

RESOLUTION NO. R-2023- 1577

RESOLUTION APPROVING ZONING APPLICATION Z/CA-2023-00648
(CONTROL NO. 1987-00122)
a Class A Conditional Use
APPLICATION OF Benjamin Probst, Margaret Hohmann
BY Land Research Management, Inc., AGENT
(West Palm Dog)

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, Ordinance 2003-067 as amended (ULDC), have been satisfied;

WHEREAS, Zoning Application Z/CA-2023-00648 the Application of Benjamin Probst and Margaret Hohmann, by Land Research Management, Inc., Agent, for an Official Zoning Map Amended to allow a rezoning from the Residential Transitional Suburban (RTS) Zoning District to Agricultural Residential (AR) Zoning District on 1.09 acres; and, a Class A Conditional Use to allow a Limited Pet Boarding on 1.09 acres was presented to the Board of County Commissioners at a public hearing conducted on October 26, 2023;

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:

1. The foregoing recitals are true and correct and are incorporated herein.
2. Zoning Application Z/CA-2023-00648, the Application of Benjamin Probst, Margaret Hohmann, by Land Research Management, Inc., Agent, for a Class A Conditional

Use to allow Limited Pet Boarding on 1.09 acres, 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 October 26, 2023, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Barnett 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 Gregg K. Weiss, Mayor	- Aye
Commissioner Maria Sachs, Vice Mayor	- Absent
Commissioner Maria G. Marino	- Aye
Commissioner Michael A. Barnett	- Aye
Commissioner Marci Woodward	- Aye
Commissioner Sara Baxter	- Aye
Commissioner Mack Bernard	- Aye

The Mayor thereupon declared that the resolution was duly passed and adopted on October 26, 2023.

Filed with the Clerk of the Board of County Commissioners on October 26, 2023.

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 NORTH 152.85 FEET OF THE SOUTH 437.70 FEET OF TRACT 69, LESS THE EAST 20 FEET THEREOF FOR ROAD RIGHT OF WAY, BLOCK 32, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, SUBJECT TO A DRAINAGE EASEMENT OVER THE WEST 25 FEET THEREOF, AS RECORDED IN OFFICIAL RECORD BOOK 6599, PAGE 1469, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
CONTAINING 1.09 ACRES (47,383.5 SQ. FT.)

EXHIBIT B

VICINITY SKETCH

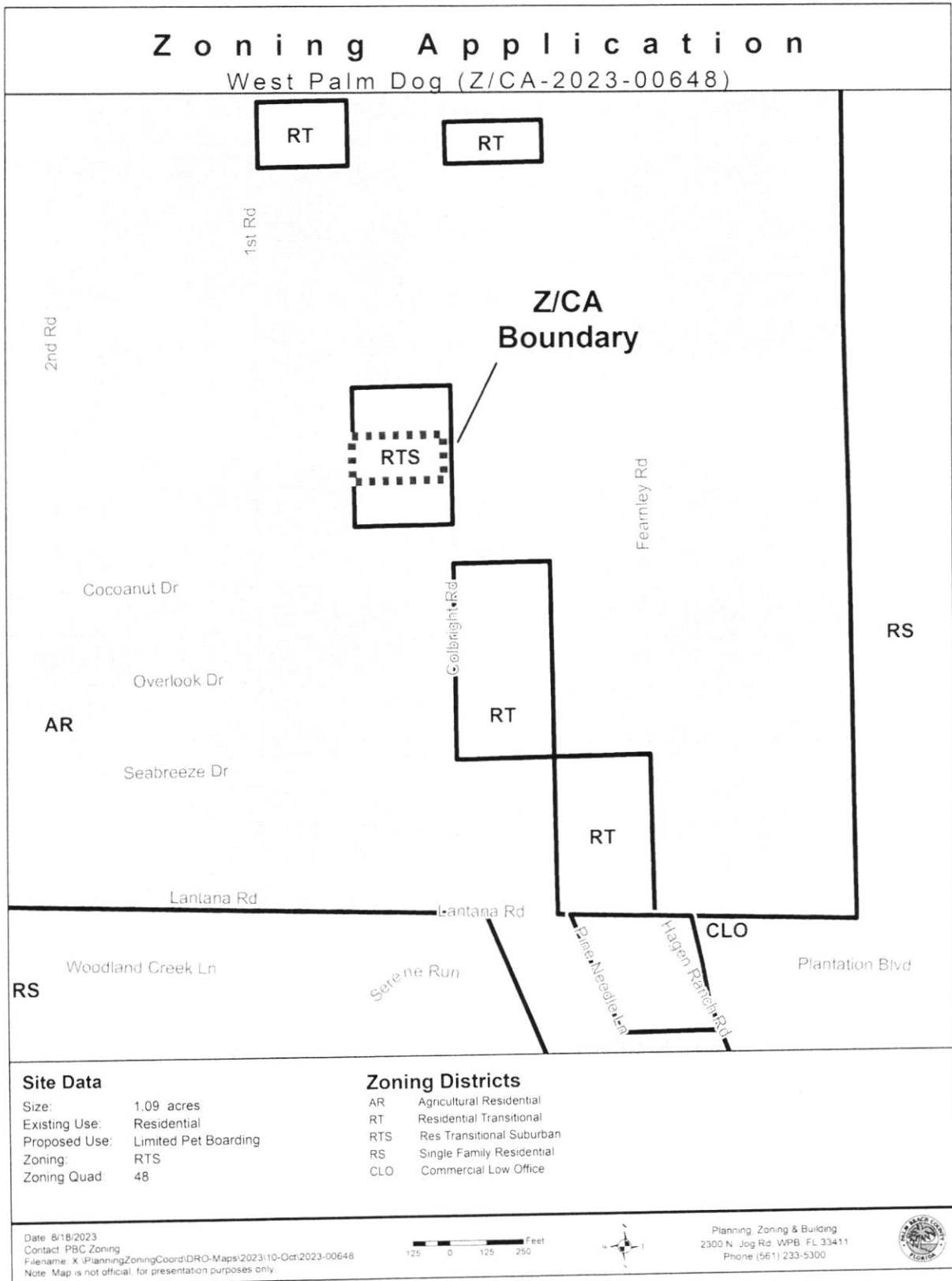


EXHIBIT C

CONDITIONS OF APPROVAL

Class A Conditional Use

ALL PETITIONS

1. The approved Preliminary Site Plan is dated August 8, 2023. 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)

USE LIMITATIONS

1. Outdoor activities shall be limited from 7:00 a.m. to 7:30 p.m. unless under the restraint or control of a person by means of a leash. (ONGOING: CODE ENF - Zoning)

2. The number of animals using the Outdoor activities between the hours of 6:00 p.m. to 7:30 p.m. shall not exceed two at any giving time and shall be under the restraint or control of a person by means of a leash. (ONGOING: CODE ENF - Zoning)

3. 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 - Zoning)

4. 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)

5. 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 - Zoning)

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.