

**Cat Cafes**  
**City-initiated Text Amendment**  
**P22-307**

City Council Meetings of  
February 13, 2023 and February 27, 2023  
Bethany Grubbs, Planner III



# Background

- Staff recently spoke with a customer who expressed interest in opening a cat café in Port St. Lucie.
- Cat cafes are a growing trend. There are approximately 14 cat cafes operational in Florida.
- Cat Cafes typically offer food and beverage service of some type and then have a separate area for patrons to enter for the purpose of interacting with the resident cats if they wish.
- Our Zoning Code does not currently provide for Cat Cafes so an amendment to the text of the zoning code would be required to allow this type of business.

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# Request

This is a City-initiated Text Amendment to Chapters 153 – Definitions and 158 – of the City of Port St. Lucie Code of Ordinances.

## The following revisions are proposed:

- Amend Section 153 to provide a definition for the use.
- Amend Section 158 to include cat cafes as a permitted use within the CG (General Commercial), and CS (Service Commercial) zoning districts, and as a special exception use in the IN (Industrial) Zoning District.
- Provide supplementary use regulations.

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# Proposed Definition

A cat café can be defined as, *“Cat café: a restaurant, excluding drive-through restaurant, which also houses adoptable cats for clientele to interact with, and which incorporates cat adoption services in addition to the restaurant services for the purpose of helping adoptable cats find homes.”*

# Issues/Analysis

- This use would fit in as a permitted use in CG and CS districts (commercial districts).
- This use could be appropriate in some, but not every, IN zoned property. For this reason staff recommends it is a SEU in the IN district.
  - Parking
  - Traffic circulation
  - Non-traditional users could out-compete industrial uses for the limited inventory of industrial space, and/or create other challenges that impede the industrial uses and their customary operations.



# Parking Requirements

The amount of off-street parking shall be calculated at a rate of one (1) parking space for each two hundred (200) square feet of gross floor area. The parking ratios correspond to the required parking for the most closely related uses.

## Sec. 158.221. - Off-Street Parking and Lighting; Handicapped Parking Spaces

<b>Restaurants, cocktail lounges, and bars</b>	One (1) space for each two hundred (200) square feet of gross floor area.
<b>Shopping center</b>	One (1) space for each two hundred (200) square feet of gross floor area.
<b>Brewpub</b>	One (1) space for each two hundred (200) square feet of floor area devoted to a restaurant, pub, and kitchen.

# Proposed Supplementary Use Regulations

To protect the welfare and well-being of the surrounding properties and the resident cats, the use will be subject to the following supplementary use regulations.

## Supplementary Use Regulations

1. Keeping of domestic animals shall be consistent with the provisions of Chapter 92 (Animals), Chapter 94 (Noise), and Chapter 95 (Nuisances, Littering) of the City's Code of Ordinances.
2. Limited to cats (felines) only.
3. Maximum capacity of twenty (20) cats at any one time.
4. The facility must meet all applicable state and/or local health inspection standards.

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# Proposed Supplementary Use Regulations

6. The cats shall always be kept separate from food preparation areas.
7. The two locations (cat roaming rooms and dining rooms) must be completely separated by a floor-to-ceiling wall or walls.
8. Refuse from the animal shelter is not permitted to pass through the food preparation areas.
9. The boarding of cats shall take place entirely indoors.
10. The proponent must provide written evidence of partnership with a 501 (c)(3) animal rescue organization including but not limited to the Humane Society or the SPCA that will be providing the adoptable cats to the Cat Café as part of the application materials. In addition, all cats housed at the cat café must be current on all required vaccinations, spayed/neutered, receive monthly flea treatment and be micro-chipped prior to arrival.





# Proposed Supplementary Use Regulations

11. Cats shall enter and exit the cafe in a carrier.
12. A sign indicating a 24-hour emergency phone number and contact person shall be kept current and posted on the site in a place clearly visible from the exterior.

# Examples





# Examples



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# Recommendation

- On February 7, 2023, the Planning and Zoning Board recommended approval of the proposed text amendment.

