



ENVIRONMENTAL RESOURCES FINAL REPORT

TO: Bethany Grubbs, Planning & Development Services Department

THROUGH: Ben Balcer, Environmental Regulations Manager
Amy Griffin, Environmental Resources Director

FROM: Jennifer McGee, Senior Environmental Planner

DATE: August 18, 2017

SUBJECT: Tilton Road Dog Retreat Conditional Use
CU-520175130

Background

The Environmental Resources Department (ERD) has completed a site visit and review of the August 9, 2017 Planning and Development Services' date-stamped resubmittal. The applicant is seeking conditional use approval in order to allow for a dog kennel/boarding facility.

Findings

The subject 9.76-acre site is located at 1050 Tilton Road. The AR-1 (Agricultural, Residential - 1) zoned site was previously utilized as a residential property with an associated horse farm facility. The site is characterized primarily by unimproved pasture (totaling approximately 5.28-acres) along with 1.51-acres of pine flatwoods, 1.4-acres of disturbed lands, 0.82-acres of lakes/other surface waters, 0.35-acres of remnant single family home and horse farm uses, 0.18-acres of Brazilian pepper, and an 0.21-acre freshwater marsh, which was confirmed by South Florida Water Management District Informal Wetland Determination No. 56-00037-IF.

An Environmental Impact Report conducted by Aspen Environmental Consulting, Inc. was provided consistent with Land Development Code 11.02.09.A.5. The proposed development will not impact any of the intact native habitats onsite (including the 1.51-acres of pine flatwoods and 0.21-acre freshwater marsh and associated upland buffer). Listed species surveys were conducted onsite and no listed species impacts are anticipated. Due to the potential for impacts of the proposed use on water quality, a condition of approval has been included to address proper management of dog waste. The proposed project will impact a total of 36 inches in diameter at breast height (DBH) of native canopy trees and 12 cabbage palms meeting the mitigation thresholds outlined in Land Development Code 6.00.05.D. Mitigation for these impacts has been provided through preservation of a total of 310 inches DBH of native canopy trees and 49 cabbage palms.

A Landscape Plan prepared by McCarty & Associates Land Planning and Design was provided and found to be consistent with the landscaping requirements within Land Development 7.09.03 and 7.09.04 with conditions as outlined below, including providing an eight foot tall opaque fence with associated landscaping per Land Development Code 7.09.04.E to buffer the proposed use from adjacent residential properties.

Recommendations

ERD supports approval of the proposed Conditional Use with conditions as detailed below.

Conditions of Approval

- 1) Prior to issuance of a Certificate of Occupancy, the site shall be reviewed by the Environmental Resources Department for substantial conformity with the landscape plan dated 8/04/17 submitted as part of this conditional use application.
- 2) Prior to issuance of a Vegetation Removal Permit or Exemption, the landscape plan shall be revised to require a minimum 25 percent of the proposed hedge materials to consist of native species and specify the 8 foot fence will be opaque.
- 3) Prior to issuance of a Vegetation Removal Permit or Exemption, the applicant shall provide a Preserve Area Monitoring and Maintenance Plan for the wetland and associated upland buffer preserve area. This plan shall include the following information: a restoration plan, restrictions within the preserve area, monitoring and maintenance requirements, and required invasive exotic removal.
- 4) Prior to issuance of a Vegetation Removal Permit or Exemption the applicant shall provide a Conservation Easement over the onsite wetland and associated buffer and approved Preserve Area Monitoring and Management Plan (PAMMP) with an attached affidavit and cashier's check (payable to the Clerk of the Court for recording fees) to the County Attorney for review and approval. The applicant shall also provide a georeferenced CAD or shapefile of the conservation easement boundaries to St. Lucie County. A copy of a standard Conservation Easement may be obtained by contacting the Environmental Resources Department at 772-462-2526.
- 5) All dog waste shall be immediately bagged by staff and properly disposed of in enclosed dumpsters. Failure to comply with this condition may result in revocation of the conditional use approval.
- 6) Prior to issuance of a Certificate of Occupancy all Category I listed invasive species shall be eradicated from the site.
- 7) The issuance of County development permit does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.
- 8) All other applicable state or federal permits must be obtained before commencement of the development.

Please contact Jennifer McGee at 772-462-3862 if you have any questions or would like to meet regarding the details of these requirements.