

**TOWN OF LOXAHATCHEE GROVES  
TOWN COUNCIL  
May 2, 2023**

**BIG DOG RANCH SITE PLAN AMENDMENT STAFF SUMMARY:**

**A. Site and Applicant Information**

**1. Site Plan Amendment Application SP (A) 2023-01 Big Dog Ranch Rescue**

**Project Name:** Big Dog Ranch Rescue Site Plan Amendment SP (A) 2023-01.

**Agent:** Lauren Simmons, Registered Agent.

**Applicant:** Lauren R. Simmons, Manager.

**Owner:** Big Dog Ranch Rescue, Inc.

**Parcel Control Numbers (PCN):** 41-41-43-29-01-001-0000.

**Project Location:** Southeast corner of Okeechobee Boulevard and "D" Road.

**Street Address:** 14444 Okeechobee Boulevard

**Size of Property:** 32.1 acres.

**FLU Map Designation:** Rural Residential 5 (RR 5)

**Zoning Designation:** Agricultural Residential (AR) with a Special Exception and Site Plan approval for a Rescued Animal Care Facility.

**Existing Use:** Big Dog Ranch Rescued Animal Care Facility.

**Current Maximum Development Potential:** 65,804.5 sq. ft.; 0.045 F.A.R. (Resolution 2018-07).

**Proposed Maximum Development Potential:** 75,263 sq. ft.; 0.052 F.A.R.

**2. Approval History**

The subject site was granted Special Exception and Site Plan approval by Loxahatchee Groves (Resolutions 2015-09, 2017-66, and 2018-07 and Administrative Site Plan Amendment SP (A) 2022-01) to permit a Rescued Animal Care Facility, subject to conditions of approval.

Big Dog Ranch Rescue  
Site Plan Amendment SP (A) 2023-01  
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Among the current principal use and design conditions of the approvals are the following:

1. Approval of a maximum of 65,804.5 sq. ft. of building and enclosed structure area; a floor-area-ratio not to exceed 0.041.
2. Veterinary services and dog boarding as accessory uses may be provided by a licensed veterinarian for adopted or previously adopted animals. Such services shall not be available to the general public.
3. The number of dogs allowed shall be based upon square footage of the facility and PBC Animal Control Center and Florida Fish and Wildlife Conservation Commission regulations; however, in no event, shall the number of dogs exceed the following maximums: puppies – 100; and adult dogs – 400.

### **3. Application Summary**

The Applicant has requested a site plan amendment to address the changing needs of Big Dog Ranch after five years of operation. Proposed revisions will increase the previously approved maximum development potential of the facility from 65,804.5 sq. ft. to 75,263 sq. ft. The following is a summary of proposed changes:

1. Redesign of, and Increase in size of, the Boarding Dog Housing from 6,581 sq. ft. to 15,301 sq. ft.; an increase of 8,720 sq. ft. in order to allow individual dogs more living space.
2. The following minor modifications: Education Center Building (increase by 506 sq. ft.); Senior Sanctuary Large Dog Support (increase by 288 sq. ft.); and Senior Sanctuary Large Dogs (decrease by 56 sq. ft.). A total increase of 9,459 sq. ft.
3. Addition of a 20' x 20' open air gazebo within the interior of the Puppy Land facility.
4. Realignment of the Education Building (no increase in the size).

The proposed Site Plan will not result in the housing of additional dogs or additional employees.

The current approved Site Plan (May 31, 2022) is presented as Exhibit 1. The proposed Site Plan (SP (A) 2023-01) is presented as Exhibit 2. Approved Site Plan versus Proposed Site Plan uses and structure space allocations are summarized in Table 1.

**Exhibit 1**  
**Approved Site Plan**  
**(Refer to the following page)**



**Exhibit 2**  
**Proposed Site Plan**  
**(Refer to the following page)**

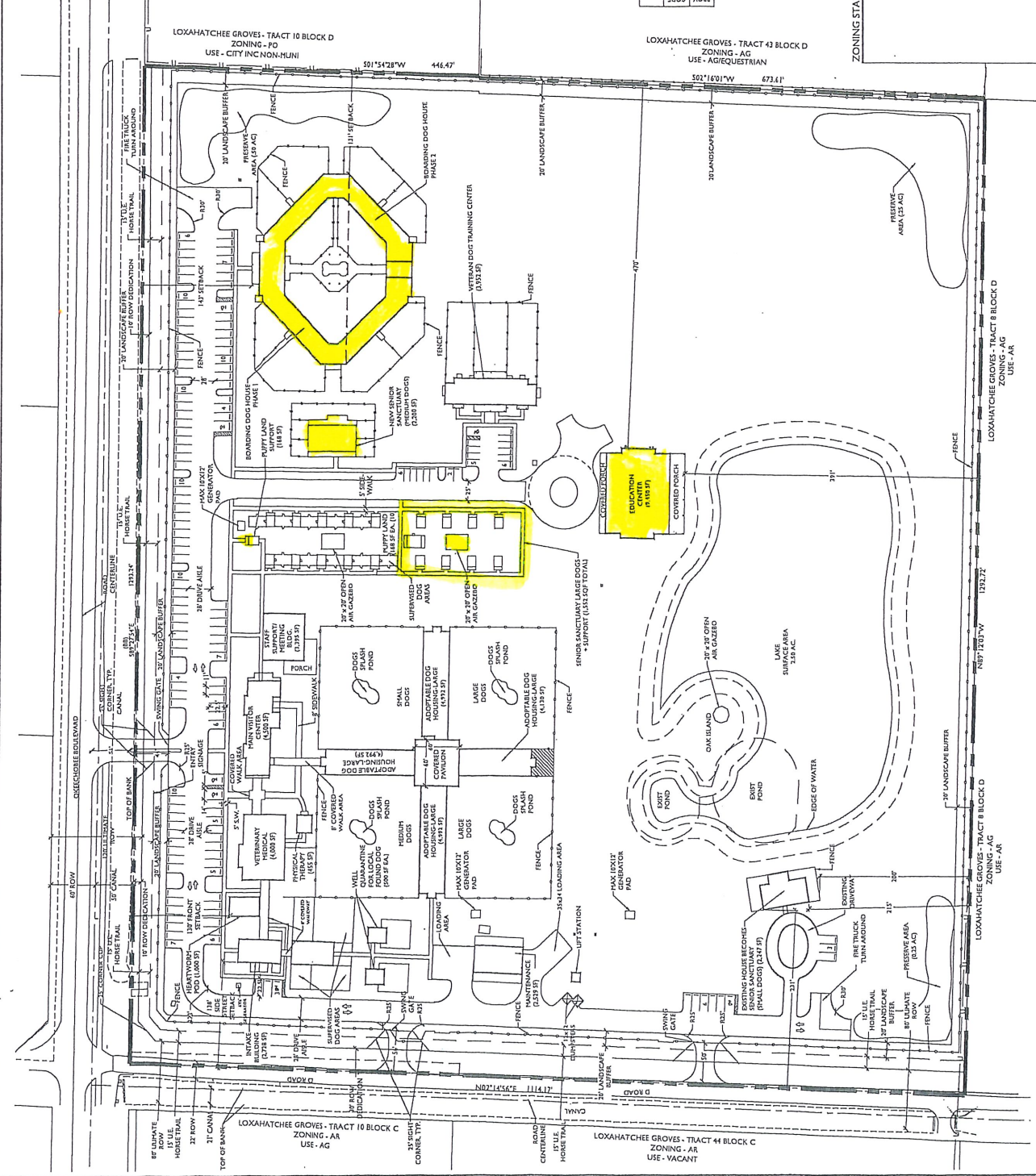
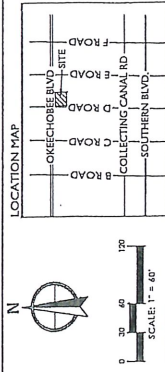
BIG DOG RANCH  
FINAL SITE PLAN  
PREPARED FOR BIG DOG RANCH  
LOXAHATCHEE GROVES, FLORIDA

[illegible]

| ZONING DISTRICT | MINIMUM LOT SIZE DIMENSIONS | MINIMUM SETBACK DIMENSIONS |       |       |               |                |                  |                   |                             |                |                |      |
|-----------------|-----------------------------|----------------------------|-------|-------|---------------|----------------|------------------|-------------------|-----------------------------|----------------|----------------|------|
|                 |                             | SIZE                       | WIDTH | DEPTH | MAX. FAN AREA | MIN. PAV. AREA | MAX. RUDG. COVER | MAX. RUDG. HEIGHT | MIN. FRONT-YARD STREET REAR | MIN. SIDE YARD | MIN. REAR YARD |      |
| CDG CODE        | AR                          | 5 AC                       | 200'  | 200'  | 15            | 702'           | 15%              | 35'               | 100'                        | 50'            | 30'            | 210' |
| INDV. MOV.      | AR                          | 31.16 AC                   | 1232' | 1114' | 0.052         | 652'           | 5.2%             | 35'               | 130'                        | 131'           | 120'           | 210' |

02/14/2020: Revisions to Vet Training & Caremaker House

1212



**Table 1**  
**Big Dog Ranch Approved Versus Proposed Site Plan**

| Building                                      | Building Sq. Ft.   |                    | Increase or (Decrease) in Sq. Ft. |
|-----------------------------------------------|--------------------|--------------------|-----------------------------------|
|                                               | Approved Site Plan | Proposed Site Plan |                                   |
| Veterinary Medical Building                   | 4,000              | 4,000              | 0                                 |
| Main Visitor Center                           | 4,500              | 4,500              | 0                                 |
| Puppy Land Support                            | 168                | 168                | 0                                 |
| Puppy Land Pods                               | 1,680              | 1,680              | 0                                 |
| Adoptable Dog Housing - Large                 | 19,106             | 19,106             | 0                                 |
| Staff Support and Meeting Building            | 3,395              | 3,395              | 0                                 |
| Maintenance Facility                          | 2,529              | 2,529              | 0                                 |
| Intake Building                               | 2,728              | 2,728              | 0                                 |
| Veteran Dog Training Center (aka Wiem World)  | 3,952              | 3,952              | 0                                 |
| Senior Sanctuary (Small Dog)                  | 2,247              | 2,247              | 0                                 |
| Senior Sanctuary (Medium Dog)                 | 2,199              | 2,200              | 1                                 |
| Senior Sanctuary (Large Dog + Support)        | 1,320              | 1,552              | 232                               |
| Education Center                              | 8,944              | 9,450              | 506                               |
| Boarding Dog Housing                          | 6,581              | 0                  | (6,581)                           |
| Boarding Dog House (Phase I)                  | 0                  | 8,827              | 8,827                             |
| Boarding Dog House (Phase II)                 | 0                  | 6,474              | 6,474                             |
| Heartworm Recovery Cabins                     | 1,000              | 1,000              | 0                                 |
| Well Quarantine Building For Local Found Dogs | 1,000              | 1,000              | 0                                 |
| Physical Therapy                              | 455                | 455                | 0                                 |
| <b>Totals</b>                                 | <b>65,804</b>      | <b>75,263</b>      | <b>9,459</b>                      |

### C. Submitted Support Documents

| Item                                                                    | Content                                                                                                                                                                   |
|-------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resolution 2018-07 and Administrative Site Plan Amendment SP(A) 2022-01 | Previous Site Plan and Conditions of Approval                                                                                                                             |
| Proposed Amended Site Plan and table of itemized changes                | Proposed revised Site Plan and description of proposed changes indicating an increase in the approved square footage from 65,804 to 75,263 and F.A.R from 0.045 to 0.052. |

| Item (continued)                                   | Content (continued)                                                                                                                                                                                                                                          |
|----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Justification Statement                            | Proposed Site Plan revisions are necessary to address Changed facility needs based upon operating experience.                                                                                                                                                |
| Notification of Extension and Town acknowledgement | Extended buildout date to February 14, 2024                                                                                                                                                                                                                  |
| Updated Traffic counts and Traffic Statement       | 1. Traffic counts at Okeechobee Boulevard entrance January 31st – February 2nd, 2023. 2. A Traffic Statement, based upon the updated traffic counts, prepared by JFO Group, Inc. determined compliance with Palm Beach County Traffic Performance Standards. |

#### **D. Staff Finding and Recommendation**

Proposed SP(A) 2023-01 increases the current Site Plan approval by 9,459 sq. ft. of building area and the Floor-Area-Ratio (F.A.R.) from 0.41 to 0.52. The proposed increase in building space is well within the maximum F.A.R. of 0.15 allowed in the AR zoning district.

The principal proposed addition of square footage (8,720 sq. ft. or 92% of the total)) consists of an increase in the size of the Dog Boarding Houses to allow for additional area for each housed dog. The proposed Site Plan, according to the Applicant, will not result in the boarding of additional dogs or increase the current staffing level.

Staff finds the proposed Site Plan Amendment SP (A) 2023-01 generally consistent with the Town's previous Site Plan Approvals (i.e. (Resolutions 2015-09, 2017-66, and 2018-07 and Administrative Site Plan Amendment SP (A) 2022-01).) and recommends approval. All Conditions of Approval stated in Town Resolution 2015-09 as amended by Town Resolutions 2017-66 and 2018-097 and Administrative Site Plan Amendment SP(A) 22-01 dated May 26, 2022 remain in full force and effect unless specifically amended by the approval of SP (A) 2023-01.

Further, development of the site shall be limited to that depicted in the Final Site Plan dated January 16, 2023. All modifications to the Final Site Plan shall be approved by the Town Council unless the proposed changes are required to meet conditions of approval or are in accordance with the ULDC, as determined by the Town Manager.

**E. Planning and Zoning Board (PZB) Recommendation:** The PZB recommended approval of Big Dog Ranch Site Plan amendment SP(A) 2023-01 at its March 23, 2023 meeting by a 2 – 1 vote.

**F. Town Council Action:** To be determined