

RESOLUTION NO. R-2022- 0042

RESOLUTION APPROVING ZONING APPLICATION CA-2021-01022  
(CONTROL NO. 2019-00115)  
a Class A Conditional Use  
APPLICATION OF Steven Cabral  
BY Land Research Management, Inc., AGENT  
(Fine Line Pet Boarding)

WHEREAS, the Board of County Commissioners, as the governing body of Palm Beach County, Florida, pursuant to the authority vested in Chapter 163 and Chapter 125, Florida Statutes, is authorized and empowered to consider applications relating to zoning;

WHEREAS, the notice and public hearing requirements pursuant to Article 2 (Application Processes and Procedures) of the Palm Beach County Unified Land Development Code, (ULDC) Ordinance 2003-067 as amended, have been satisfied;

WHEREAS, Zoning Application CA-2021-01022 was presented to the Board of County Commissioners at a public hearing conducted on January 27, 2022;

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the Applicant and other interested parties, the recommendations of the various County Review Agencies, and the recommendation of the Zoning Commission;

WHEREAS, the Board of County Commissioners pursuant to Article 2 (Application Processes and Procedures) of the ULDC is authorized and empowered to consider, approve, approve with conditions or deny the request;

WHEREAS, the Board of County Commissioners hereby incorporates by reference the Findings in the staff report addressing the Standards contained in Article 2.B (Public Hearing Processes) for a Class A Conditional Use;

WHEREAS, this approval is subject to Article 2.E (Monitoring), of the ULDC and other provisions requiring that development commence in a timely manner;

WHEREAS, the issuance of this Development Permit does not in any way create any rights on the part of the Applicant and/or Property Owner to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the Applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law;

WHEREAS, the Palm Beach County Survey Section may administratively correct any scrivener's errors that will not significantly impact the overall boundary of the adopted legal description; and,

WHEREAS, Article 2.B.6.C (Board Action) of the ULDC requires that the action of the Board of County Commissioners be adopted by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that Zoning Application CA-2021-01022, the Application of Steven Cabral, by Land Research Management, Inc., Agent, for a Class A Conditional Use to allow Limited Pet Boarding, on a parcel of land generally described as shown on the legal description in EXHIBIT A, attached hereto and made a part hereof, and generally located as shown on a vicinity sketch as indicated in EXHIBIT B, attached hereto and made a part hereof, was approved on January 27, 2022, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Sachs moved for the approval of the Resolution.

The motion was seconded by Commissioner Marino and, upon being put to a vote, the vote was as follows:

Commissioner Robert S. Weinroth, Mayor	- Aye
Commissioner Gregg K. Weiss, Vice Mayor	- Aye
Commissioner Maria G. Marino	- Aye
Commissioner Dave Kerner	- Absent
Commissioner Maria Sachs	- Aye
Commissioner Melissa McKinlay	- Nay
Commissioner Mack Bernard	- Nay

The Mayor thereupon declared that the resolution was duly passed and adopted on January 27, 2022.

Filed with the Clerk of the Board of County Commissioners on January 31st, 2022.

This resolution is effective when filed with the Clerk of the Board of County Commissioners.

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

JOSEPH ABRUZZO,  
CLERK & COMPTROLLER

BY:   
COUNTY ATTORNEY

BY:   
DEPUTY CLERK

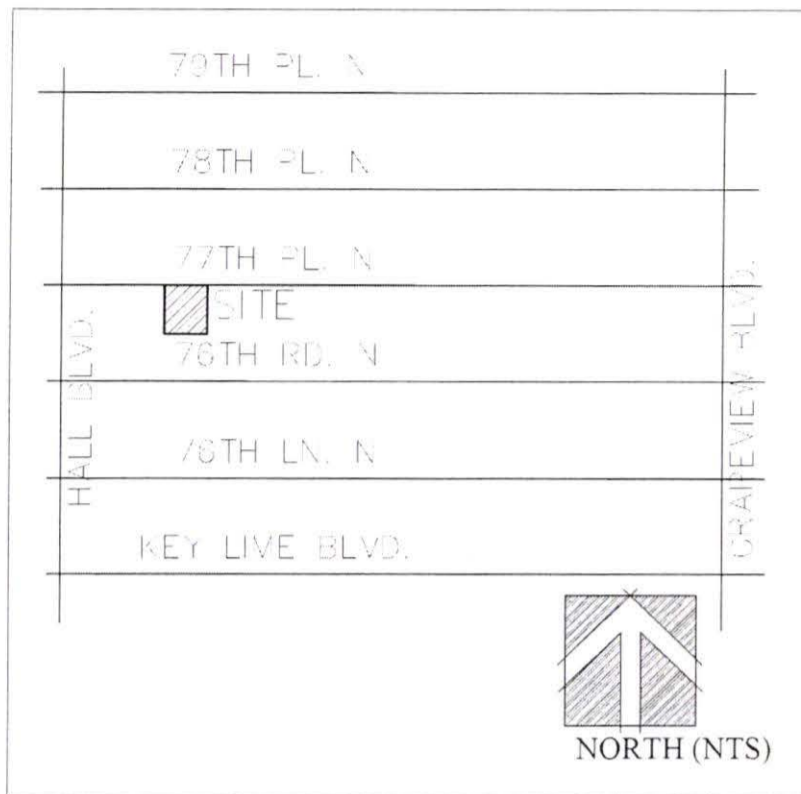
EXHIBIT A  
LEGAL DESCRIPTION

THE SOUTH 239 FEET OF THE NORTH 1743 FEET OF THE EAST 209 FEET OF THE WEST 667 FEET OF THE WEST 1/2 OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; SUBJECT TO AN EASEMENT FOR ROAD AND DRAINAGE PURPOSES OVER THE NORTH 30 FEET.

A/K/A/ AF-51

CONTAINING 1.15 ACRES (49,922 SQ. FT.)

EXHIBIT B  
VICINITY SKETCH



## EXHIBIT C

### CONDITIONS OF APPROVAL

#### **Class A Conditional Use - Limited Pet Boarding**

##### **ALL PETITIONS**

1. The approved Preliminary Site Plan is dated September 13, 2021. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners. (ONGOING: ZONING – Zoning)

##### **SITE DESIGN**

1. Prior to final approval by the Development Review Officer, the Site Plan shall be revised to remove the east-west 4 ft. high chain link fence extending from the west property line approximately 24 ft. east, connecting to the Outdoor Area located to the south of the detached garage. The Applicant shall also provide a fence removal permit indicating that the fence has been successfully removed. (DRO/ONGOING: ZONING - Zoning)

2. Prior to final approval by the Development Review Officer, the Site Plan shall be revised to relabel the 8 ft. high wooden fence located to the east of the Outdoor Area to 6 ft. high and label to be removed. The Applicant shall also provide a fence removal permit indicating that the fence has been successfully removed. (DRO/ONGOING: ZONING - Zoning)

3. Prior to final approval by the Development Review Officer, the Site Plan shall be revised to remove the north-south 4 ft. high chain link fence that extends from the south property line to the Outdoor Area. The Applicant shall also provide a fence removal permit indicating that the fence has been successfully removed. (DRO/ONGOING: ZONING - Zoning)

4. Prior to final approval by the Development Review Officer, the north-south 4 ft. high chain link fence that encroaches onto the neighboring property to the east shall be removed. Any other fence encroachments on neighboring properties shall also be removed. The Applicant shall also provide a fence removal permit indicating that the fence has been successfully removed. (DRO/ONGOING: ZONING - Zoning)

##### **USE LIMITATIONS**

1. Outdoor activities shall be limited from 7:00 a.m. to 9:00 p.m. unless under the restraint or control of a person by means of a leash. (ONGOING: CODE ENF - Zoning)

2. The Owner, employees, representatives, and/or Agents must comply with all operational permit requirements imposed by the Division of Animal Care and Control and the Palm Beach County Animal Care and Control Ordinance. (ONGOING: CODE ENF - Monitoring)

3. Pursuant to Palm Beach Code of Ordinances, Section 4.23 (Ordinance 98-22, as amended), Palm Beach County Animal Care and Control shall be allowed, at any reasonable time, to inspect without notice, all domestic animals, all premises where animals are kept, all records pertaining to such animals, and all records pertaining to the business. Code Enforcement shall be allowed on the premises, at any reasonable time, to inspect without notice, to ensure that the requirements of the Palm Beach County Unified Land Development Code and Conditions of Approval are being complied with. (ONGOING: CODE ENF - Monitoring)

4. The Owner shall not operate a Limited Pet Boarding use until the Owner has been approved for a Limited Pet Boarding Permit by the Division of Animal Care and Control. (ONGOING: CODE ENF - Monitoring)

##### **COMPLIANCE**

1. In Granting this Approval, the Board of County Commissioners relied upon the oral and written representations of the Property Owner/Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause

the Approval to be presented to the Board of County Commissioners for review under the Compliance Condition of this Approval. (ONGOING: MONITORING Zoning)

2. Failure to comply with any of the Conditions of Approval for the subject property at any time may result in:

- a. The Issuance of a Stop Work Order; the Issuance of a Cease and Desist Order; the Denial or Revocation of a Building Permit; the Denial or Revocation of a Certificate of Occupancy; the Denial of any other Permit, License or Approval to any developer, owner, lessee, or user of the subject property; the Revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; the Revocation of any concurrency and/or
- b. The Revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
- c. A requirement of the development to conform with the standards of the Unified Land Development Code at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing Conditions of Approval; and/or
- d. Referral to Code Enforcement; and/or
- e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any Condition of Approval. (ONGOING: MONITORING - Zoning)

#### **DISCLOSURE**

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.