



Pinellas County

Staff Report

File #: 17-1256A, **Version:** 1

Subject:

Q CU-12-07-17 (Dr. Elizabeth F. Baird)

A request 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.

Recommended Action:

Adoption of Case No. Q CU-12-07-17: A Resolution approving the application of Dr. Elizabeth F. Baird 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, subject to 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 In the event any of the above conditions are not met or the conditional use becomes a nuisance, its approval may be rescinded.

Strategic Plan:

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs

Deliver First Class Services to the Public and our Customers

5.2 Be responsible stewards of the public's resources

Summary:

The subject property is a one-acre parcel located at 1412 Belcher Road in Palm Harbor, on the east side of the roadway approximately 700 feet north of Nebraska Avenue. It is the site of an animal hospital and kennel that was originally approved by the Board as a conditional use in 1987. The property is zoned A-E, Agricultural Estate Residential, which requires conditional use approval for animal hospitals and kennels. This current request is for a 1,612 square foot expansion of the existing building for a total area of 5,146 square feet. The expansion is proposed to house a hydrotherapy unit, and will not be used for boarding animals.

The proposed conditional use modification is not expected to negatively impact the surrounding area. The subject property is buffered on three sides by County-owned land. The nearest residential home is over 150 feet away from the proposed expansion. The Palm Harbor United Methodist Church is on the opposite side of Belcher Road.

The applicant is also requesting a variance to locate the proposed expansion to within 16 feet of the south property line. The A-E zoning district normally requires 25-foot side setbacks. The expansion is proposed at that location in an effort to preserve several mature trees on the north side of the existing building and to stay away from overhead powerlines on the east side. It should be noted that the subject parcel was once much larger. It was reduced to its present size due to the widening of Belcher Road and the need for associated stormwater ponds. As the property to the south is County-owned, the requested setback reduction would not impact any adjacent residential uses.

In summary, it is staff's opinion that the request meets the General Standards of the Pinellas County Land Development Code pertaining to Conditional Uses and is consistent with the Pinellas County Comprehensive Plan. The animal hospital/kennel business has existed on the site for many years. This proposal should not adversely impact surrounding properties.

Background Information:

The Local Planning Agency (LPA) recommended approval of the request, subject to the staff-recommended conditions, during its July 13, 2017 public hearing (Vote 6-0).

Fiscal Impact:

N/A

Staff Member Responsible:

Renea Vincent, Director, Planning

Partners:

N/A

Attachments:

LPA Report
Case Maps
Resolution
Concept Plan
Legal Ad