

RESOLUTION NO. R-88-1551

RESOLUTION APPROVING ZONING PETITION NO. 82-31(A)
SPECIAL EXCEPTION PETITION OF NANCY J. SAXE

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

WHEREAS, the notice and hearing requirements as provided for in Chapter 402.5 of the Palm Beach County Zoning Code Ordinance No. 73-2 have been satisfied; and

WHEREAS, Petition No. 82-31(A) was presented to the Board of County Commissioners of Palm Beach County, sitting as the Zoning Authority, at its public hearing conducted on August 28, 1987; and

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the applicant and other interested parties and the recommendations of the various county review agencies and the recommendations of the Planning Commission; and

WHEREAS, this approval is subject to Zoning Code Section 402.9 (Mandatory Review of Development Approvals) and other provisions requiring that development commence in a timely manner; and

WHEREAS, the Board of County Commissioners made the following findings of fact:

1. This proposal is consistent with the requirements of the Comprehensive Plan and local land development regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that Petition No. 82-31(A), the petition of NANCY J. SAXE, for a SPECIAL EXCEPTION TO ALLOW A COMMERCIAL KENNEL, on a parcel of land commencing at the Northwest corner of Section 6, Township 45 South, Range 43 East, thence Easterly along the North line of said Section on an assumed bearing¹ of South 89 degrees 56'20" East a distance of 2499.97 feet; thence North 0 degrees 03'40" East a distance of 40.0 feet to a point located on the Southeast corner of said parcel and being the Point of Beginning; thence continue West 0 degrees 03'40" East a distance of 93.60 feet; thence North 87 degrees 59'21" West a distance of 80.05 feet; thence South 00 degrees 03'40" West a distance of 296.32 feet; thence South 89 degrees 56'20" East a distance of 80.0 feet to the Point of Beginning, located on the south side of Lantana Road (SR 812)

approximately 100 feet east of Seminole Drive, in a CG-General Commercial Zoning District, was approved as advertised, subject to the following conditions:

1. The developer shall comply with all previous conditions of approval unless expressly modified herein.
2. Prior to site plan certification, the site plan shall be amended to indicate the following:
 - a. a six (6) foot high CBS wall along the south property line and along the west property line where this lot abuts RM zoning.
3. Use of the site shall be limited to veterinary care with customary grooming and boarding of animals under the medical care of the veterinarian(s). All grooming and boarding activity shall take place indoors.
4. Security lighting shall be low intensity and directed away from adjacent properties and streets, shining only on the subject site.
5. Since sewer service is available to the property, septic tank shall not be approved for use on said property.
6. Since water service is available to the property, a potable water well shall not be approved for use on said property.
7. With the exception of the 1,500 square foot proposed kennel all remaining floor area shall continue to be used for general offices only.
8. No off premises signs shall be permitted on site.
9. Petitioner shall provide additional landscaping along the south and west property lines abutting residential property in the form of 10-12 foot canopy trees planted 20 feet on center.
10. Property owner shall pay a Fair Share Fee in the amount and manner required by the "Fair Share Contribution For Road Improvement Ordinance" as it presently exists or as it may from time to time be amended. The Fair Share Fee for this petition is \$535.00 (20 trips X \$26.79 per trip).

Commissioner Elmquist, moved for approval of the petition. The motion was seconded by Commissioner Wilken, and upon being put to a vote, the vote was as follows:

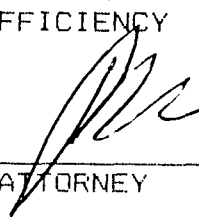
Carol A. Roberts	--	Absent
Carol J. Elmquist	--	Aye
Karen T. Marcus	--	Aye
Dorothy Wilken	--	Aye
Kenneth M. Adams	--	Absent

The foregoing resolution was declared duly passed and adopted this 27th day of September, 1988 confirming action of August 28, 1987

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

BY:



COUNTY ATTORNEY

JOHN B. DUNKLE, CLERK

BY:



DEPUTY CLERK

