

Proposed Conditional Use (CU-12-7-17)

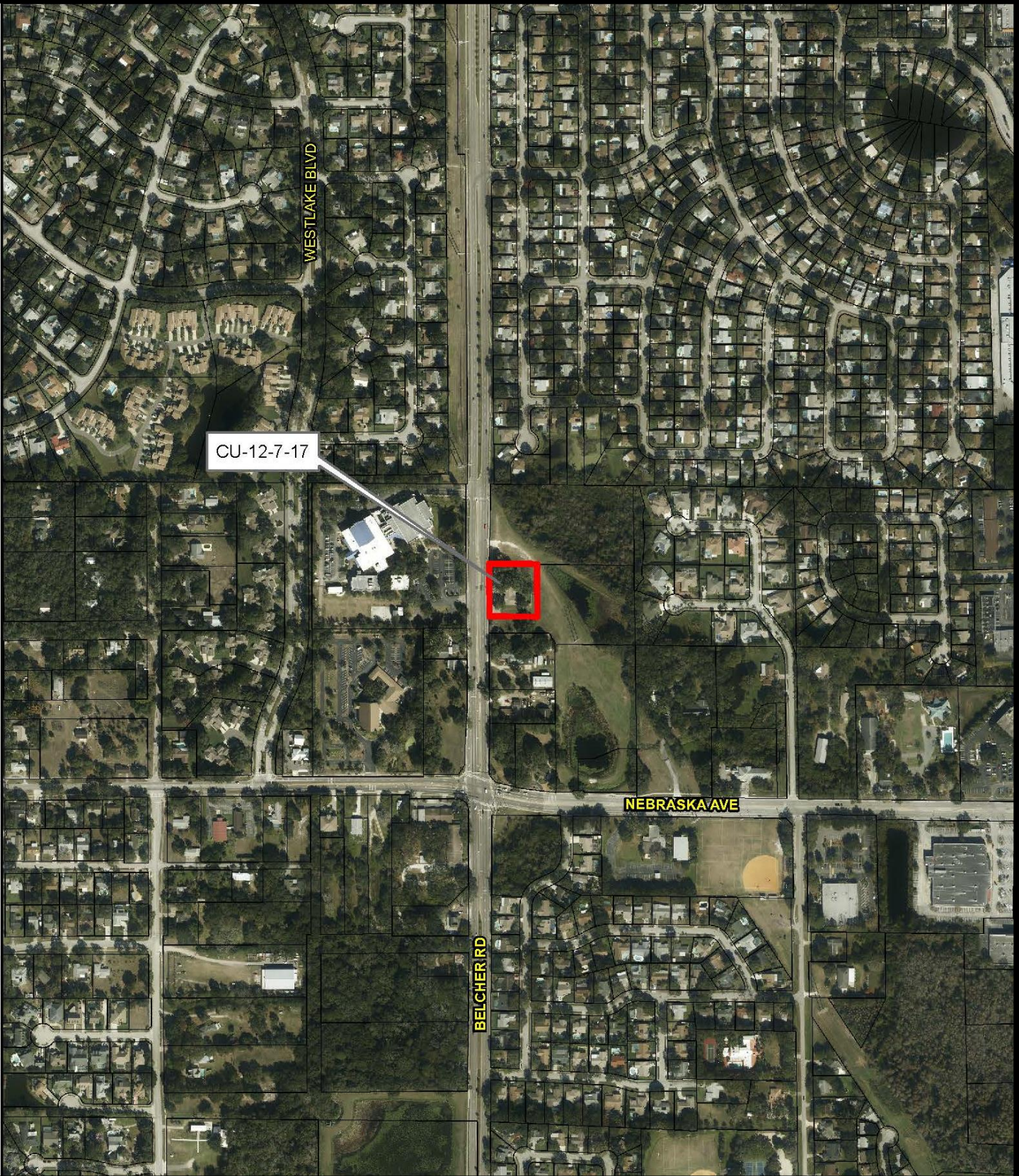
Board of County Commissioners
August 15, 2017

Conditional Use Request

- Country Oaks Animal Hospital & Boarding Kennel at 1412 Belcher Rd, Palm Harbor
- Conditional Use modification request:
 - Allow a 1,612 square foot addition
 - Hydrotherapy unit
 - No additional animal boarding space
 - South side of existing structure
- Agricultural Estate Residential Zoning requires conditional use approval for animal hospitals and kennels
- Variance request for the expansion to be 16 feet from the south property line where 25 feet is required

Country Oaks Animal Hospital 1412 Belcher Road





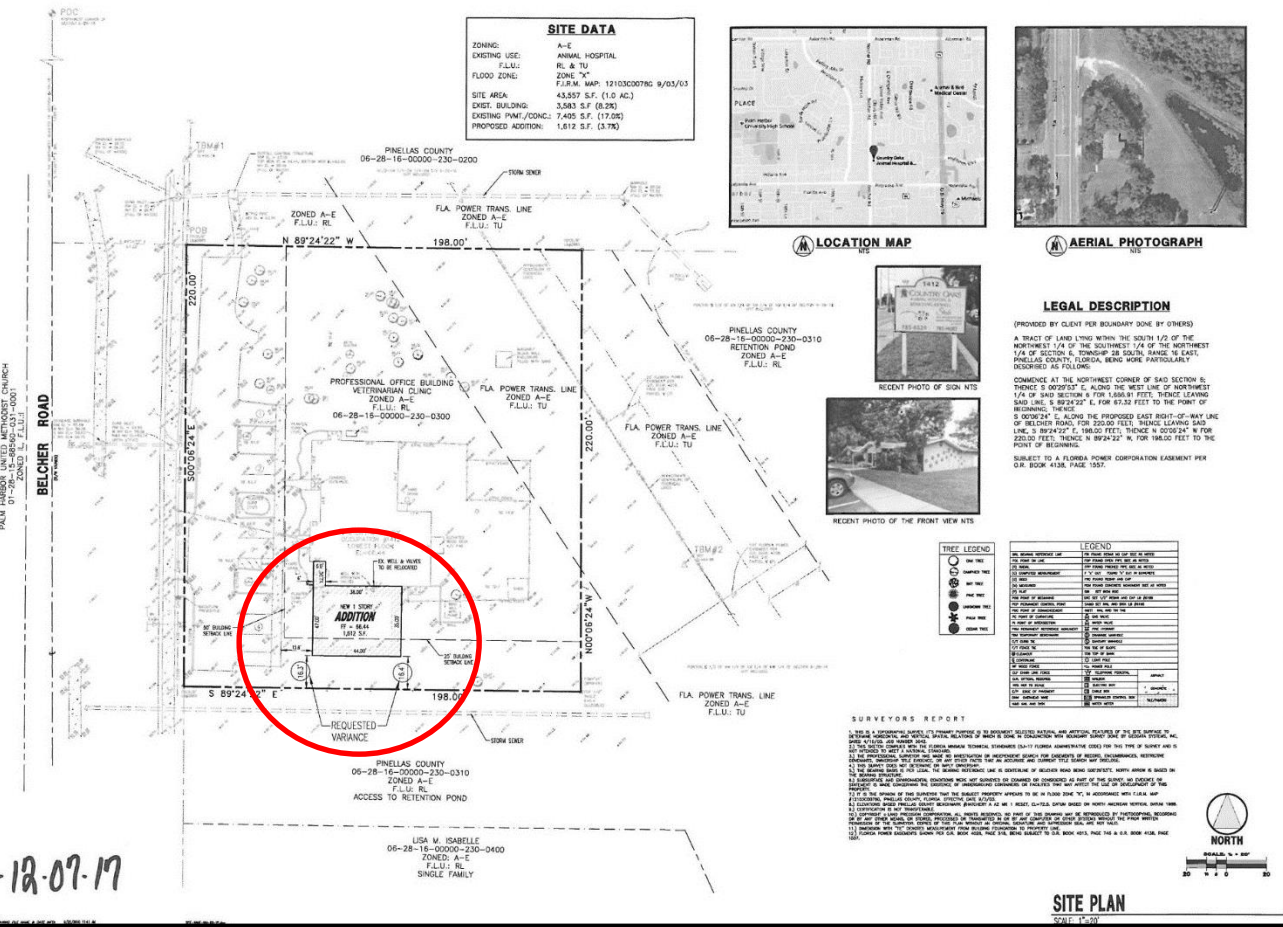
CU-12-7-17

WESTLAKE BLVD

NEBRASKA AVE

BELCHER RD

Area of Conditional Use & Variance



CU-12-07-17

REVISIONS

NO.	DATE	DESCRIPTION

Ozona Engineering, Inc.
 1100 W. US HWY 90, SUITE 100
 PALM HARBOR, FLORIDA 34684
 TEL: (888) 888-8888
 FAX: (888) 888-8888
 WWW. OZONA-ENGINEERING.COM

COUNTRY OAKS ANIMAL HOSPITAL
 1100 W. US HWY 90, SUITE 100
 PALM HARBOR, FLORIDA

PROJECT # -
DATE 06/26/17
SCALE AS SHOWN

SHEET #
1 of 1





Additional Information

- Past Conditional Use Approvals
 - First granted by the BCC in 1987
 - Various expansions and hours of operation changes granted in 1988, 1996 & 2001
 - Past expansion approvals never constructed
- The subject parcel was once much larger
 - Five acres when approved in 1987
 - Reduced to its current one-acre size due to the widening of Belcher Road and the need for associated drainage retention

PRC Staff Findings

- Expansion request meets the General Standards for conditional uses
 - No anticipated traffic issues
 - Parking and drainage can be accommodated
 - Nearest home is over 150 feet away
- The variance request is reasonable
 - Best location for expansion
 - Will prevent removal of mature trees
 - Will not encroach overhead power line area
 - Belcher Road widening project reduced the original property size by 80 percent
 - Adjacent to County-owned property

PRC Staff Recommendation

- **Approval** of the Conditional Use modification request and the associated variance, subject to these 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

Staff Recommendation (cont.)

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
- **Local Planning Agency**
 - Recommended approval (6-0 vote)