

RESOLUTION NO. ZR-2021 -010

RESOLUTION APPROVING ZONING APPLICATION SV/CA-2020-01097  
(CONTROL NO. 2019-00146)  
SUBDIVISION VARIANCE (*CONCURRENT*)  
APPLICATION OF La Hacienda WF WPB LLC  
BY Insite Studio, AGENT  
(LA HACIENDA)

WHEREAS, the Zoning Commission, pursuant to Article 2 (Application Processes and Procedures) of the Palm Beach County Unified Land Development Code, Ordinance 2003-067 as amended (ULDC), is authorized and empowered to consider, approve, approve with conditions or deny the request;

WHEREAS, the notice and public hearing requirements pursuant to Article 2 (Application Processes and Procedures) of the ULDC have been satisfied;

WHEREAS, Zoning Application SV/CA-2020-01097 was presented to the Zoning Commission at a public hearing conducted on March 4, 2021;

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

WHEREAS, the Zoning Commission hereby incorporates by reference the Findings in the staff report addressing the Standards contained in Article 2.B (Public Hearing Processes) for a Subdivision Variance;

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, this approval shall only become effective upon the adoption of a resolution approving Zoning Application SV/CA-2020-01097 by the Board of County Commissioners;

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 action of the Zoning Commission be adopted by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE ZONING COMMISSION OF PALM BEACH COUNTY, FLORIDA, that Zoning Application SV/CA-2020-01097, the Application of La Hacienda WF WPB LLC, by Insite Studio, Agent, for a Subdivision Variance to allow access from a 50-foot ingress/egress easement, 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 March 4, 2021, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof.

Caliendo -  
Commissioner \_\_\_\_\_ moved for the approval of the Resolution.

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

Sheri Scarborough, Chair	- Yes
Sam Caliendo, Vice Chair	- Yes
Cheri Pavlik	- Yes
John Kern	- Yes
Michael Kelley	- Absent
Marcelle Griffith Burke	- Yes
Alex Brumfield III	- Absent
Mark Beatty	- Yes
Jess Sowards	- Yes

This resolution shall only become effective upon the adoption of a resolution approving Zoning Application SV/CA-2020-01097 by the Board of County Commissioners.

This resolution is effective when filed with the Palm Beach County Zoning Division on March 4, 2021 - .

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA  
BY ITS ZONING COMMISSIONERS

BY:

  
COUNTY ATTORNEY

BY:

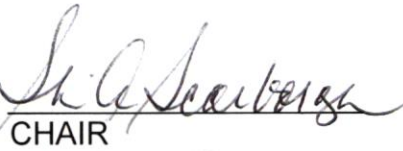
  
CHAIR

EXHIBIT A

LEGAL DESCRIPTION

THE SOUTH  $\frac{1}{2}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$ , SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE EAST 313.00 FEET THEREOF.

SAID LANDS SITUATE IN THE CITY OF WEST PLAM BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 119,981 SQUARE FEET, OR 2.754 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY RECORD.

EXHIBIT B  
VICINITY SKETCH

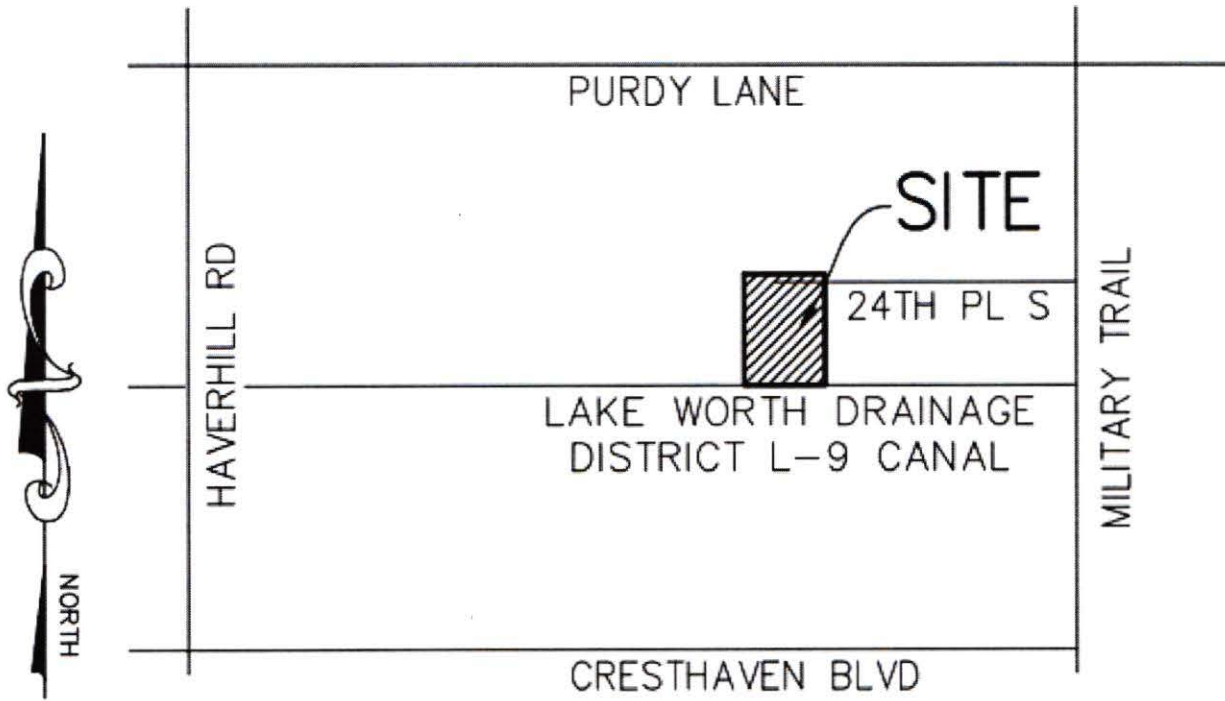


EXHIBIT C  
CONDITIONS OF APPROVAL

**Subdivision Variance**

**DISCLOSURE**

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



## EXHIBIT D

## REQUEST

SITUS ADDRESS:	4572 24th Pl S West Palm Beach 33415 4574 24th Pl S West Palm Beach 33415 4576 24th Pl S West Palm Beach 33415 4578 24th Pl S West Palm Beach 33415 4580 24th Pl S West Palm Beach 33415 4582 24th Pl S West Palm Beach 33415 4584 24th Pl S West Palm Beach 33415 4586 24th Pl S West Palm Beach 33415 4588 24th Pl S West Palm Beach 33415 4590 24th Pl S West Palm Beach 33415 4592 24th Pl S West Palm Beach 33415 4594 24th Pl S West Palm Beach 33415 4596 24th Pl S West Palm Beach 33415	
OWNER NAME & ADDRESS:	La Hacienda WF WPB LLC 4582 24th Pl S West Palm Beach, FL 33415-7404	
PCN:	00-42-44-13-00-000-3930	
ZONING DISTRICT:	RM	
BCC DISTRICT:	2	
PROJECT MANAGER:	Timothy Haynes, Senior Site Planner	
LAND USE:	MR-5	S/T/R: 13-44-42
CONTROL #:	2019-00146	
LOT AREA:	2.75 acres +/-	
APPLICANT REQUEST:	to allow access from a 50-foot ingress/egress easement.	