



ITEM NO. RES-2017-193

DATE: 09/05/2017

AGENDA REQUEST

\*PUBLIC HEARINGS\PLANNING  
& DEVELOPMENT SERVICES

QUASI-JUDICIAL

**TO:** Board of County Commissioners

**PRESENTED BY:** Bethany Grubbs, Planner

**SUBMITTED BY:** Planning Division

**SUBJECT:** Tilton Road Dog Retreat- Conditional Use Permit

**BACKGROUND:**

The Planning and Development Services Department, Planning Division received a petition on May 1, 2017 from Matthew and Jann Rudd requesting a Conditional Use Permit to operate an enclosed dog kennel facility on a 9.76 acre property. Planning and Development Services staff considered the definition of a completely enclosed kennel and made the determination that this section of the code refers to the kennel as where the dogs reside. An outdoor run and activity area may be provided for the purpose of airing the dogs. The applicant is proposing an indoor, full-service boarding, grooming and training facility with outdoor play areas. The outdoor play areas will be situated along the north side of the dog kennel. The subject property is zoned AR-1 and is located approximately 600 feet east of Prima Vista Boulevard, on the north side of Tilton Road. Port St. Lucie Utilities will provide public water and sewer service. The subject property is partially developed. The previous residence was destroyed due to a fire. New construction is proposed for a +/- 2,668 sq. ft. building that will be utilized as the kennel along with retaining the existing +/- 3,300 sq. ft. metal structure for ancillary uses. The business is proposed to be open seven days of the week and shall be staffed 24 hours a day with on-site personnel.

**PREVIOUS ACTION:**

August 17, 2017 - The Planning and Zoning Commission recommended unanimous approval of the request to the Board of County Commissioners.

**FINANCIAL IMPACT:**

N/A

**RECOMMENDATION:**

Staff recommends approval for this petition subject to the conditions set forth in the draft resolution.

**COMMISSION ACTION:**

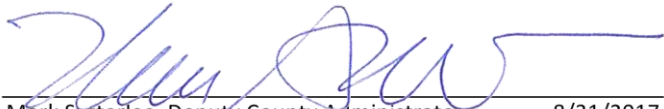
Coordination/Signatures



Leslie Olson, Director, Planning & Development Services 8/25/2017



Heather Young, Asst. County Attorney 8/31/2017



Mark Satterlee, Deputy County Administrator 8/31/2017