



PALM BEACH COUNTY ZONING APPLICATION STAFF REPORT

ZONING COMMISSION, SEPTEMBER 5, 2024

A. Application Summary

I. General

Application Name: Fur Life K-9 Academy, CA-2024-00159
Control Name: Fur Life K-9 Academy (2023-00102)
Applicant: Ricky Berrios and Vanessa Berrios
Owner: Ricky Berrios and Vanessa Berrios
Agent: Land Research Management, Inc. - Kevin McGinley
Project Manager: Michael Birchland, Site Planner II

Title: a Class A Conditional Use **Request:** to allow a Limited Pet Boarding on 1.25 acres

Application Summary: The proposed application is for the 1.25-acre Fur Life K-9 Academy. The site is currently developed with a Single Family home and has no prior approvals by the Board of County Commissioners (BCC).

The request would allow Limited Pet Boarding as an accessory use the Single Family dwelling. The pets will be boarded within the home. The Preliminary Site Plan (PSP) indicates three structures (Single Family Residence, detached garage, and shed) along with a 213 fenced in outdoor recreation area for the dogs. Access to the site is from 162nd Place North.

II. Site Data

Acres: 1.25 acres
Location: North on 162nd Place North, approx. 780 feet west of Randolph Siding Road
Parcel Control: 00-41-41-11-00-000-5580
Future Land Use: Rural Residential (RR-10)
Zoning District: Agricultural Residential District (AR)
Tier: Rural
Utility Service: Town of Jupiter
Overlay/Study: None
Neighborhood Plan: Jupiter Farms Neighborhood Plan
CCRT Area: None
Comm. District: 1, Vice Mayor Maria G. Marino

III. Staff Assessment & Recommendation

ASSESSMENT: Staff has evaluated the standards listed under Article 2.B.7.B.2, and determined that the requests meet the standards of the ULDC subject to Conditions of Approval as indicated in Exhibit C.

STAFF RECOMMENDATION: Staff recommends approval as indicated in Exhibit C.

PUBLIC COMMENT SUMMARY: At the time of publication, Staff had received three contacts from the public regarding this application. Two contacts were opposed due to concerns regarding noise and traffic and a third contact was requesting information regarding the application.

IV. Hearing History

ZONING COMMISSION: *Scheduled for September 5, 2024*

BCC HEARING: *Scheduled September 26, 2024*

B. Data & Analysis

The supporting data and analysis is provided within the following Exhibits.

I. Exhibits	Page
A. Future Land Use Map & Zoning Map	3-4
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Exhibit A - Future Land Use Map



Exhibit A - Zoning Map

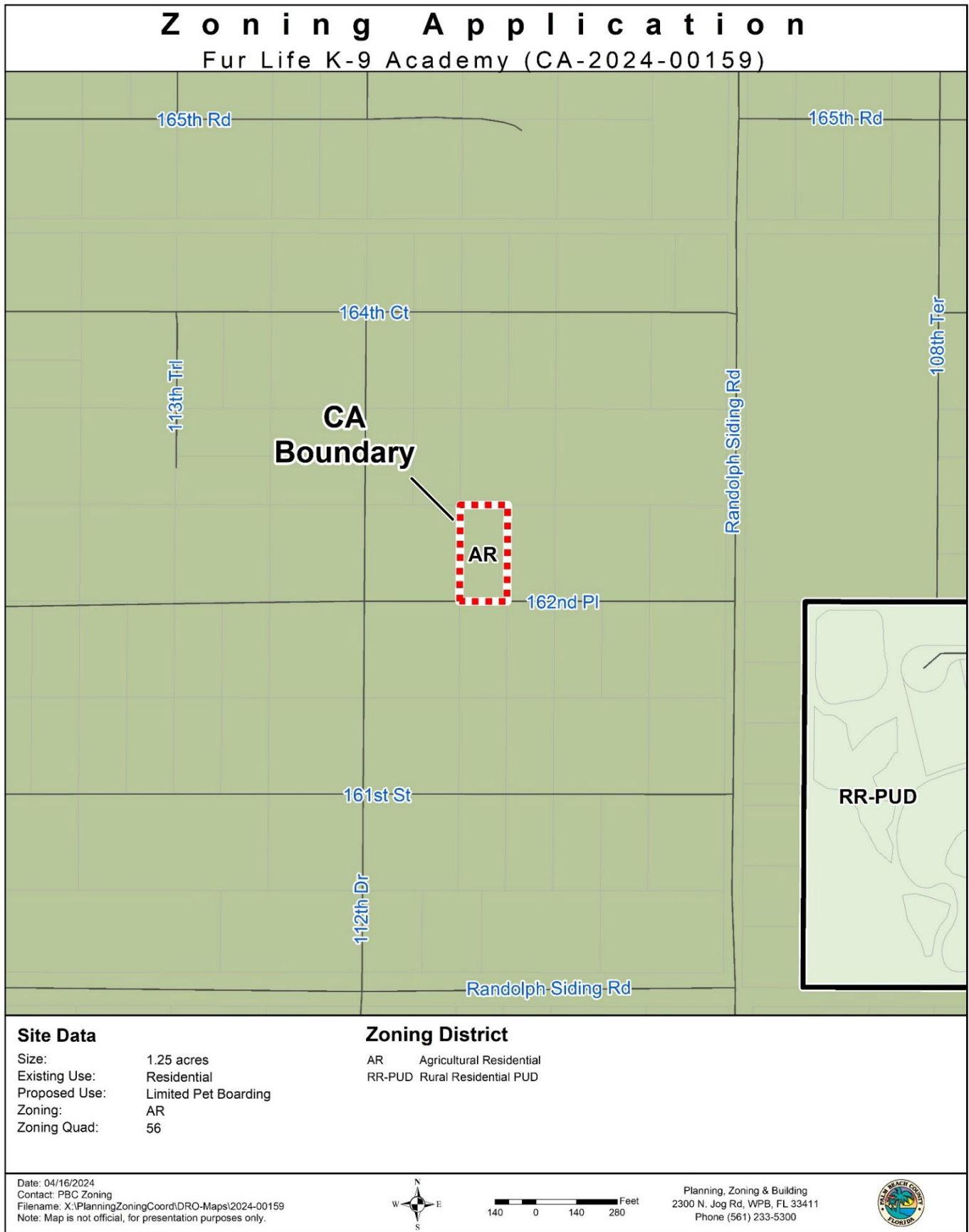


Exhibit B - Standards Analysis & Findings

FINDINGS:

Conditional Uses, Official Zoning Map Amendment to a PDD or TDD and Development Order Amendment:

Article 2.B.7.B, Standards for Rezoning to a PDD or a TDD, a Conditional Use, or a Development Order Amendment are indicated below with Staff Analysis. Conditional Use requests for Density Bonus pursuant to Art. 5.G.1, Workforce Housing Program (WHF) are subject to not subject to these Standards, and are subject to 5.G.1.B.2.e2)b) Factors for Consideration. A request that fails to meet any of these Standards shall be deemed adverse to the public interest and shall not be approved by the Commission.

a. Consistency with the Plan - *The proposed use or amendment is consistent with the purposes, goals, objectives and policies of the Plan, including standards for building and structural intensities and densities, and intensities of use.*

○ *Relevant Comprehensive Plan Policy:* Future Land Use Element (FLUE) Policy 2.2.1-g.1 establishes consistent residential zoning districts with their corresponding Future Land Use designation in Table 2.2.1-j.1, Residential Future Land Use - Zoning Consistency. The existing Agricultural Residential (AR) Zoning District is consistent with the Rural Residential, 1 unit per 10 acres (RR-10) Future Land Use designation. In addition, FLUE Policy 1.3-i.7 establishes that home occupational uses that will not degrade the rural character of the area are allowed. The subject request is a home occupation.

○ *Density & Intensity:* Floor Area Ratio (FAR) is not applicable since the request is for a home occupation, which is accessory to the principal Single Family residential use, is consistent with the land use of RR-10, and does not result in the conversion to a commercial use.

○ *Special Overlay District/ Neighborhood Plan/Planning Study Area:* The property is located within the Jupiter Farms Neighborhood Plan (JFNP). The request is not inconsistent with the neighborhood plan recommendations. The Agent was advised to contact the neighborhood group and inform them of the request. The Agent indicated they reached out to the group in March 2024 and have received no response. No comments or concerns have been received as of the writing of this report.

b. Consistency with the Code - *The proposed amendment is not in conflict with any portion of this Code, and is consistent with the stated purpose and intent of this Code.*

○ *Property Development Regulations:* Properties within the Agricultural Residential (AR) Zoning District are subject to the property development regulations in Table 3.D.1.A. The existing Single Family residence meets all required setbacks and building coverage has not been exceeded. No new construction is proposed for this application.

○ *Limited Pet Boarding-Accessory Use:* The proposed accessory residential use must be in compliance with requirements per Article 4.B.1.E.13. Each requirement is provided below in *italics* with Staff analysis on consistency in regular text.

1. *A minimum one-acre lot size.* The subject site is 1.25 acres
2. *A minimum separation distance of 1,000 ft. of another Limited Pet Boarding Use measured property line to property line.* Per Exhibit G, the proposed use is 9,587 ft. from the nearest Limited Pet Boarding.
3. *A total of seven cats or dogs shall be boarded at any given time and the total number of cats and dogs boarded and owned by the residence of the property shall not exceed the maximum established in the PBC Code of Ordinance.* The Applicant has indicated in the justification statement that no more than seven dogs or cats will be boarded at any time with no more than three additional pets owned by the owner as allowed by code.
4. *Cats or dogs shall be boarded within the Single Family Structure except when outdoor activities take place.* The Applicant has acknowledged this requirement in the Justification Statement.
5. *Outdoor activity shall be limited to 7:00am to 9:00pm unless under the restraint or control of a person by means of a leash and business hours including drop-off and pick-up shall be between 6:00am to 7:00pm.* The Applicant has acknowledged this requirement.
6. *Cats and dogs shall be personally supervised during outdoor activity and outdoor areas shall be setback a minimum of 25 ft. from all property lines.* The PSP identifies a 213 SF outdoor recreation area and shows the side and rear setbacks as 26.5 ft. and 27.6 ft.
7. *No signage shall be allowed to advertise the Limited Pet Boarding use.* The Applicant has acknowledged and no signs are proposed.

8. *The operator of the use shall obtain Zoning approval prior to application for an Operational Permit by the ACC.* The Applicant has provided a Letter of Intent from ACC to meet this requirement as shown in Exhibit H. An additional Condition of Approval has been included to require that the owner not begin operation until they have received approval from ACC as shown in Exhibit C.

○ *Architectural Review:* Residential projects and associated accessory uses are not subject to the requirements of Article 5.C Design Standards

○ *Parking:* The PSP indicates two parking spaces as required to meet the minimum parking requirements for Single Family residences. Access to the site is from 162nd Place North and is provided via an asphalt driveway that connects to the detached garage.

○ *Landscape/Buffering:* Single Family housing is not subject to the requirements for ROW buffers, compatibility buffers, foundation planting or on-site parking landscaping. Existing landscaping meets the interior landscaping requirements per Table 7.C.3.A for sites within the rural tier. The Applicant is not proposing any changes to existing vegetation.

○ *Signs:* The site has no existing signs and no signs are proposed as part of this request. Article 4.B.1.E.13.i prohibits signs for Limited Pet Boarding.

c. Compatibility with Surrounding Uses - *The proposed use or amendment is compatible and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development.*

The proposed Limited Pet Boarding home-based business use is compatible and generally consistent with the uses and character of land surrounding and in the vicinity of this parcel. The properties directly to the east, south and west are developed with Single Family residences. The properties to the north are vacant. The subject site is already developed with a compatible Single Family residence and no modifications to the existing use are proposed as part of the application. Additionally, Table 4.B.1.D – Corresponding Accessory Uses to a Principal Use establishes that the Limited Pet Boarding use is compatible with Single Family homes subject to this Class A Conditional Use request.

d. Design Minimizes Adverse Impact – *The design of the proposed use minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.*

The overall area surrounding the subject site is designated and developed with similar Single Family uses within the AR Zoning District. The proposed Limited Pet Boarding use is classified as an accessory use to a residential use pursuant to Table 4.B.1.D, Corresponding Accessory Use to a principal use. The allowance of the Limited Pet Boarding within the existing Single-Family dwelling is anticipated to have no adverse impact to the adjacent parcels. There are no proposed changes to the existing Single Family residential structure, which is already consistent with the uses on adjacent lands. Additionally, the fenced outdoor area identified on the Preliminary Site Plan is already constructed and exceeds the required 25-foot setbacks from the property lines. Furthermore, the outdoor area is located at the rear of the property, away from the road and over 180 feet away from the nearest neighboring Single Family home. Existing vegetation along the east and west property lines provides additional screening to minimize any impact.

e. Design Minimizes Environmental Impact – *The proposed use and design minimizes environmental impacts, including, but not limited to, water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment.*

○ *Vegetation Protection:* The site has been previously cleared and developed and does not impact the native vegetation.

○ *Wellfield Protection Zone:* This property is located within Wellfield Protection Zone

○ *Irrigation Conservation Concerns and Water Surface:* All new installations of automatic irrigation systems shall be equipped with a water-sensing device that will automatically discontinue irrigation during periods of rainfall pursuant to the Palm Beach County Mandatory Year-Round Landscape Irrigation Conservation Measures Ordinance, Ordinance No. 2022-007. Any non-stormwater discharge or the maintenance or use of a connection that results in a non-stormwater discharge to the stormwater system is prohibited pursuant to Palm Beach County Stormwater Pollution Prevention Ordinance No. 93-15

○ *Environmental Impacts:* There are no significant environmental issues associated with this petition beyond compliance with ULDC requirements.

f. Development Patterns – *The proposed amendment will result in a logical, orderly, and timely development pattern.*

The use is allowed as an accessory use to existing Single Family residential homes. The structures required for the use have been constructed and there are no proposed exterior modifications to the building. The proposed use will result in a logical, orderly, and timely development pattern.

- g. Adequate Public Facilities** – *The proposed amendment complies with Art. 2.F, Concurrency (Adequate Public Facility Standards).*

OFFICE OF RESILIENCY: Staff has reviewed this application and have no comment.

ENGINEERING COMMENTS: The proposed Limited Pet Boarding use in an existing home is expected to generate 16 net AM peak hour trips and 16 net PM peak hour trips. This is a very conservative estimate, since it was assumed that all of the maximum allowed seven dog owners will arrive and depart within one hour of the AM and PM peak, when in reality the arrivals and departures will be random.

Since the proposed use generates less than 21 peak hour trips, a detailed traffic study is not required. Traffic impacts are expected to be insignificant, as per the definition in the Traffic Performance Standards (TPS) and the project meets TPS.

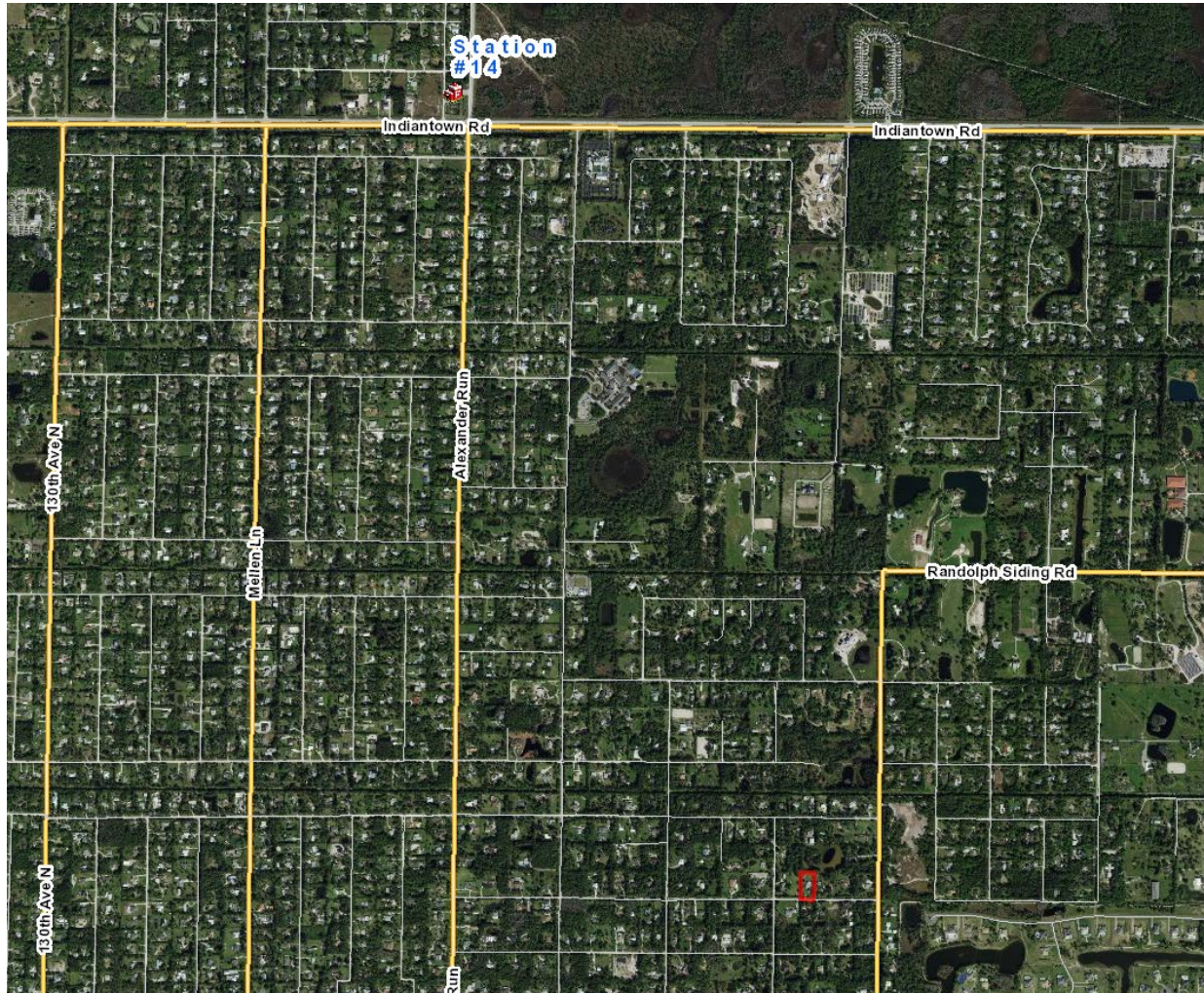
There are no proposed Engineering conditions of approval associated with this application.

DRAINAGE: The subject site is located within the South Indian River Water Control District. No improvements to the site are proposed other than the outdoor area for the dogs. Any site improvements must obtain permits from the District prior to issuance of a Building Permit.

WATER AND WASTEWATER: The site is within the boundaries of the Town of Jupiter; however, there are no water or sewer lines available to the site. The Single-Family Residence was approved with Well and Septic. The addition of the accessory Limited Pet Boarding will not impact the existing well and septic approvals.

PALM BEACH COUNTY HEALTH DEPARTMENT: The subject property has well water and septic for waste. The subject request is an accessory use to an existing single-family residence and will not impact the existing permits for water and septic system. Therefore meets the requirements of the Florida Department of Health.

FIRE PROTECTION: Staff has reviewed this application and have no comment. The subject site is within the service boundaries of Palm Beach County Fire Rescue Station #14.



SCHOOL IMPACTS: The School Board has no issue with the request.

PARKS AND RECREATION: The subject request is for an accessory use to an existing residential single-family home, therefore Park and Recreation Department ULDC standards do not apply.

- h. Changed Conditions or Circumstances –** *There are demonstrated changed site conditions or circumstances provided by the Applicant’s Justification Statement that necessitate the amendment.*

The Applicant’s Justification Statement indicates the following for changed conditions of circumstances:

“The owner/operator of the proposed limited pet boarding facility is looking to expand to meet the growing demand for pet boarding services to serve the growth in demand in Palm Beach County. In order to meet current Palm Beach County regulations regarding pet boarding, the owner/operator is required to obtain a license from ACC. Approval of the Class A Conditional Use request will allow such a license to be issued.”

Exhibit C - Conditions of Approval

Class A Conditional Use Request on 1.25 acres

ALL PETITIONS

1. The approved Preliminary Site Plan is dated July 10, 2024. 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)

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.

Exhibit D - Project History

The site has an existing Single Family residence and does not have any prior approvals by the Board of County Commissioners (BCC)

Exhibit E - Preliminary Site Plan

LOCATION MAP NTS



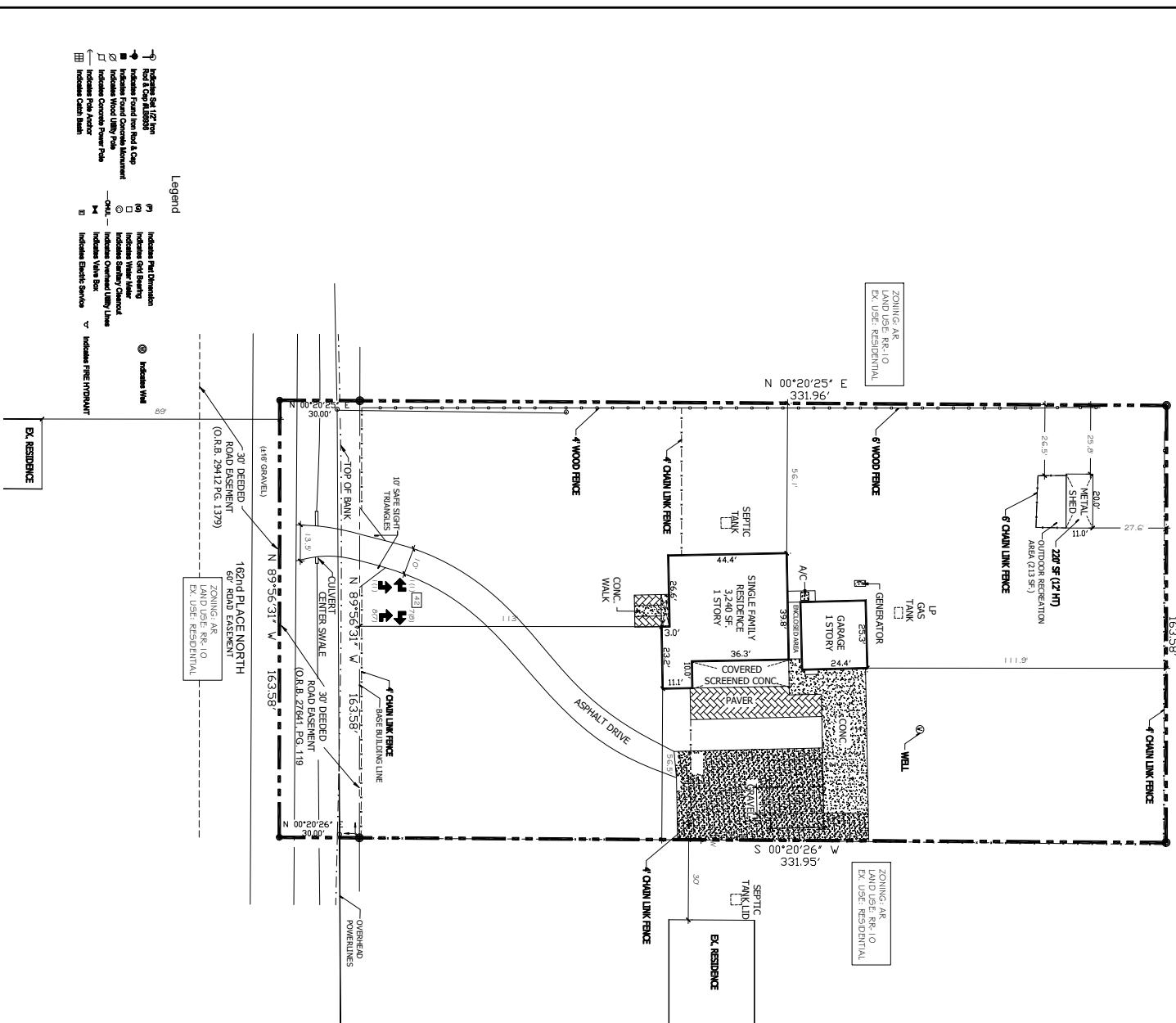
PROJECT DATA:

NAME OF APPLICATION	FUR LIFE K-9 ACADEMY
CONTROL NO.	2023-102
PROJECT NO.	0300-0238
LATEST BCC DATE	NA
RESOLUTION	RR-10
FUTURE LAND USE DESIGNATION	RR-10
EXISTING ZONING DISTRICT	JUPITER FARMS NEIGHBORHOOD PLAN
SECTION, TOWNSHIP, RANGE	11.41.41
PROPERTY CONTROL NUMBER(S)	00-41-41-11-100-000-590
EXISTING USE(S)	SINGLE FAMILY RESIDENTIAL
PROPOSED USE(S)	SINGLE FAMILY WITH ACCESSORY LIMITED DEVELOPMENT (SFLD)
DEVELOPMENT ADDRESS (S/4, 206, 17 SF.)	1.25 ACRES

CONCURRENCY APPROVAL	
EX. SINGLE FAMILY RESIDENTIAL (LIMITED PET BOARDING) - 3,240 SF. (MAX. 7 PETS AT ANY SINGLE TIME)	
BUILDING SQUARE FOOTAGE	3,460 SF.
EX. SHED - 200 SF.	
FAR (MAX. 20%)	0.08
BLDG. (INCLUDES GARAGE)	6.1%
NO. OF STORIES	2 1/2 HT.
PARKING REQUIRED	2 SPACES
PARKING PROVIDED	2 SPACES
TAX	792

NOTES:

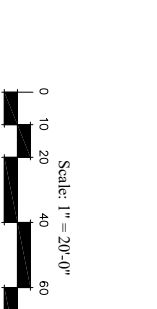
1. ALL EXISTING NATIVE PLANT MATERIAL SHALL REMAIN IN PLACE AND WILL NOT BE AFFECTED AS PART OF THIS APPLICATION.
2. PURSUANT TO ARTICLE 4.8.15.12.6.1, OUTDOOR ACTIVITIES SHALL BE LIMITED TO 7:00 AM AND 9:00 PM, UNLESS UNDER THE RESTRICTION OF CONTROL OF A PERSON BY MEANS OF A LEASH.
3. PURSUANT TO ARTICLE 4.8.15.12.6.2, BUSINESS HOURS INCLUDING DROP-OFF AND PICKUP SHALL BE BETWEEN 8:00 AM AND 7:00 PM.
4. PURSUANT TO ARTICLE 4.8.15.12.2, "OUTDOOR AREAS" SHALL BE LIMITED TO THE USE OF THE PROPERTY DURING THE OUTDOOR ACTIVITY.
5. NO MORE THAN A TOTAL OF SEVEN CATS OR DOGS SHALL BE BOARDED AT ANY ONE TIME. THE TOTAL NUMBER OF CATS AND DOGS BOARDED AND OWNED BY THE RESIDENT OF THE SINGLE FAMILY DWELLING UNIT SHALL NOT EXCEED THE MAXIMUM LIMITS OF DOGS AND CATS ESTABLISHED BY ANIMAL CARE AND CONTROL PURSUANT TO PALM BEACH COUNTY CODE OF ORDINANCE SECTION 4.22. THEREFORE, THE MAXIMUM NUMBER OF CATS AND DOGS BOARDED AND OWNED BY THE RESIDENT OF THE SINGLE FAMILY DWELLING UNIT MAY BE BOARD A MAXIMUM OF 7 DOGS AND 7 CATS. THE ORDINANCE SECTION 4.22 ALLOWS THE PROPERTY OWNER TO HAVE 3 ADDITIONAL DOGS IF THE OWNER IS THE RESIDENT OF THE SINGLE FAMILY DWELLING UNIT = 10 DOGS).



BUILDING PERMITS	
SINGLE FAMILY RESIDENTIAL	B-1090-002186-0000
EX. SHED	B-2018-018717-0000
EX. FENCE (6' - 4' HIGH BRICKWAY WOOD)	B-2017-027866-0000
EX. FENCE (6' & 8' HIGH CHAIN LINK)	B-2017-029124-0000
SINGLE FAMILY RESIDENTIAL ALTER	B-2022-041348-0000

PROPERTY DEVELOPMENT REGULATIONS - AR			
ZONING DISTRICT	MINIMUM LOT DIMENSIONS	FAR	SETBACK SEPARATIONS
REQUIRED - AR	SIZE	10 AC	FRONT 15% SIDE 10' REAR 10'
PROPOSED - AR	163.98'	331.95'	0.06 6.1% 11'

ACCESSORY STRUCTURES	
ZONING DISTRICT	SETBACKS
REQUIRED - AR	FRONT 15% SIDE 10' REAR 10'
PROPOSED - AR	67.9 SF. 25.8' 27.6'



AMENDMENTS:	
ZONING:	

Design:	JDL
Drawn:	JDL
Approved:	NA
Date:	01.17.24
Job no.:	423015
Revisions:	4/23/24
	07/10/24

Scale: 1" = 20'-0"
 NORTH
 Sheet No. PSP-1
 JOB NO. 23015

Preliminary Site Plan
 FUR LIFE K9 ACADEMY
 Palm Beach County, Florida

PLANNING & DEVELOPMENT CONSULTANTS
 354 Cypress Drive #6, Tequesta, FL 33469
 Phone: 561-222-9284/Fax: 561-348-9491

Legend

Indicates Set Location	Indicates that Structure
Indicates Found Iron Rod & Cap	Indicates Golf Teeing
Indicates Found Concrete Foundation	Indicates Utility Meter
Indicates Found Concrete Foundation	Indicates Sanitary Channel
Indicates Concrete Power Pole	Indicates Overhead Utility Lines
Indicates Pole Anchor	Indicates Valve Box
Indicates Catch Basin	Indicates Electric Service
	Indicates Fire Hydrant

Exhibit F - Disclosure

PALM BEACH COUNTY - ZONING DIVISION

FORM # 9

DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY

[TO BE COMPLETED AND EXECUTED BY THE PROPERTY OWNER(S) FOR EACH APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT OR DEVELOPMENT ORDER]

TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared Ricky R. Berrios, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the individual or _____ [position - e.g., president, partner, trustee] of _____ [name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership] that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.
2. Affiant's address is: 11171 162nd Place N
Jupiter, FL 33478
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief, it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

[Signature]
Ricky R. Berrios, Affiant
(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 24th day of Nov, 2023 by Ricky R. Berrios (name of person acknowledging). He/she is personally known to me has produced FL DL (type of identification) as identification and did/did not take an oath (circle correct response).

JEFF SIMON
(Name - type, stamp or print clearly)

[Signature]
(Signature)

My Commission Expires on: _____

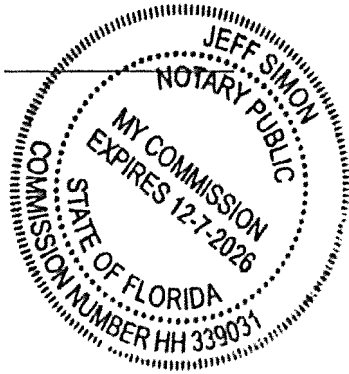


EXHIBIT "A"
PROPERTY

A PARCEL OF LAND IN SECTION 11, TOWNSHIP 41 SOUTH,
RANGE 41 EAST, PALM BEACH

COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE WEST 1/2 OF THE
SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4.
SUBJECT TO A ROAD EASEMENT OVER THE SOUTH 30 FEET THEREOF. ALSO KNOWN AS THE WEST
1/2 OF PARCEL A-154.

SAID LANDS LYING, SITUATE AND BEING IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING
54,298 SQUARE FEET, OR 1.2465 ACRES, MORE OR LESS.

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

Affiant must identify all entities and individuals owning five percent or more ownership interest in the Property. Affiant must identify individual owners. For example, if Affiant is an officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

Name

Address

Vanessa K. Berrios 11171 162nd Place N, Jupiter, FL

Ricky R. Berrios1 11171 162nd Place N, Jupiter, FL

DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY

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TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared Vanessa K. Berrios, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

- 1. Affiant is the individual or _____ [position - e.g., president, partner, trustee] of _____ [name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership] that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.
- 2. Affiant's address is: 11171 162nd Place N
Jupiter, FL 33478
- 3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
- 4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
- 5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
- 6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief, it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

[Signature]
Vanressa K. Berrios, Affiant
(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29th day of Nov, 2023 by Vanessa K. Berrios (name of person acknowledging). He/she is personally known to me or has produced FL DL (type of identification) as identification and did/did not take an oath. (circle correct response).

[Signature] (Name - type, stamp or print clearly) [Signature] (Signature)

My Commission Expires on: _____

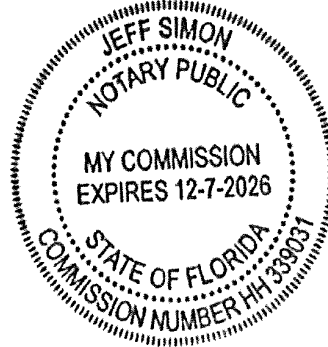


EXHIBIT "A"
PROPERTY

A PARCEL OF LAND IN SECTION 11, TOWNSHIP 41 SOUTH,
RANGE 41 EAST, PALM BEACH

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EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

Affiant must identify all entities and individuals owning five percent or more ownership interest in the Property. Affiant must identify individual owners. For example, if Affiant is an officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

Name

Address

Vanessa K. Berrios 11171 162nd Place N, Jupiter, FL

Ricky R. Berrios1 11171 162nd Place N, Jupiter, FL

Multiple horizontal lines for additional entries.

Exhibit G – Limited Pet Boarding Separation Distance Map

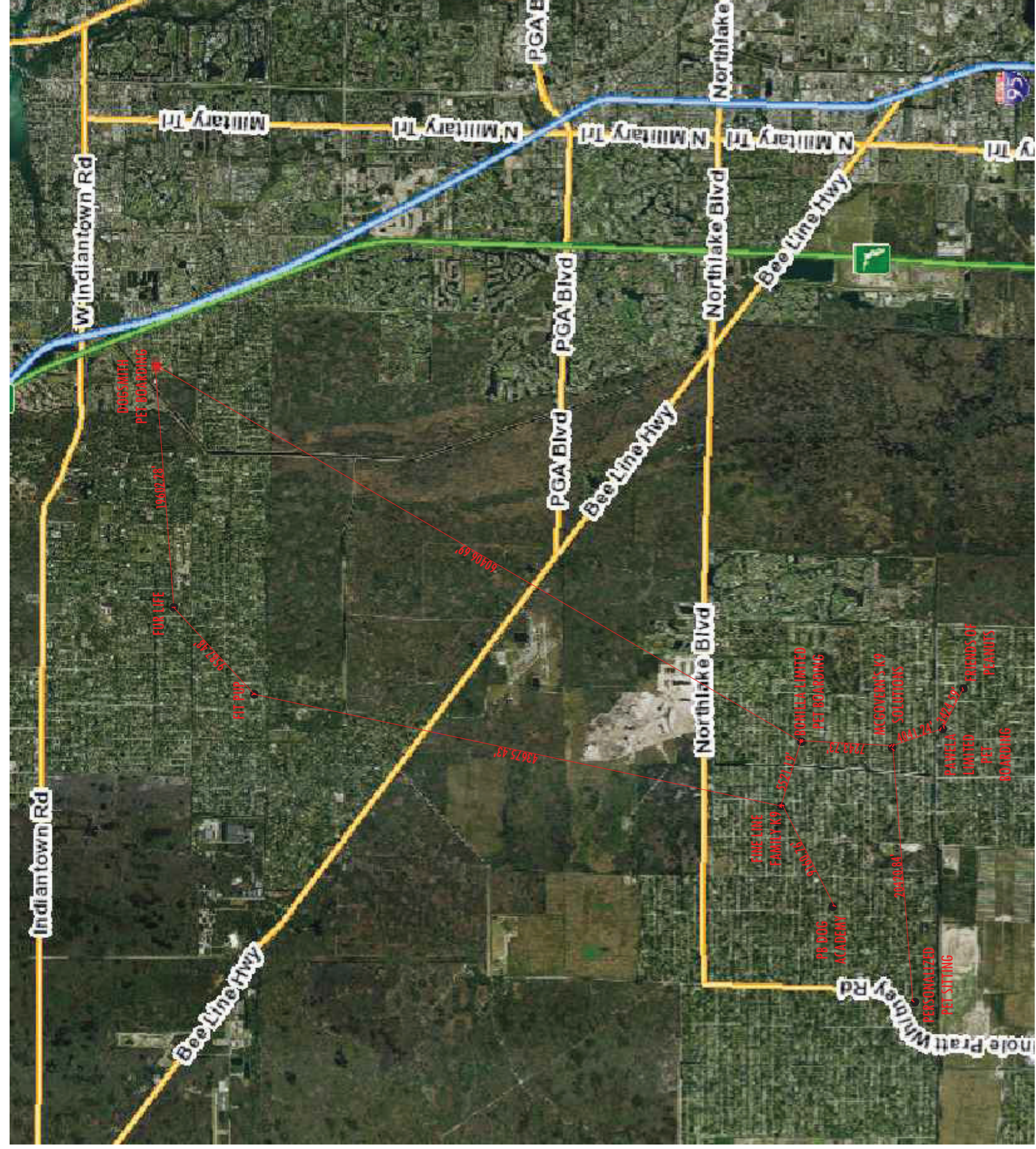


Exhibit H – ACC Letter of Intent



Department of Public Safety
Division of Animal Care and Control
7100 Belvedere Road
West Palm Beach, FL 33411
(561) 233-1200
FAX: (561) 233-1234
www.pbcgov.com/pubsafety/animal

■
**Palm Beach County
Board of County
Commissioners**

Maria Sachs, Mayor
Maria G. Marino, Vice Mayor

Gregg K. Weiss
Michael A. Barnett
Marci Woodward
Sara Baxter
Mack Bernard

County Administrator

Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"



Department of Public Safety,
Palm Beach County Animal Care & Control
7100 Belvedere Rd. West Palm Beach, FL 33411

Letter of Intent for Limited Pet Boarding

NAME: VANESSA BERRIOS - FUR LIFE K-9 ACADEMY, INC
PCN: 00-41-41-11-00-000-5580
Address: 11171 162nd Pl N. Jupiter, FL 33478
Date: 12.18.2023
Request: Limited Pet Boarding at a Single Family Home.

This letter is to acknowledge that the applicant has requested a Letter of Intent from the Palm Beach County Division of Animal Care & Control of its intent to seek a Class A conditional approval for a Limited Pet Boarding operation. Pursuant to Article 4.B.1.E.12.j., ULDC the Division will not consider the applicant's request for an Operational Permit from the Division until the Class A conditional use is approved.

The applicant is encouraged to review 98-22 Chapter 4 sec 4-23 of the Palm Beach County Animal Care and Control Ordinance, to make sure that the applicant will qualify to receive an Operational Permit from the Division. This letter is to acknowledge that the applicant is seeking permission from the Department of Planning, Zoning and Building to conduct business from a Single Family dwelling with accessory boarding of domestic cats or dogs not owned by the occupants of the premises.

This letter does not constitute that a Permit has been or will be granted by PBCAC&C, but only acknowledge that the applicant is seeking a permit for a Limited Pet Boarding operation.

The applicant shall understand that no inspection or Permit will be granted from PBCAC&C until confirmation of approval from, PZ&B is received and validated.

Sgt. Kovacs #2211
Commercial Licensing & Enforcement
Palm Beach County Animal Care & Control
7100 Belvedere Road
West Palm Beach, FL 33411

(561) 233-1209 (office) - (561) 233-1279 (fax)

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