

Fee: \$1,000.00

Rehearing/Rescheduling Planning Board: \$100.00

Rehearing/Rescheduling City Council: \$250.00



APPLICATION FOR CONDITIONAL USE APPROVAL

Applicant Information:

Name: Dr. Laura Hall, East Hill Animal Hospital

Address: 1010 North 12th Avenue, Pensacola, FL 32501

Phone: (850) 437-9932 Fax: (850) 437-9733 Email: DrLaura@EastHillAnimalHospital.com

Property Information:

Owner Name: Dr. Laura Hall Phone: (850) 437-9932

Location/Address: 805 East Gadsden Street, Pensacola, FL 32501

Parcel ID: 0 0 - 0 S - 0 0 - 9 0 2 5 - 0 0 1 - 0 8 4 Square Feet/Acres: 16,552 sf

Legal Description: Please attach a full legal description (from deed or survey)

Purpose of conditional use: The current site consists of two connected residences which house the Pensacola Pet Resort, a pet boarding house and grooming facility. Conditional Use approval is requested for an addition to the current structure to house a new 3,000 square foot veterinary clinic.

I, the undersigned applicant, understand that payment of these fees does not entitle me to approval of this conditional use and that no refund of these fees will be made. I have reviewed a copy of the applicable zoning regulations and understand that I must be present on the date of the Planning Board and City Council meeting.

Michael Sum

Signature of Applicant

(Owner of Property or Official Representative of Owner)

11/26/09
Date

To be completed by Staff:

Legal description attached, adequate and acceptable: Y

Electronic legal description request: _____

Verified by: _____ (Planning Department)

Name

Date

FOR OFFICE USE ONLY

Zone: OEHC-1 District: 4

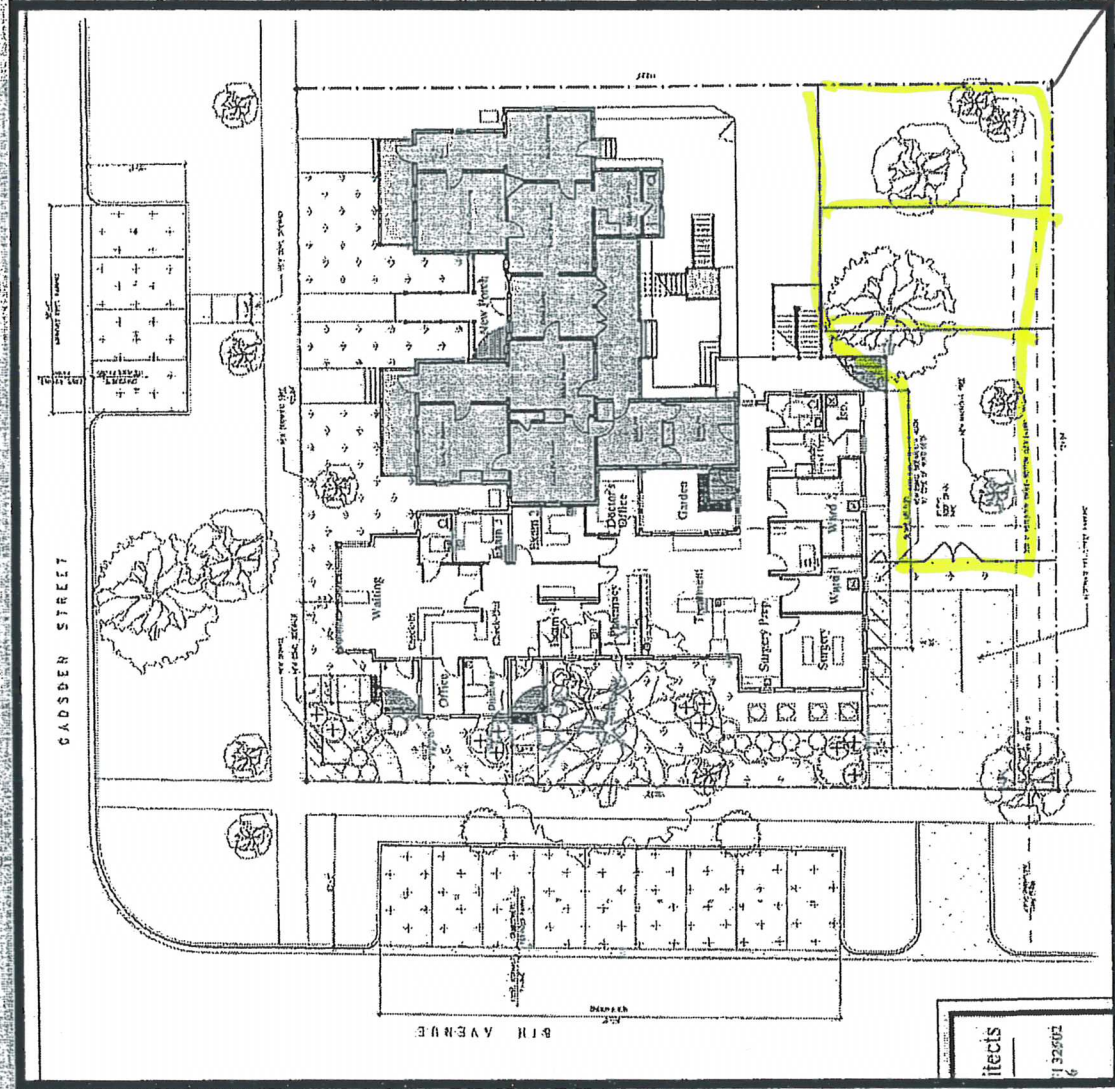
Date Received: 1-26-09 Case Number: C-2009-001 Date Postcards mailed: _____

Planning Board Date: _____ Recommendation: _____

Date City Council meeting in newspaper: _____ Date of Public Hearing: _____

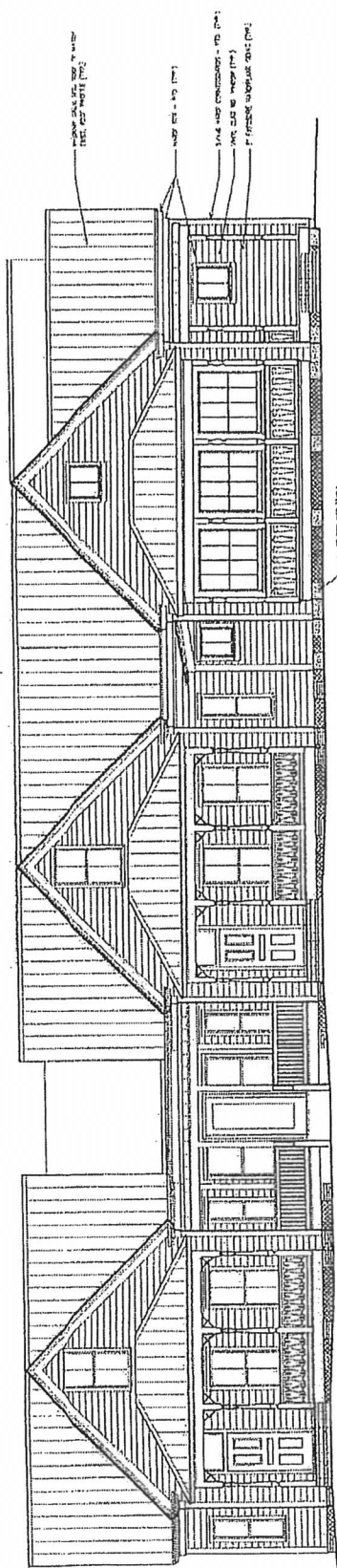
Committee Date: _____ Council Date: _____ Council Action: _____

Item 3

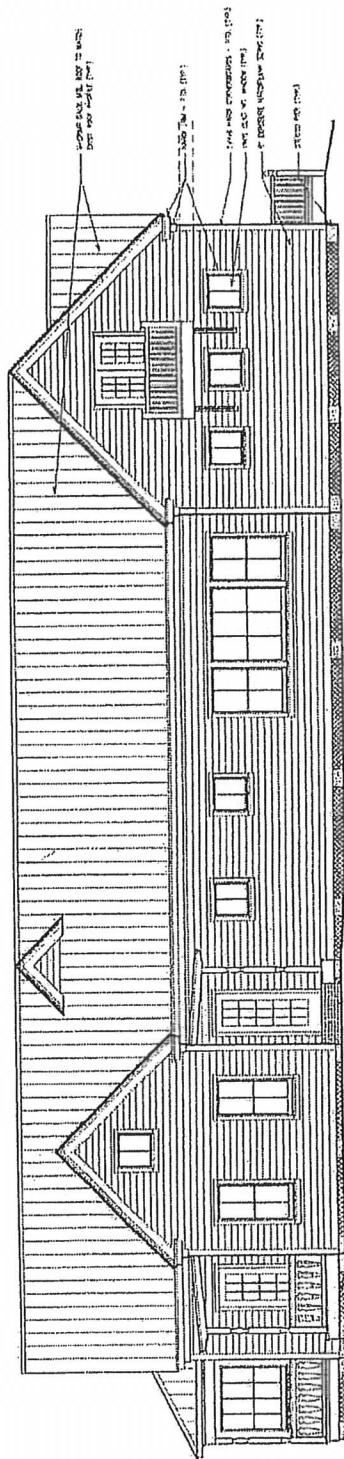


*Fences
Original
Application*

Item 3

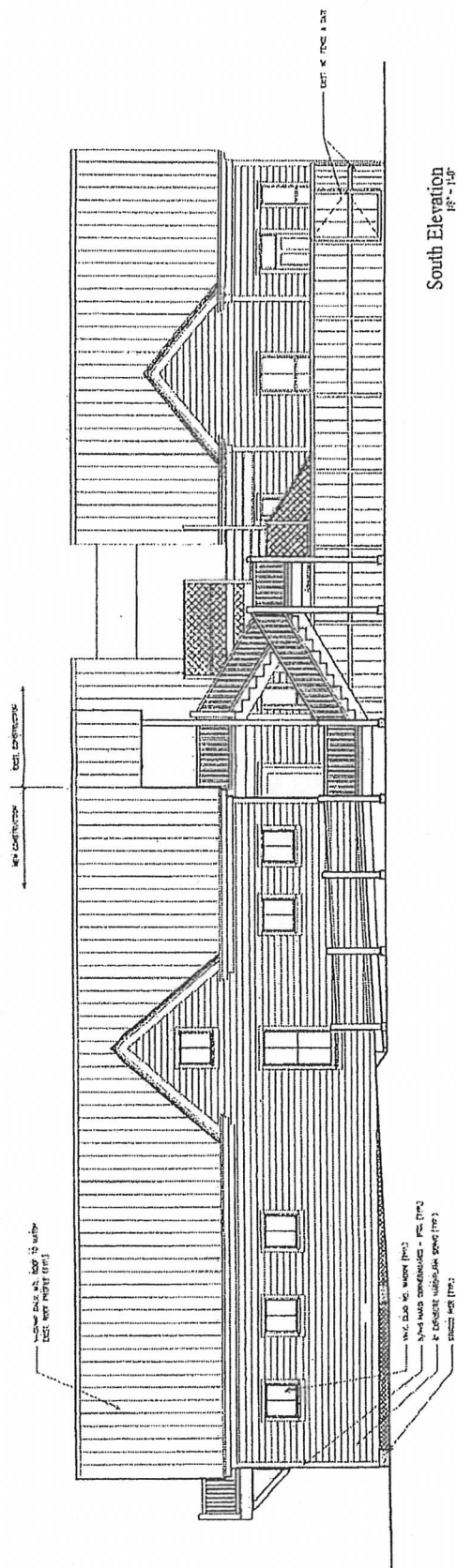


North Elevation
1/8" = 1'-0"

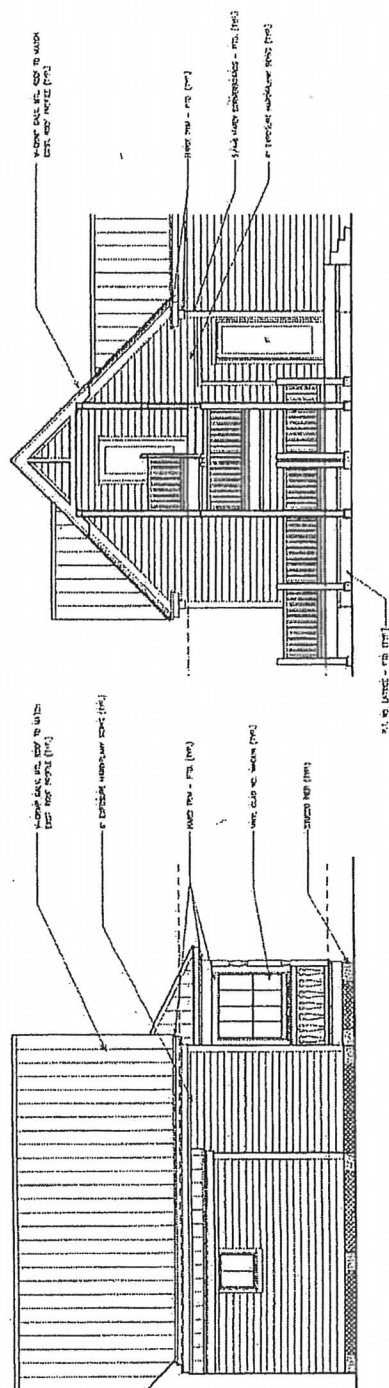


West Elevation

Item 3



South Elevation
1:2.5 - 1:1.0

Partial East Elevation
12' x 14'

Partial East Elevation. 1/8" = 1'-0"

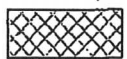


CONDITIONAL USE REQUEST

MARCH 2009

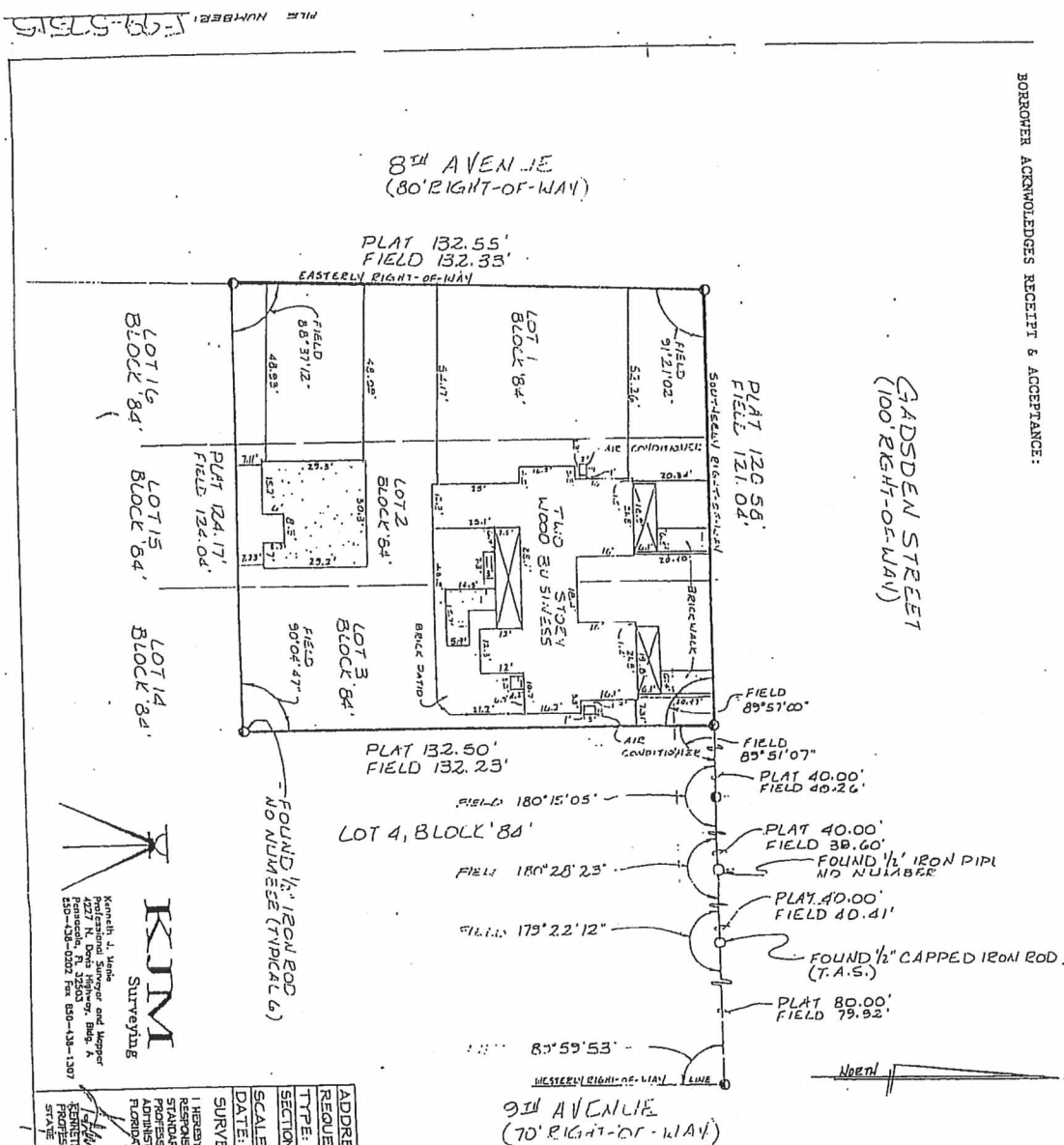
REQUESTED BY DR HALL

1 inch equals 139 feet



REQUEST A CONDITIONAL USE FOR A VETERINARY CLINIC

GADDEN STREET
(100' RIGHT-OF-WAY)



CERTIFY TO:
 LAWYERS TITLE AGENCY OF NORTH FLORIDA, INC.
 1 LAWYERS TITLE INSURANCE CORPORATION, INC.
 10001 NORTH 15TH AVENUE, SUITE 100
 SUITE 100, MIAMI, FLORIDA 33157
 SOUTHERN BANK, INC.
 10001 NORTH 15TH AVENUE, SUITE 100
 SUITE 100, MIAMI, FLORIDA 33157

KJMI
Surveying

Kenneth J. Menie
Professional Surveyor and Mapper
4227 N. Dixie Highway, Bldg. A
Punta Gorda, FL 32605
850-438-0202 Fax 850-438-1301

ADDRESS: 805 E 807 EAST GARDNER STREET
REQUESTED BY: AUCIE BEUBACHER
TYPE: BOUNDARY SURVEY WITH IMPROVEMENTS
SECTION 41.3, TOWNSHIP - 2 - S, R. - 30 - N, RANGE - 30 - N, WEST ESCAMBA COUNTY
DATE: 12-10-99

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY PERSONAL SUPERVISION AND MEETS THE MINIMUM TECHNICAL REQUIREMENTS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 47A, FLORIDA ADMINISTRATIVE CODE, PERTINENT TO SECTION 472.001, FLORIDA STATUTES.

EUGENE J. FORBES
PROFESSIONAL SURVEYOR #455
STATE OF FLORIDA

FIELD DATE	12-04-99	12-05-99	12-06-99	12-07-99	12-08-99	12-09-99
FIELD BOOK	254					
REMARKS	6.0 16.2			5.0 17.5		

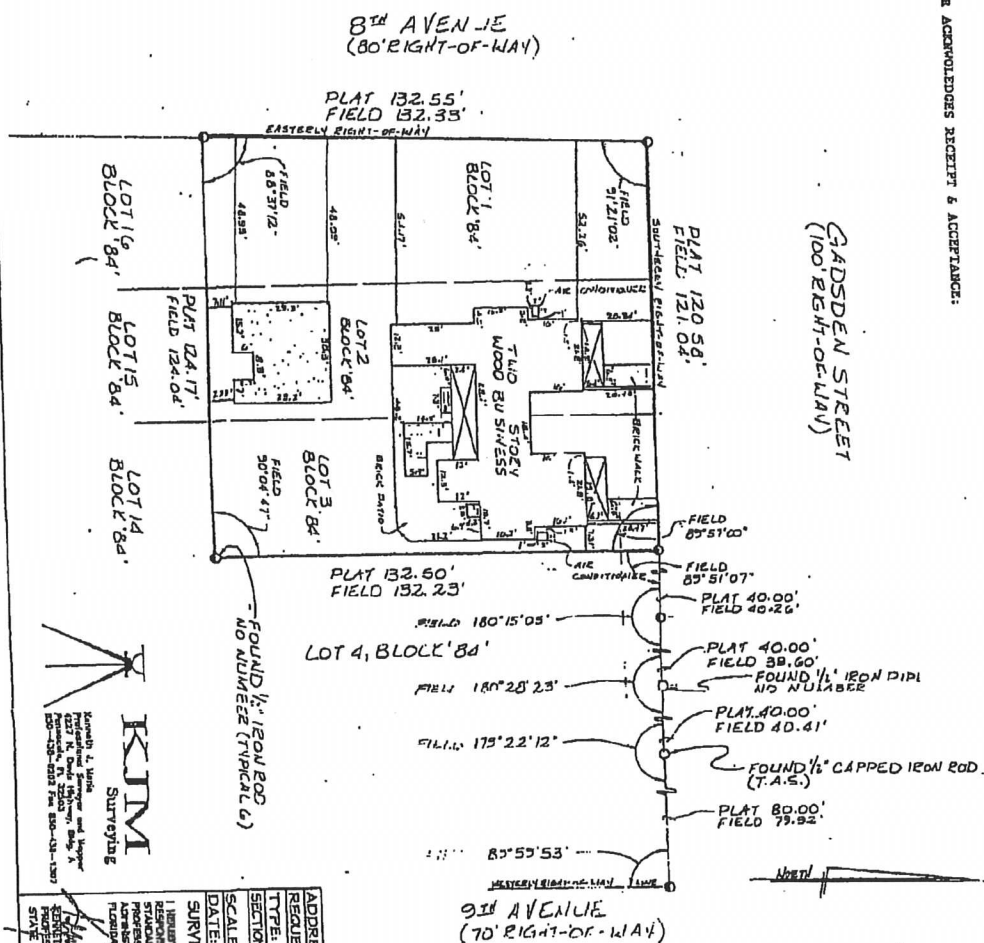
SIGNATURE AND THE SIGNATURE
PAUSE 54.57 A FLORIDA
LAND SURVEYOR AND
NOTARY

NOTARY PUBLIC
THE ORIGINAL
SIGNATURE AND THE SIGNATURE
PAUSE 54.57 A FLORIDA
LAND SURVEYOR AND
NOTARY

93-7867

99-7867

GADDEN STREET
(100' RIGHT-OF-WAY)



9TH AVENUE
(70' RIGHT-OF-WAY)

CERTIFY TO:
1. WRITERS TITLE AGENCY OF NORTH FLORIDA, INC.
1. WRITERS TITLE INSURANCE CORPORATION, INC.
SOUTHWEST BANK, NORTHWEST FLORIDA
UNITED COMMERCIAL, INC.

THE SERVICE PROVIDED BY THE CONDUCT OF THIS SEARCH HAS BEEN LIMITED TO THE INFORMATION AVAILABLE TO THE BUREAU OF THE RECORDS SECTION OF THE NATIONAL ARCHIVES. THE RECORDS SECTION HAS NOT BEEN REQUESTED TO SEARCH THE RECORDS OF THE NATIONAL ARCHIVES FOR THE PURPOSE OF IDENTIFYING THE RECORDS OF THE NATIONAL ARCHIVES THAT MAY BE OF INTEREST TO THE BUREAU OF THE RECORDS SECTION. THE RECORDS SECTION HAS BEEN ADVISED THAT THE RECORDS OF THE NATIONAL ARCHIVES ARE NOT AVAILABLE TO THE BUREAU OF THE RECORDS SECTION FOR THE PURPOSE OF IDENTIFYING THE RECORDS OF THE NATIONAL ARCHIVES THAT MAY BE OF INTEREST TO THE BUREAU OF THE RECORDS SECTION. THE RECORDS SECTION HAS BEEN ADVISED THAT THE RECORDS OF THE NATIONAL ARCHIVES ARE NOT AVAILABLE TO THE BUREAU OF THE RECORDS SECTION FOR THE PURPOSE OF IDENTIFYING THE RECORDS OF THE NATIONAL ARCHIVES THAT MAY BE OF INTEREST TO THE BUREAU OF THE RECORDS SECTION.

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FBI - NEW YORK


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SKEINABLE AND THE SPECIAL
PAVED PLATING A FLORIDA
LEADER'S SERVICE AND
HAPPY.

BOOKING NUMBER
99-7867

CITY COUNCIL MEMORANDUM

COMMITTEE: Economic and Community Development

FROM: Alvin G. Coby  City Manager

DATE: March 26, 2009

SUBJECT: Conditional Use Approval of Veterinary Clinic-805 E. Gadsden Street.

SUMMARY:

Dr. Laura Hall is requesting Conditional Use approval of a veterinary clinic to be located at 805 East Gadsden Street. Dr. Hall is proposing to locate nine (9) parking spaces within the 8th Avenue right of way and four (4) parking spaces within the Gadsden Street right of way in order to meet the parking requirement for the proposed veterinary clinic. She is proposing to use grasscrete pervious pavers in order to minimize the environmental and visual impact. Approval of the Conditional Use request will require that a license to use the right of way adjacent to the parcel be reviewed and approved at a later time to allow the proposed parking. The alternative to the parking in the right of way would be a parking variance request from the Zoning Board of adjustment.

In August 2008, Dr. Hall brought a request for consideration of a Land Development Code amendment which would add "Animal Hospitals and Veterinary Clinics with fully enclosed kennels and no outside runs or exercise areas" to the permitted uses allowed in the Old East Hill Neighborhood Commercial District (OEHC-1). The Planning Board recommended that the land use be added to the Land Development Code as a Conditional Use in the OEHC-1 District. On November 20, 2008 City Council approved the Planning Board recommendation and added veterinary clinics to the OEHC-1 District as a permitted Conditional Use. Conditional Use approval requires the review and recommendation of Planning Board, and approval by City Council via a Quasi-Judicial Hearing.

City of
Pensacola

