Coordination and Capital Improvement.

There is no zoning request associated with this petition.

4. How does the proposed project comply with City requirements for preservation of natural resources and native vegetation (Section 78-301, Land Development Regulations)?

N/A

5. How will the proposed project comply with City requirements for Art in Public Places (Chapter 78-261, Land Development Regulations)?

N/A

6. Has project received concurrency certification?

N/A

Date Received:

Legal Description of the Subject Property

(Attach additional sheets if needed)

Or see attached deed for legal description.

Location

The subject property is located approximately _____ mile(s) from the intersection of _____

_____, on the north, east, south, west side of _____

_____ (street/road).

Applicant's Certification

I/We affirm and certify that I/we understand and will comply with the land development regulations of the City of Palm Beach Gardens, Florida. I We further certify that the statements or diagrams made on any paper or plans submitted here with are true to the best of my/our knowledge and belief. Further, I/we understand that this application, attachments, and application filing fees become a part of the official records of the City of Palm Beach Gardens, Florida, and are not returnable.

Applicant is:



Signature of Applicant

Owner

Kerri Babcock

Print Name of Applicant

Optionee

1955 W. Frederick Small Rd.

Street Address

Lessee

Jupiter, FL 33458

City, State, Zip Code

Agent

Telephone Number

Contract Purchaser

Fax Number

kerribabe@comcast.net

E-Mail Address



Permit # _____

Financial Responsibility Form

The owner understands that all City-incurred professional fees and expenses associated with the processing of this application request are ultimately the responsibility of the owner. A security deposit shall be deposited in an interest-bearing account with any accrued interest to be retained by the City of Palm Beach Gardens.

The owner and/or designee shall be invoiced on a monthly basis for professional fees such as, but not limited to, consultant engineering services, legal services, advertising costs, and/or any other costs attributable to the processing of the permit for which the City incurred during the previous month. The owner and/or designee shall reimburse the City within thirty (30) days from date of invoice. If payment is not received, the City may utilize the security deposit for re-imbursement purposes. All activities related to the pending permit(s) will cease until any outstanding invoices are paid.

The owner/designee further understands that transfer of this responsibility shall require a completed form, signed and notarized by the responsible party, and delivered to the City Planning and Zoning Department if the name and/or address of the responsible party changes at anytime during the application review process.

Kerri Babcock
Owner signature

10/25/16
Date

Kerri Babcock
Owner printed name

Property Control Number

DESIGNEE/BILL TO:
Kerri Babcock

1955 W. Frederick Small Rd.

Jupiter, FL 33458

Designee Acceptance Signature

NOTARY ACKNOWLEDGEMENT

STATE OF Florida

COUNTY OF Palm Beach

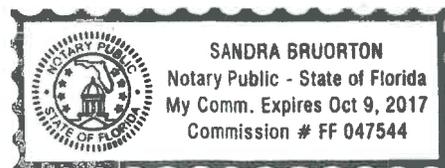
I hereby certify that the foregoing instrument was acknowledged before me this 25 day of October, 2016, by Kerri Jean Babcock. He or she is personally known to me or has produced FL Dr. B122-510-85-716-0 as identification.

Sandra Bruorton
Notary public signature

Sandra Bruorton
Printed name

State of FL at-large

My Commission expires: 10-09-17





Landscape Architects | Land Planners | Environmental Consultants

1934 Commerce Lane · Suite 1 · Jupiter, Florida · 33458 · Ph 561.747.6336 · Fax 561.747.1377 · www.cotleurhearing.com · Lic # LC26000535

Zoning Text Amendment
Pet Grooming Shop
Justification Statement
October 27, 2016

On behalf of the Applicant, Kerri Babcock, we are requesting a Text Amendment to the Land Development Regulations (LDRs) to provide a definition, add a permitted use within the CG-1 zoning district and the PGA Overlay, and amend subsequent Code Sections. The purpose of the amendment is to provide a new use classification to *Section 78-159 - Table 21: Permitted, Conditional, and Prohibited Use Chart* and *Section 78-221 – PGA boulevard corridor overlay*. The proposed use is Pet Grooming Shop (with boarding).

Project Contact

Cotleur & Hearing
Donaldson Hearing/Brett Leone
1934 Commerce Lane, Suite 1
Jupiter, FL 33458
561.747.6336 x 109
bleone@cotleur-hearing.com

Fees:

Text Amendment of LDRs	\$1,650.00
Legal Escrow	\$1,000.00
Advertising Escrow	\$1,000.00
TOTAL	\$3,650.00

Project Description

The Applicant is requesting a Text Amendment of the Land Development Regulations (LDRs) to add a new definition for Pet Grooming Shop in *Section 78-751*, modify an existing use and add a new use to *Section 78-159 - Table 21: Permitted, Conditional, and Prohibited Use Chart*. The Text Amendment would modify the existing use, Pet Grooming Shop, to further identify it as a Pet Grooming Shop (without Boarding). The new proposed use is Pet Grooming Shop (with Boarding). This proposed change would also amend *Section 78-345 – Table 33*. The table would be amended to add the new proposed use and provide for a parking ratio, which would be equivalent to Pet Grooming Shop at one space per 250 square feet.

Furthermore, the Applicant is proposing to add a subsection to *Section 79-159(j)- Additional Standards* to provide standards for the proposed Pet Grooming Shop (with Boarding) use. The proposed additional standards will provide guidelines that a potential operation would have to follow to be approved as a Major Conditional Use.

Currently, the use, Pet Grooming Shop, is a permitted use within the CG-1 zoning district. The request would amend Sections 78-159 - Table 21 and Section 78-221 by revising the existing Pet Grooming Shop use to include “without boarding” and adding the new proposed use, Pet Grooming Shop (with Boarding). In addition, the proposed Text Amendment would add Pet Grooming Shop (with Boarding) as a major conditional use within the PGA Overlay.

Pet Grooming Shop, while not currently defined by the City’s Code, would generally entail the retail sale of pet accessories, leashes, food bowls, collars, treats, and other miscellaneous pet needs. These uses operate in a completely enclosed building and only maintain animals for a short period of time while the grooming is taking place. In addition to the above-mentioned retail associated with a Pet Grooming Shop, the Applicant is proposing to add a boarding component, thus creating the new proposed use of Pet Grooming Shop (with Boarding). A proposed definition is provided below.

The proposed zoning text amendment is shown below in ~~strike-through~~/underline format.

Sec. 78-751 – Definitions.

Pet Grooming Shop means an establishment where domestic animals are groomed, the retail sale of pet accessories and other miscellaneous pet needs, also may include the boarding of domestic animals (limited to cats, dogs and other domestic pets).

Sec. 78-159. – Permitted uses, minor and major conditional uses, and prohibited uses.

Table 21: Permitted, Conditional, and Prohibited Use Chart

	RE	RR10	RR20	RL1	RL2	RM	RH	RMH	PO	CN	CG1	CG2	CR	M1	M1A	M2	P&I	CONS	PDA	NOTE
RETAIL & COMMERCIAL																				
Pet Grooming Shop (without Boarding)											P	P		P	P	P				<u>72</u>
Pet Grooming Shop (with Boarding)											<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>				<u>72</u>

(72) Pet Grooming Shop (with Boarding) may be established, subject to the standards listed below.

- a. Boarding, if provided, shall be limited to cats and dogs, and other domestic pets.
- b. All facilities shall be located within an enclosed building.
- c. Facilities shall provide appropriate waste removal measures and/or be connected to a city-approved wastewater treatment facility.

d. Boarding facilities shall provide a tenant on-site at all times.

e. The city council may require soundproofing or additional setbacks and landscaping to minimize noise and visual impacts on adjacent properties.

Sec. 78-221. – PGA Boulevard corridor overlay.

(d)(1)b.1. Permitted uses shall consist of the following:

(vii) *Specialty retail uses that are not wholesale or discount in nature:* antique shop; appliance and/or electronics store; art gallery, museum, and/or studio; bakery; bookstore; bridal/formalwear store; camera and photography sales and service; candy, nuts, and confectionary sales; card store; clothing store; department store (specialty or full line); drug store (drive-thru lanes shall not face PGA Boulevard, provided stand-alone drug stores do not front upon PGA Boulevard; floral or florist shop; furniture store; gift shop; grocery store (specialty); ice cream shop; interior design (including sales); houseware sales; jewelry store (including repair of jewelry and clocks); leather goods and luggage store; microbrewery/craft brewery/brew pub**; music and musical instrument sales; news and magazine sales; office equipment sales; optical retail sales; pet grooming shop(with boarding)**; pottery shop; restaurant (no drive-thru; no exterior take-out windows); shoe store; sporting goods sales; telecommunication equipment sales (for personal use only); tobacco shop; toy store; and video and video game rental and sales.

Section 78-345 – Table 33

RETAIL & COMMERCIAL		
Pet Grooming (without Boarding)	1 space per 250 square feet	
Pet Grooming (with Boarding)	1 space per 250 square feet	

Conclusion

The Applicant is requesting a Text Amendment to the Land Development Regulations. We look forward to working with Staff to respond to any questions or issues that might arise as a result of your review.