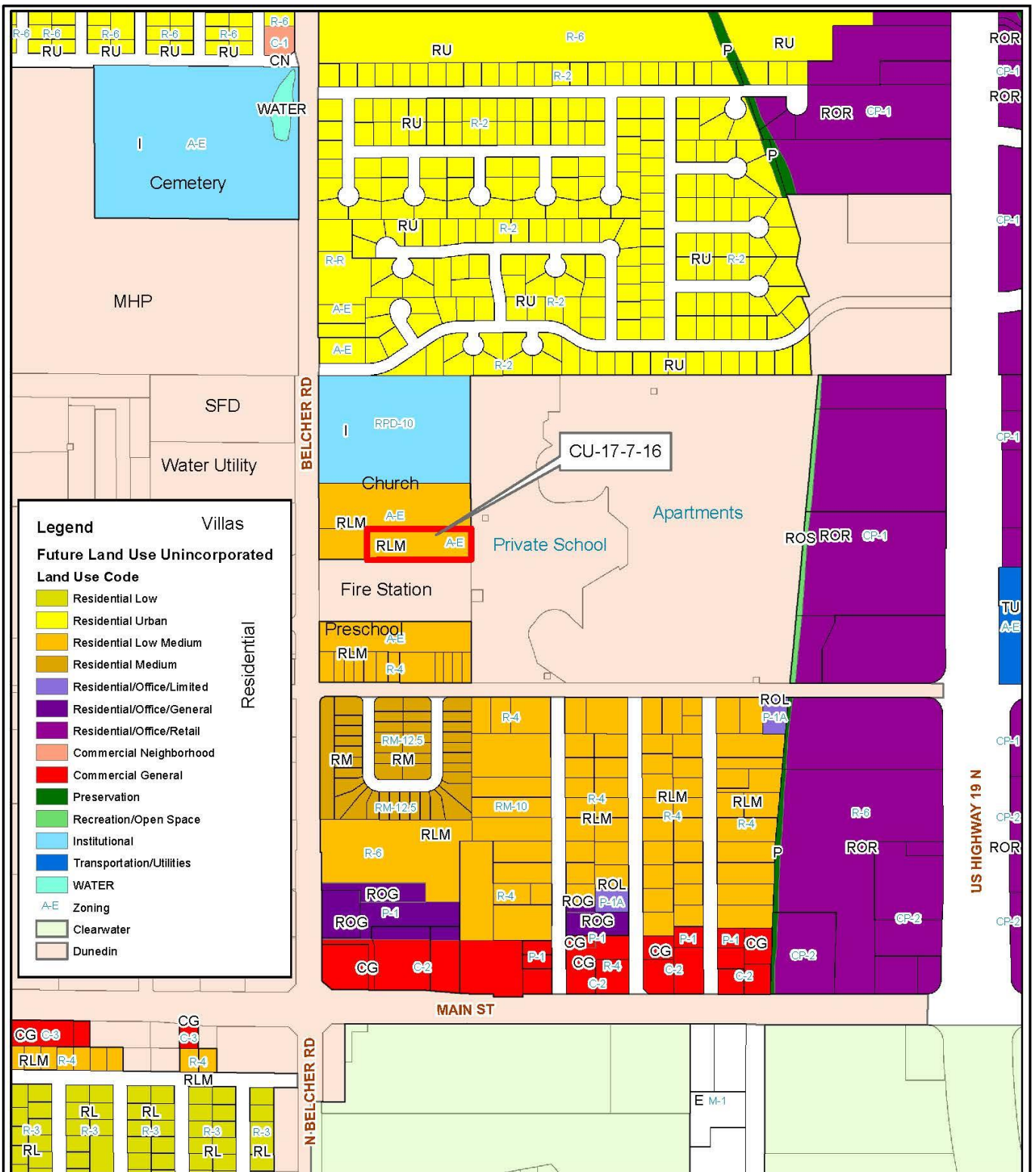


Proposed Conditional Use (CU-17-7-16)

Board of County Commissioners
November 22, 2016

Conditional Use Request

- To allow for:
 - The day care, training, grooming and overnight boarding of up to 100 dogs
 - The boarding of up to three horses on a property without a primary residential use
- Subject Area
 - One parcel covering 1.3 acres
 - 2845 Belcher Road, 0.35 mile north of SR-580 in unincorporated Dunedin
- Future Land Use Map:
 - Residential Low Medium (10 units per acre)
- Zoning:
 - A-E, Agricultural Estate Residential
 - Requires conditional use approval for a kennel and for the boarding of horses when there isn't a primary residence on site



Legend

Future Land Use Unincorporated Land Use Code

- Residential Low
- Residential Urban
- Residential Low Medium
- Residential Medium
- Residential/Office/Limited
- Residential/Office/General
- Residential/Office/Retail
- Commercial Neighborhood
- Commercial General
- Preservation
- Recreation/Open Space
- Institutional
- Transportation/Utilities
- WATER

Zoning

- A-E
- Clearwater
- Dunedin

Villas

Residential

LAND USE & ZONING MAP
CU-17-7-16

A modification of an existing conditional use to allow for the day care, training, grooming and overnight boarding of up to 100 dogs and to allow for the boarding of three horses on a property without a primary residential use. A variance to allow an existing 6-foot high fence to remain with a 0-foot front setback where 50 feet is required in an A-E zone and a variance to allow for the construction of a 36 square foot sign where a maximum 24 square foot sign is permitted in a residential district.

30/28/16/07254/000/3600

Prepared by: Pinellas County Planning Department



Date: 7/25/2016



1 inch = 0.1 miles



AERIAL MAP
CU-17-7-16

A modification of an existing conditional use to allow for the day care, training, grooming and overnight boarding of up to 100 dogs and to allow for the boarding of three horses on a property without a primary residential use. A variance to allow an existing 6-foot high fence to remain with a 0-foot front setback where 50 feet is required in an A-E zone and a variance to allow for the construction of a 36 square foot sign where a maximum 24 square foot sign is permitted in a residential district.

30/28/16/07254/000/3600

Prepared by: Pinellas County Planning Department



Date: 7/25/2016



1 inch = 0.1 miles

Variance Requests

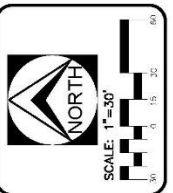
- Allow an existing 6-foot high fence to remain with a 0-foot front setback where 50 feet is required in an A-E zone.
 - Subject property is 200 feet from Belcher Rd
 - Helps screen the proposed uses
- Allow for the construction of a 36-square foot sign where a maximum 24 square feet is permitted in a residential district.
 - Larger sign would enhance visibility considering the distance from the roadway
 - Would not present a clutter issue

Revised #

Revised #	Revised Date	Revised Description
1		Initial Submission
2		
3		
4		
5		
6		
7		
8		
9		
10		

BOARD OF ADJUSTMENT SITE PLAN

PRECIOUS PETS LUXURY DOG RESORT & DOGGIE DAY CARE
 2845 BELCHER RD.,
 DUNEDIN, FL. 34698



LEGAL DESCRIPTION:
 East 440 feet of Lot 36, BELLE HAVEN UNIT B, according to the plat thereof as recorded in Plat Book 25, Page 60, Public Records of Pinellas County, Florida, together with an easement for road-way and utility purposes along the South 8 feet of the West 220 feet of Lot 36 of said BELLE HAVEN UNIT B.



**SECTION 30, TOWNSHIP 28S, RANGE 16 E
 PARCEL I.D. # 30-28-16-07254-000-3600
 PINELLAS COUNTY, FLORIDA**

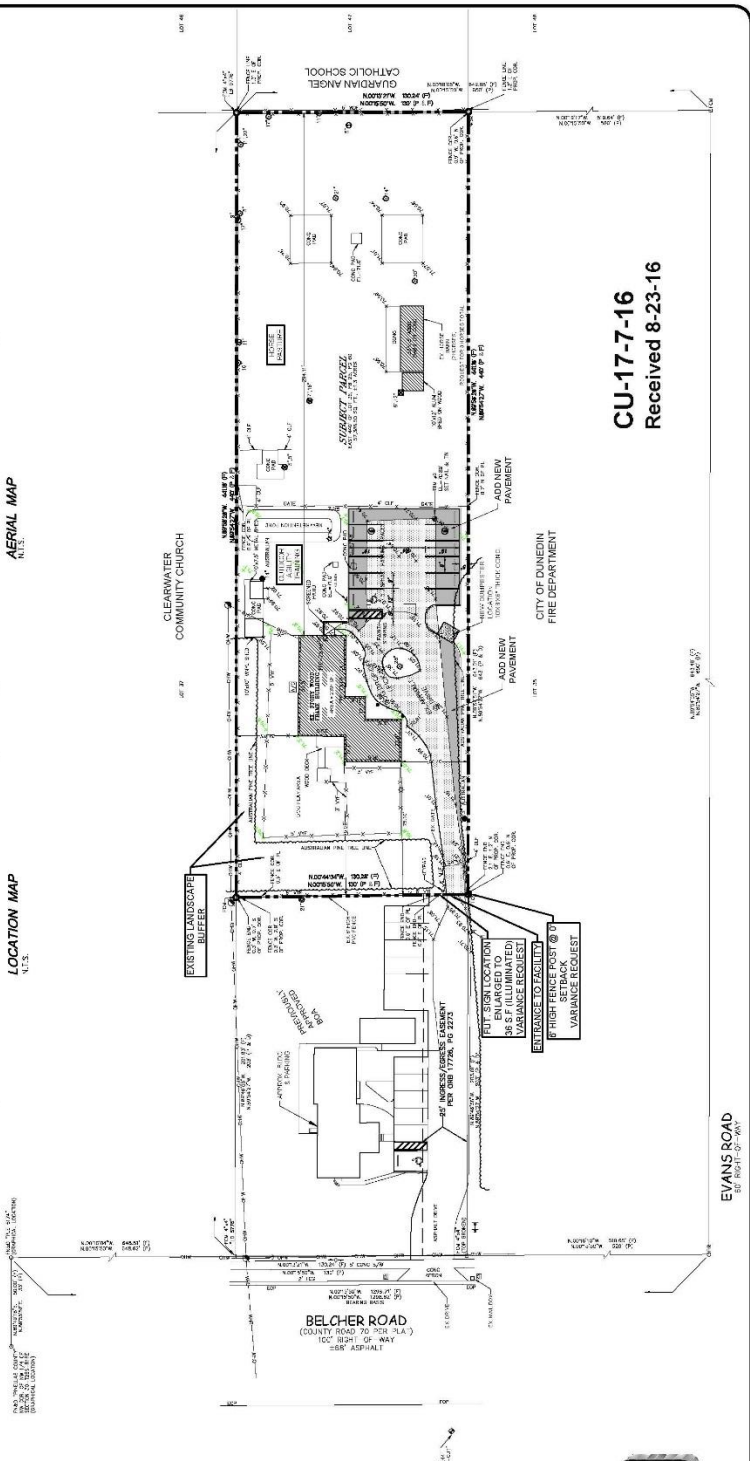
SITE DATA

EXISTING	PROPOSED	ALLOWED
ZONING:	A-E	A-E
USE:	DOG DAYCARE, BUILDINGS, GROUNDS, FACILITY, PLAY AREA, FEEDS, TRAINING	CONDITIONAL USE
EXISTING FLOOR AREA (S.F.):	0	0
FUTURE FLOOR AREA (S.F.):	3,200 S.F.	3,200 S.F.
EXISTING PAVEMENT AREA (S.F.):	0	0
FUTURE PAVEMENT AREA (S.F.):	1,500 S.F.	1,500 S.F.
EXISTING DRIVEWAY AREA (S.F.):	0	0
FUTURE DRIVEWAY AREA (S.F.):	200 S.F.	200 S.F.
EXISTING DRIVEWAY AREA (S.F.):	0	0
FUTURE DRIVEWAY AREA (S.F.):	200 S.F.	200 S.F.
EXISTING DRIVEWAY AREA (S.F.):	0	0
FUTURE DRIVEWAY AREA (S.F.):	200 S.F.	200 S.F.
EXISTING DRIVEWAY AREA (S.F.):	0	0
FUTURE DRIVEWAY AREA (S.F.):	200 S.F.	200 S.F.

PAVING CALCULATIONS:
 2,500 S.F. @ 100' T/S BRIDGE

AERIAL MAP
N.T.S.

LOCATION MAP
N.T.S.

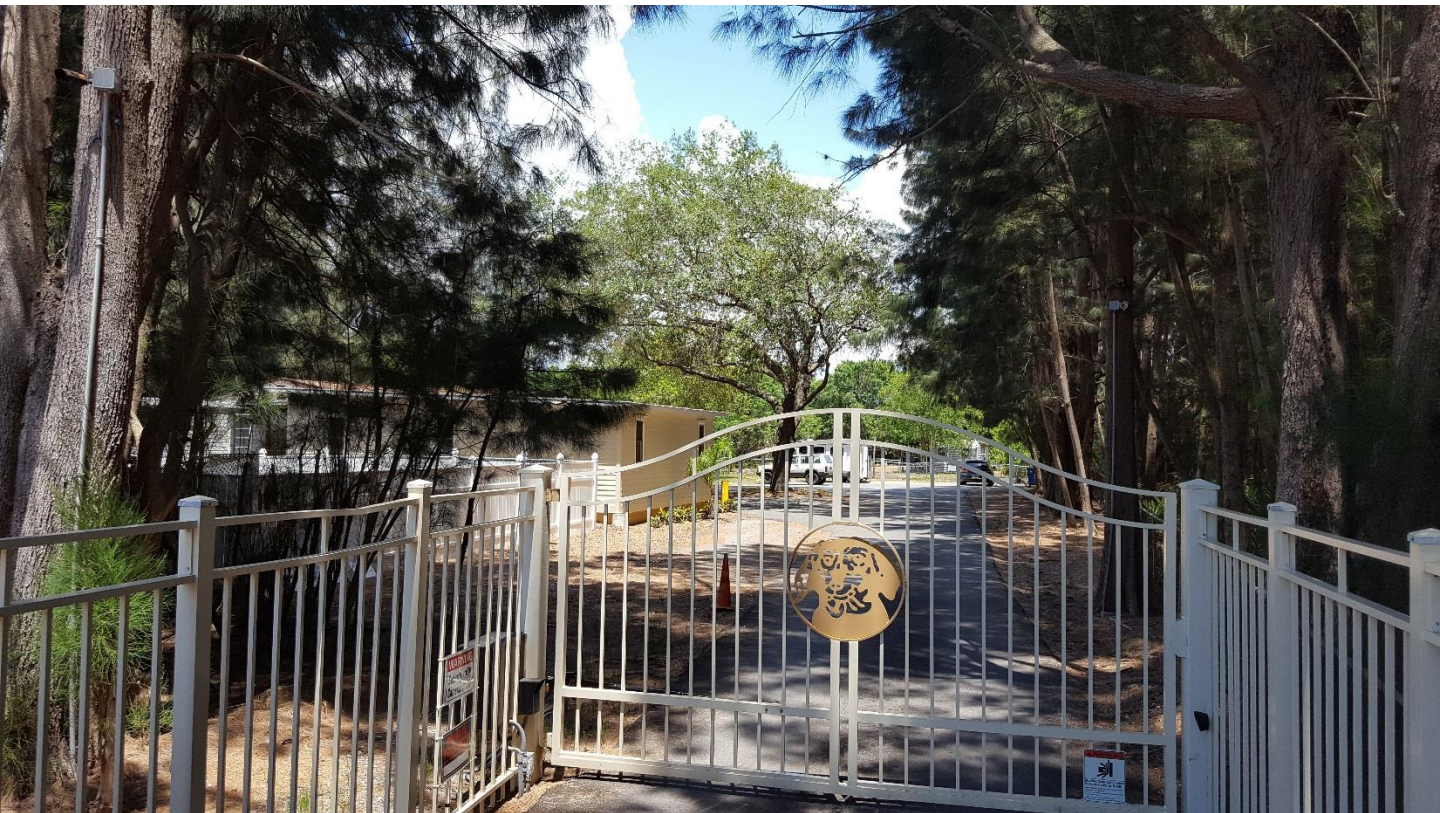


CU-17-7-16
 Received 8-23-16

LEGEND:

(Solid Line)	PROPERTY LINE
(Dashed Line)	EXISTING ASPHALT AREA
(Hatched Area)	EXISTING BUILDING
(New Hatched Area)	NEW ASPHALT AREA





Additional Information

- Existing Conditional Use Approval
 - Granted by the Board in 1995
 - Maximum of 15 dogs for breeding purposes
 - Also a single family residence at the time

- Existing Kennel Operation
 - Different ownership
 - No residential use
 - Number of dogs has increased beyond that permitted in 1995
 - Inspections have documented up to 70
 - Average of 45 during peak season
 - Dogs are housed in the former home
 - Under Code Enforcement procedures

- Two horses owned by the applicant are currently boarded on site
 - Requires conditional use approval because there is no primary residential use

Additional Information

- Current request would bring the kennel into compliance and expand its scope to allow up to 100 dogs on the property at a time via a combination of activities as proposed by the applicant:
 - **Overnight Boarding**
 - Maximum 85 dogs per night
 - Hours: 7:00 am-10:00 pm, 7 days/week
 - Staffed 24 hours per day
 - **Doggie Daycare/Grooming**
 - Maximum of 60 dogs per day
 - Hours: 7:00 am-10:00 pm, 7 days/week
 - **Agility Training**
 - Maximum 5 dogs per class
 - Hours: 9:00 am-11:00 am & 5:00 pm -7:00 pm, up to 3 days per week

PRC Staff Findings

- Kennel request is a significant expansion of that approved in 1995.
 - Number of animals and additional activities
 - Could detrimentally affect neighbors
 - Noise and Odor
 - Traffic crossing property to the west
- Where allowed, the Code permits a maximum of 3 horses per acre
 - Pasture area identified as 2/3 acre in size
- The 200-foot distance from Belcher Road is an important consideration regarding the variance requests for the fence and sign.
 - Will not impact roadway visibility or safety
 - Will enhance screening of the kennel

PRC Staff Recommendation

- Denial of the Conditional Use request for the kennel expansion as proposed and the boarding of up to three horses.
- Approval of the requested variances, subject to the following conditions:
 1. All required permits shall be obtained and applicable fees paid;
 2. Full site plan review;
 3. The development shall maintain substantial conformance with the submitted concept plan with respect to the variance requests.

Alternative Recommendation

- Staff supports a modified request limiting the number of dogs on site to 45 and the number of horses to two animals.
 - In keeping with the average number of dogs currently boarded on site
 - In keeping with the three horses per acre provision of the Code (2/3 acre)
 - Would not subject neighboring properties to substantially increased impacts

LPA Recommendation

- Citing evidence of a well-run, clean operation, the LPA recommended approval of the conditional use and variances, subject to the following conditions:
 1. Full site plan review, including a change of occupancy from residential to commercial for the kennel facility.
 2. There shall be no more than ~~45~~ 100 dogs on site at any given time. Overnight boarding shall be limited to 75 dogs at any given time.
 3. Hours of business operation shall be between 7:00 am and 10:00 pm, seven days per week.
 4. Agility training shall be limited to two classes per day, three days per week during daylight hours only. No whistles or amplified sound devices shall be used for the operation of the classes.
 5. ~~The number of employees shall not exceed four on site at any given time.~~

LPA Recommendation

5. All parking and setback requirements shall be met.
6. The boarding of horses shall be for the property owner only and limited to two animals.
7. Dogs shall be boarded indoors only.
8. The identification sign shall not exceed 36 square feet in size and shall be non-digital.
9. All animal waste shall be disposed of properly.
10. All kennel areas shall be soundproofed and certified by a professional engineer or architect as per STC rating in keeping with the Pinellas County Noise Ordinance.
11. The kennel operation shall maintain compliance with Section 14-29 (a) through (g) of the Pinellas County Code, relating to pet dealerships and kennels.
12. No retail sales of pet-related products is permitted.

LPA Recommendation

14. The property and its uses shall maintain substantial conformance with the submitted concept plan, as modified the number of approved animals and approved uses.
15. Any changes to the conditions listed shall require approval of the Board of County Commissioners.
16. In the event any of the above conditions are not met or the conditional use becomes a nuisance, the Board of County Commissioners may rescind the conditional use permit.