
Application Z25-000008

Staff Contact:	Gerald Brewington
Staff Phone Number:	352-374-5249 ext. 2220
PC Hearing Date:	May 21, 2025
BoCC Hearing Date:	TBD
Requested Action	A request by Clay Sweger of eda, inc. agent, for Yadda Property Holdings, LLC, owner, for a special exception to permit a commercial animal boarding facility that allows a dog park, animal day care and overnight boarding on approximately 4.82 acres in an ML (Light Industrial) district with a Light Industrial future land use designation. The property is located on the existing south terminus of NW 97th Boulevard on a portion of parcel 06233-014-005.
Property Owner:	Yadda Property Holdings LLC
Applicant/Agent:	eda, Inc.
Property Description	Address: Terminus of NW 97 th Boulevard Parcel Numbers: A portion of 06233-014-005 Section/Township/Range: 30-09-19 Land Use: Light Industrial Zoning: ML (Light Industrial) district Acreage: +/- 4.82
Previous Requests:	This property (in whole or in part) has been the subject of numerous land use and zoning requests over time. Some of these were related to the subject parcel being part of the Springhills DRI while others are partial specific to the subject property. The most recent land use and zoning amendments (CPA-01-20 and ZOM-01-20) are the most relevant as these are the items whose approval have provided the present land use designations (Light Industrial) and zoning designation (ML) for the parcel.
Violation History:	None
Staff Recommendation:	Staff recommends that the Planning Commission approve Z25-000008 with the conditions and bases as noted in the staff report.

Background and Analysis

The request is for a special exception to permit a commercial animal boarding facility (Jazz's Wonderland) on approximately 4.82 acres. The parcel is part of a larger development consisting of both residential and non-residential development located between NW 98th Street and I-75 in the southwest quadrant of the Springhills Activity Center south of 39th Avenue. The proposed development site is internal to the overall development plan with additional light industrial development anticipated both south and east of the parcel. The lot is bordered to the north by an FDOT retention area for I-75 and to the north and west by a single-family residential development (Hammock's Reserve) presently under construction.

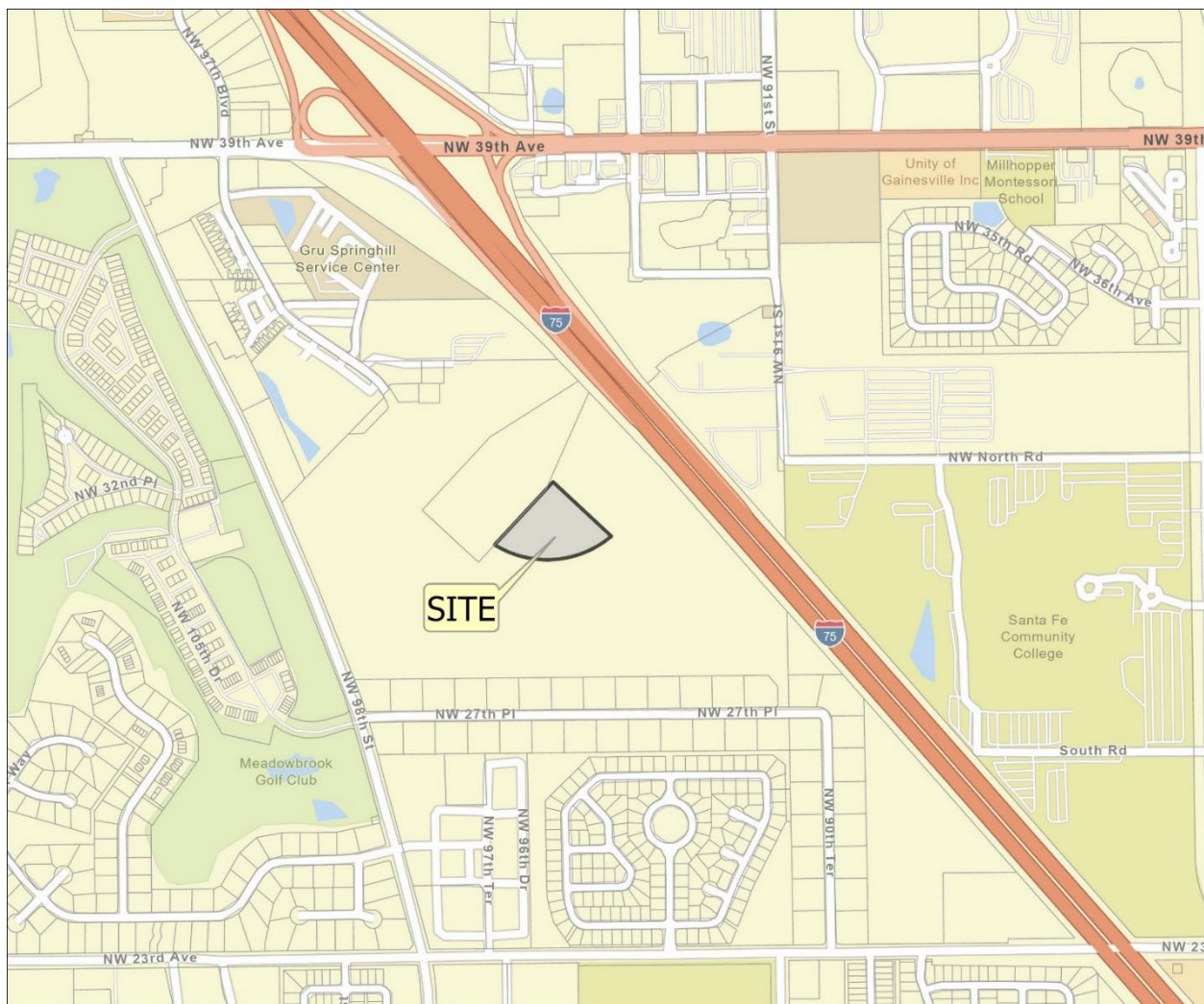


Figure 1: Site Locator Map



Figure 2: Aerial View of Site



Figure 3: Proposed Master Site Plan

The development plan shows that the proposed site is buffered to the northwest and southeast by stormwater management areas. In addition, across NW 97th Boulevard to the south, is a 20 acre plus conservation area for the overall development that will not see any construction activity. The land use and zoning to the northeast of the site is also light industrial and thus will see development of a similar nature.

The Alachua County Unified Land Development Code (ULDC) permits commercial animal boarding facilities in the ML zoning district by special exception. Also known as 'doggie daycare' facilities, these also are permitted to have overnight boarding of pets for a limited period of time. Special exceptions must be approved by the Alachua County Board of County Commissioners (BoCC) and can be conditioned as required to comply with the requirements of the ULDC as well as the policies found in the Alachua County Comprehensive Plan (Plan).



Figure 4: Proposed Site Plan

The proposed site is part of a larger development with a previously approved development plan. This plan already takes into account surrounding development with provisions for buffering at the perimeter of the (larger) site. In addition, the project parcel is surrounded by stormwater management facilities to the northwest and south as well as a large conservation area to the southwest across 97th Boulevard. Due to the proximity of these undeveloped portions to the project site, staff is recommending that the Board approve a reduction in the buffers required per 404.44 of the ULDC. Buffering would only be required on the northeast perimeter as shown in Figure 4 and reflected in the conditions for approval of the special exception.



Figure 5: Future Land Use Map



Figure 6: Zoning Map



Figure 7: Photo of Project Site



Figure 8: Photo of Retention Area Across from Project Site



Figure 9: Photo of Retention Area and Conservation Area Southwest of Project Site

Comprehensive Plan Consistency

The following is a staff analysis of the consistency of this application with the Alachua County Comprehensive Plan.

Future Land Use Element

Policy 7.1.2 of the Future Land Use Element

Proposed changes in the zoning map shall consider:

- a. consistency with the goals, objectives, policies and adopted maps of the Comprehensive Plan*

The proposed special exception will provide commercial animal boarding on the site. The Plan allowed for light industrial/commercial uses in appropriate land use designations. The property in question has a light industrial land use. As such, the proposed use is consistent with the Industrial policies found in the Plan, which permit uses such as this one to locate in Industrial areas.

- b. the availability and capacity of public facilities required to serve the development. When considering a rezoning, this includes availability and capacity of existing public facilities and timing of future facilities based on capital plans. Specific determinations for any exceptions to the requirement to connect to a centralized potable water and sanitary sewer system will be made at the stage of development plan review, as detailed in Policy 2.1 of the Potable Water and Sanitary Sewer Element.*

Level of Service (LOS) standards identified in the Plan will not be exceeded by this request. As a non-residential use, there will be no impact to recreation or public school LOS standards. There is adequate capacity on local roads and water/sewer, solid waste, emergency services and drainage all will remain within adopted LOS standards.

- c. the relationship of the proposed development to existing development in the vicinity and considerations relating to environmental justice and redevelopment opportunities.*

The property is located in a mixed-use area with an Industrial land use to the east and a single-family residential development to the west and north. The nature of the proposed special exception (commercial animal boarding facility) is such that impacts to surrounding uses, especially those in nearby residential areas, is minimal. The location of the parcel net to stormwater management areas on two sides further reduces impacts and promotes compatibility with surrounding uses.

- d. those factors identified by law, including that as a general matter an applicant is not entitled to a particular density or intensity within the range of densities and intensities permitted by the Comprehensive Plan, given due consideration of legitimate public purposes relating to health, safety, and welfare.*

The proposal is for a nonresidential use (commercial animal boarding facility). No residential development is proposed with this project.

Levels of Service

The Alachua County Comprehensive Plan Capital Improvement Element requires that the public facilities and services needed to support development be available concurrent with the impacts of development and that issuance of a Certificate of Level of Service Compliance (CLSC) be a condition of all final development orders. 'Concurrent' shall mean that all adopted levels of service (LOS) standards shall be maintained or achieved within a specified timeframe. Per **Policy 1.2.4 and Policy 1.2.5 of the Capital Improvements Element** of the Alachua County Comprehensive Plan, LOS standards have been adopted for various types of public facilities.

Transportation

This special exception is for a private commercial animal boarding facility. The project site is located on a collector-type roadway being constructed as part of the larger development. Any development on the site will require the payment of a Mobility Fee consistent with the proposed development.

Water and Sewer

Policy 1.2.4 (d) of the Capital Improvements Element describes the minimum Level of Service standards for potable water and sewer. These are summarized in the following table:

	Peak Residential & Non Residential	Pressure	Storage Capacity
Potable Water	200 gallons/day/du	40 p.s.i.	½ peak day volume
Sanitary Sewer	106 gallons/day/du	N/A	N/A

There will be no impact to water and sewer levels of service resulting from this request. The site will be required to connect to municipal water and sewer services.

Drainage

Policy 1.2.4 (c) of the Capital Improvements Element states that the minimum drainage LOS standard for nonresidential development requires a floor elevation of one (1) foot above the 100-year/critical duration storm elevation or flood resistant construction. Any development on this site will be required to meet this standard.

Emergency Services

Policy 1.2.5 (a) of the Capital Improvements Element states that the LOS standard for fire services in the area inside the urban cluster is as follows:

- Initial unit response within 6 minutes for 80% of all responses within 12 months.
- The Land Development Regulations shall require that 100% of all development shall provide water supply served by hydrants.

The proposed use is for a commercial animal boarding facility. All development will be required to meet these standards at the time of development plan approval.

Solid Waste

The level of service (LOS) standard for solid waste disposal, used as the basis for determining availability of disposal capacity to accommodate the demand generated by existing and new development in Alachua County, is at a minimum, at 0.8 inbound tons per person per year at the Leveda Brown Environmental Park in 2018 and thereafter. The proposed use as a commercial animal boarding facility will not degrade the level of service below adopted standards.

Schools

The proposed special exception does not authorize residential units and will not have an impact on the public school LOS in the county.

Recreation

The proposed special exception does not authorize residential units and will not have an impact on the recreational LOS in the County.

Unified Land Development Code (ULDC) Consistency

Sec. 402.113. – Special exception criteria for approval.

The Board of County Commissioners shall, as part of a decision to approve an application for special exception, make a finding that an application complies with both the general criteria and the review factors listed below.

(a) The proposed use is consistent with the comprehensive plan and ULDC;

The proposed special exception will provide commercial animal boarding on the site. The Plan allowed for light industrial/commercial uses in appropriate land use designations. The property in question has a light industrial land use. As such, the proposed use is consistent with the Industrial policies found in the Plan, which permit uses such as this one to locate in Industrial areas.

(b) The proposed use is compatible with the existing land use pattern and future uses designated by the comprehensive plan;

The property is located in a mixed-use area with an Industrial land use to the east and a single-family residential development to the west and north. The nature of the proposed special exception (commercial animal boarding facility) is such that impacts to surrounding uses, especially those in nearby residential areas, is minimal. The location of the parcel net to stormwater management areas on two sides further reduces impacts and promotes compatibility with surrounding uses.

(c) The proposed use shall not adversely affect the health, safety, and welfare of the public; and

The proposed use as a commercial animal boarding facility will not adversely impact the public health, safety or welfare. No noise, odors or other harmful effects will result from the proposed use.

(d) Satisfactory provisions and arrangements have been made concerning the following matters, where applicable:

- (1) Ingress and egress to the property and proposed structures thereon with particular reference to automotive, bicycle, and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe;*

The parcel is located adjacent to NW 97th Boulevard, a collector road that is being built as part of the master plan for the larger development that is part of this parcel (including the residential development to the northwest as well as a future industrial development to the east.

- (2) Off-street parking and loading areas where required, with particular attention to Item (1) above;*

Off-street parking will be provided in accordance with the off-street parking requirements found in the ULDC

- (3) The noise, glare, or odor effects of the special exception on surrounding properties;*

As shown in the proposed site plan(s), the parcel is surrounded by stormwater management facilities or directly abuts NW 97th Boulevard. This separation from surrounding development will minimize any potential impacts resulting from this development. In addition, criteria are found in Section 404.44 of the ULDC that further minimize impacts by specifying placement of structure such as outdoor runs, etc.

- (4) Refuse and service areas, with particular reference to location, screening, and Items (1) and (2);*

Refuse and service areas will be placed on the parcel per the requirements of the ULDC.

(5) Utilities, with reference to location and availability;

The site will be served by public utilities.

(6) Enhanced nutrient-reducing onsite sewage treatment and disposal system (ENR-OSTDS) if sewer connection is not available;

Sewer service is available to this site.

(7) Screening and buffering with reference to type, dimensions and character with particular emphasis on screening and buffering between residential and non-residential uses;

Specific screening and buffering requirements are found for this use in Section 404.44 of the ULDC.

(8) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility with surrounding properties;

Any proposed signs will be required to meet sign criteria found in the ULDC which reference proposed lighting and potential for glare.

(9) Required yards and other greenspace;

The proposed use will be required to meet all open/greenspace requirements found in the ULDC.

(10) General compatibility with surrounding properties;

Surrounding uses will be similar in nature to the proposed use as adjoining land uses/zoning are also light industrial. Residential uses are not adjacent to this property.

(11) Environmental justice issues related to the location of the facility within the county;

The proposed use as a commercial animal boarding facility is meant to serve all sectors of the Alachua County population. It is located in a highly developed area west of I-75 and does not unduly impact any single community group or population.

(12) Impacts to both publicly and privately maintained road facilities and

Road LOS requirements as identified in the Plan will not be adversely impacted by this request.

(13) Any special requirements set forth in this ULDC for the particular use involved.

Section 404.44 of the ULDC provides additional criteria for this and is evaluated separately.

Sec. 404.44. - Commercial animal boarding or training facility.

*Commercial animal boarding or training facilities may be allowed by **special exception** in the A-RB, BH, BA, BA-1, **ML**, MS, and MP districts, subject to site plan approval by the DRC and the following standards.*

(a) The minimum lot area shall be two (2) acres.

The proposed lot size is 4.82 acres, which exceeds this minimum.

(b) The structure housing the dogs or other domesticated animals shall be completely enclosed and designed to suppress noise. Noise from the boarded animals at the property line shall be subject to the noise regulations in Chapter 110 of the Alachua County ULDC.

(c) The structure housing the dogs or other domesticated animals and any outdoor areas allocated for use by such animals shall be located a minimum of fifty (50) feet from any property line and two hundred (200) feet from any residential zoning district.

(d) At minimum, a medium-density, 25-foot wide buffer, in accordance with Chapter 407, shall be provided between the facility and adjacent properties.

The site plan included with this application notes that requirements (b) and (c) will be met

(e) Use of outdoor areas by the animals shall occur no earlier than 7:00 a.m. and no later than 9:00 p.m.

(f) Overnight boarding shall be limited to no more than thirty (30) consecutive days.

Hours of operation and boarding requirements shall be met as part of this special exception request.

Staff Recommendation

Staff recommends that the Planning Commission recommend to the Board of County Commissioners that they find Z25-000008 consistent with the Alachua County Comprehensive Plan and Code and that they **approve** the special exception request with the following conditions and bases:

Conditions

1. This special exception is to permit a commercial animal boarding facility on an approximately 4.8 acre portion of Parcel 06233-014-055.
2. Parking shall be provided on site to adequately serve the anticipated use of the property and shall not exceed 65 paved parking spaces.
3. Screening shall be required only for those areas identified as 'Dog Park/Phase 2' on the proposed development plan.
4. A medium-density buffer shall only be required along the northeast perimeter of the site as shown on the proposed development plan.

Bases

1. Policy 7.1.2 of the Future Land Use Element states that *proposed changes in the zoning map shall consider:*

(a) consistency with the goals, objectives, policies and adopted maps of the Comprehensive Plan

The proposed special exception will provide commercial animal boarding on the site. The Plan allowed for light industrial/commercial uses in appropriate land use designations. The property in question has a light industrial land use. As such, the proposed use is consistent with the Industrial policies found in the Plan, which permit uses such as this one to locate in Industrial areas.

(b) the availability and capacity of public facilities required to serve the development. When considering a rezoning, this includes availability and capacity of existing public facilities and timing of future facilities based on capital plans. Specific determinations for any exceptions to the requirement to connect to a centralized potable water and sanitary sewer system will be made at the stage of development plan review, as detailed in Policy 2.1 of the Potable Water and Sanitary Sewer Element.

Level of Service (LOS) standards identified in the Plan will not be exceeded by this request. As a non-residential use, there will be no impact to recreation or public school LOS standards. There is adequate capacity on local roads and water/sewer, solid waste, emergency services and drainage all will remain within adopted LOS standards.

(c) the relationship of the proposed development to existing development in the vicinity and considerations relating to environmental justice and redevelopment opportunities.

The property is located in a mixed-use area with an Industrial land use to the east and a single-family residential development to the west and north. The nature of the proposed special exception (commercial animal boarding facility) is such that impacts to surrounding uses, especially those in nearby residential areas, is minimal. The location of the parcel net to stormwater management areas on two sides further reduces impacts and promotes compatibility with surrounding uses.

(d) those factors identified by law, including that as a general matter an applicant is not entitled to a particular density or intensity within the range of densities and intensities permitted by the Comprehensive Plan, given due consideration of legitimate public purposes relating to health, safety, and welfare.

The proposal is for a nonresidential use (commercial animal boarding facility). No residential development is proposed with this project.

2. Sec. 402.113 of the ULDC provides criteria for approval of a special exception. Specifically, the language in the Code states that *The Board of County Commissioners shall, as part of a decision to approve an application for special exception, make a finding that an application complies with both the general criteria and the review factors listed below.*

(a) The proposed use is consistent with the comprehensive plan and ULDC;

The proposed special exception will provide commercial animal boarding on the site. The Plan allowed for light industrial/commercial uses in appropriate land use designations. The property in question has a light industrial land use. As such, the proposed use is consistent with the Industrial policies found in the Plan, which permit uses such as this one to locate in Industrial areas.

(b) The proposed use is compatible with the existing land use pattern and future uses designated by the comprehensive plan;

The property is located in a mixed-use area with an Industrial land use to the east and a single-family residential development to the west and north. The nature of the proposed special exception (commercial animal boarding facility) is such that impacts to surrounding uses, especially those in nearby residential areas, is minimal. The location of the parcel net to stormwater management areas on two sides further reduces impacts and promotes compatibility with surrounding uses.

(c) The proposed use shall not adversely affect the health, safety, and welfare of the public; and

The proposed use as a commercial animal boarding facility will not adversely impact the public health, safety or welfare. No noise, odors or other harmful effects will result from the proposed use.

(d) Satisfactory provisions and arrangements have been made concerning the following matters, where applicable:

(1) Ingress and egress to the property and proposed structures thereon with particular reference to automotive, bicycle, and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe;

The parcel is located adjacent to NW 97th Boulevard, a collector road that is being built as part of the master plan for the larger development that is part of this parcel (including the residential development to the northwest as well a future industrial development to the east.

(2) Off-street parking and loading areas where required, with particular attention to Item (1) above;

Off-street parking will be provided in accordance with the off-street parking requirements found in the ULDC

(3) The noise, glare, or odor effects of the special exception on surrounding properties;

As shown in the proposed site plan(s), the parcel is surrounded by stormwater management facilities or directly abuts NW 97th Boulevard. This separation from surrounding development will minimize any potential impacts resulting from this development. In addition, criteria are found in Section 404.44 of the ULDC that further minimize impacts by specifying placement of structure such as outdoor runs, etc.

(4) Refuse and service areas, with particular reference to location, screening, and Items (1) and (2);

Refuse and service areas will be placed on the parcel per the requirements of the ULDC.

(5) Utilities, with reference to location and availability;

The site will be served by public utilities.

(6) Enhanced nutrient-reducing onsite sewage treatment and disposal system (ENR-OSTDS) if sewer connection is not available;

Sewer service is available to this site.

(7) Screening and buffering with reference to type, dimensions and character with particular emphasis on screening and buffering between residential and non-residential uses;

Specific screening and buffering requirements are found for this use in Section 404.44 of the ULDC.

(8) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility with surrounding properties;

Any proposed signs will be required to meet sign criteria found in the ULDC which reference proposed lighting and potential for glare.

(9) Required yards and other greenspace;

The proposed use will be required to meet all open/greenspace requirements found in the ULDC.

(10) General compatibility with surrounding properties;

Surrounding uses will be similar in nature to the proposed use as adjoining land uses/zoning are also light industrial. Residential uses are not adjacent to this property.

(11) Environmental justice issues related to the location of the facility within the county;

The proposed use as a commercial animal boarding facility is meant to serve all sectors of the Alachua County population. It is located in a highly developed area west of I-75 and does not unduly impact any single community group or population.

(12) Impacts to both publicly and privately maintained road facilities and

Road LOS requirements as identified in the Plan will not be adversely impacted by this request.

(13) Any special requirements set forth in this ULDC for the particular use involved.

Section 404.44 of the ULDC provides additional criteria for this and is evaluated separately.

3. Sec. 404.44 of the ULDC states that *Commercial animal boarding or training facilities may be allowed by special exception in the A-RB, BH, BA, BA-1, ML, MS, and MP districts, subject to site plan approval by the DRC and the following standards.*

(a) The minimum lot area shall be two (2) acres.

The proposed lot size is 4.82 acres, which exceeds this minimum.

(b) The structure housing the dogs or other domesticated animals shall be completely enclosed and designed to suppress noise. Noise from the boarded animals at the property line shall be subject to the noise regulations in Chapter 110 of the Alachua County ULDC.

(c) The structure housing the dogs or other domesticated animals and any outdoor areas allocated for use by such animals shall be located a minimum of fifty (50) feet from any property line and two hundred (200) feet from any residential zoning district.

(d) At minimum, a medium-density, 25-foot wide buffer, in accordance with Chapter 407, shall be provided between the facility and adjacent properties.

The site plan included with this application notes that requirements (b) and (c) will be met. A condition has been proposed limiting the buffer (d) to the northeast portion of the site. The Board is empowered by the ULDC to approve such a reduction.

(e) Use of outdoor areas by the animals shall occur no earlier than 7:00 a.m. and no later than 9:00 p.m.

(f) Overnight boarding shall be limited to no more than thirty (30) consecutive days.

Hours of operation and boarding requirements shall be met as part of this special exception request.

Staff and Agency Comments

Department of Public Works: No comments

Department of Environmental Protection: No comments

Transportation Planning: No comment