

November 7, 2012

Randy Johns Phoenix Associates of South Florida, Inc. 2590 Northbrooke Plaza Drive, Suite 308 Naples, FL 34119

Re: Zoning Verification Letter ZLTR-PL20120002570; Goodlette Corners PUD, Collier County, Florida

Dear Mr. Johns:

Thank you for your request for Zoning Verification received on October 29, 2012. The subject property is zoned Planned Unit Development (Goodlette Corners PUD), Ordinance No. 04-40.

You requested verification of the use of Animal Specialty services – Pet Grooming Only in the subject PUD.

The PUD does not list pet grooming as a permitted use; however, Section 3.3.A.31 of the PUD does permit "any other uses that are comparable in nature with the foregoing uses and are consistent with the permitted uses and purpose and intent statement of this PUD, as determined by the Board of Zoning Appeals".

A dog grooming facility is identified as SIC Code 0752 under the general use category of Animal Specialty Services, Except Veterinary. This use group permits animal shelters, artificial insemination services, honey straining and horse training services, among others. However, your request is to limit the permitted use to Animal Specialty Services – Pet Grooming Only.

SIC Code 0752 is not specifically listed as a permitted use in the Goodlette Corners PUD. However, staff notes that the PUD permits Veterinary Services – Household Pets Only, which is identified as SIC Code 0742.

Staff notes that the proposed use of Animal Specialty Services – Pet Grooming Only is similar to the Veterinary Services – Household Pets Only use since the treatment of pets and the grooming of pets are both done within an enclosed structure in the PUD.

Staff believes that the proposed use of Animal Specialty Services – Pet Grooming Only is consistent with the purpose and intent of the Goodlette Corners PUD which states that the "Commercial Areas on the PUD Master Plan are intended to provide a variety of commercial, financial, health and office uses."

Staff's opinion, subject to BZA approval, is that the proposed use of Animal Specialty Services – Pet Grooming Only is comparable to the Veterinary Services – Household Pets Only use since the treatment of pets and the grooming of pets are both done within an enclosed structure in the PUD. In accordance with Section 3.3.A.31 of the PUD, your request will be forwarded to the



Board of Zoning Appeals for approval of Staff's opinion. You will be apprised of the hearing date and advertising fees as soon as possible. Please note that Staff's opinion is not binding on the BZA.

Please be advised that the information presented in this verification letter is based on the Collier County Land Development Code (LDC) and Growth Management Plan in effect as of this date. It is possible that subsequent amendments to either of these documents could affect the validity of this verification letter. It is also possible that development of the subject property could be affected by other issues not addressed in this letter, such as, but not limited to, concurrency related to the provision of adequate public facilities, environmental impact, and other requirements of the LDC or related ordinances.

Should you require further information or have any questions, please do not hesitate to contact me at (239) 252-4211 or fredreischl@colliergov.net.

Researched and prepared by:

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Reviewed by:

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CC:

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