

RESOLUTION NO. _____

RESOLUTION FOR A MODIFICATION OF A PREVIOUSLY-APPROVED CONDITIONAL USE TO ALLOW A 1,612 SQUARE FOOT EXPANSION OF THE EXISTING ANIMAL HOSPITAL, AND A VARIANCE TO ALLOW THE PROPOSED EXPANSION TO HAVE A 16-FOOT SIDE SETBACK FROM THE SOUTH PROPERTY LINE WHERE 25 FEET IS REQUIRED ON APPROXIMATELY 1 ACRE LOCATED AT 1412 BELCHER ROAD IN PALM HARBOR; PAGE 583 OF THE ZONING ATLAS, AS BEING IN SECTION 06, TOWNSHIP 28, RANGE 16; UPON APPLICATION OF DR. ELIZABETH F. BAIRD THROUGH GARY A. BOUCHER, P. E. REPRESENTATIVE, CU-12-07-17

WHEREAS, Dr. Elizabeth F. Baird, owner of the property at 1712 Belcher Road, Palm Harbor, Florida, with Parcel I. D. number 06/28/16/00000/230/0300, has petitioned the Board of County Commissioners of Pinellas County for a modification of a previously-approved conditional use to allow a 1,612 square foot expansion of the existing animal hospital, and a variance to allow the proposed expansion to have a 16-foot side setback from the south property line where 25 feet is required, on the parcel of real property described above; and

WHEREAS, legal notice of public hearing on such proposed conditional use and a variance was duly published as required by law, as evidenced by publisher's affidavit filed with the Clerk; and

WHEREAS, said public hearing has been held on the date and at the time specified in said published notice at which citizens and interested persons have been given opportunity to be heard, and all requirements of law and of rules promulgated by this Board have been complied with; and

WHEREAS, this Board has determined that the conditional use and the variance of said property should be granted.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pinellas County in regular session duly assembled this 15th day of August 2017, that the conditional use and the variance for the above described real property in Pinellas County, Florida, is hereby granted in case #CU-12-07-17, with the following conditions:

1. Full site plan review.
2. Site development shall maintain substantial conformance with the associated concept plan.
3. Appropriate licensure shall be maintained.
4. The proposed expansion shall not exceed 1,612 square feet.
5. All animals shall be boarded indoors only.
6. All kennel areas shall be soundproofed and professionally certified per STC rating in keeping with the Pinellas County Noise Ordinance.
7. All parking requirements shall be met.
8. The building setback from the south property line shall be 16 feet. All other required setbacks shall be met.
9. Any changes to the conditions listed shall require approval of the appropriate Board at a public hearing.
10. In the event any of the above conditions are not met or the conditional use becomes a nuisance, its approval may be rescinded.

Commissioner _____ offered the foregoing resolution and moved its adoption, which was seconded by Commissioner _____ upon the roll call the vote was:

Ayes:

Nays:

Absent and not voting:

APPROVED AS TO FORM

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By:



Office of the County Attorney