

RESOLUTION NO. ZR-2025-005

RESOLUTION APPROVING ZONING APPLICATION SV/ZV/PDD-2024-01422
(CONTROL NO. 2021-00127)
SUBDIVISION VARIANCE (*CONCURRENT*)
APPLICATION OF Karen and Roger Fina
BY JMorton Planning & Landscape Architecture, AGENT
(WEST ATLANTIC RV RESORT)

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/ZV/PDD-2024-01422 was presented to the Zoning Commission at a public hearing conducted on May 1, 2025;

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 and effective date of an Ordinance approving Planning Application LGA-2024-00011 and Resolution approving Zoning Application SV/ZV/PDD-2024-01422 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:

1. The foregoing recitals are true and correct and incorporated herein.
2. Zoning Application SV/ZV/PDD-2024-01422, the Application of Karen and Roger Fina, by JMorton Planning & Landscape Architecture, Agent, for a Subdivision Variance to allow access from the existing 56-foot right-of-way on 10.11 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 May 1, 2025, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof, and Variance request as described in EXHIBIT D, attached hereto and made a part hereof.

Commissioner Vinikoor moved for the approval of the Resolution.

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

James Williams, Chair	- Aye
Cheri Pavlik, Vice-Chair	- Aye
Christopher Kammerer	- Aye
Claudia Mendoza	- Aye
Sam Caliendo	- Absent
Lori Vinikoor	- Aye
Ali Thomas	- Aye
Angella Vann	- Aye
Susan Kennedy	- Aye

The Chair thereupon declared that the resolution was duly passed and adopted on May 1, 2025.

This resolution was filed with the Palm Beach County Zoning Division on May 1, 2025.

This resolution shall only become effective upon the adoption and effective date of an Ordinance approving Planning Application LGA-2024-00011 and Resolution approving Zoning Application SV/ZV/PDD-2024-01422 by the Board of County Commissioners.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BY ITS ZONING COMMISSIONERS

BY: 
COUNTY ATTORNEY

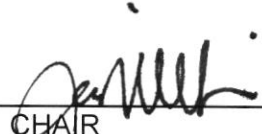
BY: 
CHAIR

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF SAID SECTION 13, RUN THENCE N89°08'33"E ALONG THE SOUTH LINE OF SAID SECTION 13 A DISTANCE OF 992.68 FEET; THENCE N00°51'27"W A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; RUN THENCE N45°36'59"W A DISTANCE OF 35.50 FEET; THENCE N00°22'29"W A DISTANCE OF 282.33 FEET; THENCE N89°37'30"E, A DISTANCE OF 1461.99 FEET; THENCE S00°22'30"E A DISTANCE OF 295.23 FEET; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF DELRAY WEST ROAD S89°08'33"W A DISTANCE OF 1436.83 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND CONTAIN 440,306 SQUARE FEET 10.108 ACRES, MORE OR LESS.

VICINITY SKETCH

Zoning Application

West Atlantic RV Resort (ZV/SV/PDD-2024-01422)

**Rezone From
AGR to RVPD
and ZV/SV
Boundary**

Site Data		Zoning District	
Size:	10.11 acres	AGR	Agricultural Reserve
Existing Use:	Single Family Residential	AGR-PUD	Ag Reserve PUD
Proposed Use:	RV Campground	AGR-PUD/P	AGR PUD Preserve
Zoning:	AGR	MUPD	Multiple Use Planned Development
Zoning Quad:	66	IL	Light Industrial

Date: 2/18/2025
 Contact: PBC Zoning
 Filename: X:\Planning\ZoningCoord\DRO-Maps\2025\2024-01422
 Note: Map is not official, for presentation purposes only.

Planning, Zoning & Building
 2300 N. Jog Rd, WPB, FL 33411
 Phone (561) 233-5300

EXHIBIT C

CONDITIONS OF APPROVAL

Subdivision Variance

ALL PETITIONS

1. This Subdivision Variance is approved based on the layout as shown on the Preliminary Master Plan and Site Plan dated March 13, 2025. Modifications to the Development Order for the Subdivision Variance which is inconsistent with the Conditions of Approval must be approved by the Zoning Commission. (ONGOING: ZONING - Zoning)

VARIANCE

1. At time of application for a Building Permit, the Property Owner shall provide a copy of this Variance approval along with copies of the approved Plan to the Building Division. (ONGOING: ZONING - Zoning)

2. Prior to the submittal for Final Approval by the Development Review Officer, the approved Variance(s) and any associated Conditions of Approval shall be shown on the Final Site Plan. (ONGOING: ZONING - Zoning)

3. The Development Order for this Concurrent Variance shall be tied to the Time Limitations of the Development Order for SV/ZV/PDD-2024-01422. (ONGOING: ZONING - Zoning)

COMPLIANCE

1. In Granting this Approval, the Board of County Commissioners relied upon the oral and written representations of the 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 Voluntary Commitments of this Approval. (ONGOING: ZONING - 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: ZONING - Zoning)

DISCLOSURE

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

EXHIBIT D
REQUEST

SUBDIVISION VARIANCE SUMMARY

ULDC Article	Required	Proposed	Variance
TABLE 11.E.2.A.2 Chart of Minor Streets	80 ft. wide right-of-way with 12 ft .lanes, 2 ft. paved shoulders, swale drainage and sidewalks on both sides.	56 ft. to greater than 80 ft. of right-of-way with 12 ft. lanes, 2 ft. paved shoulder, swale drainage and no sidewalks.	24 ft. of Right-of-way and no sidewalks.

SITUS ADDRESS:	10321 Atlantic Ave Delray Beach 33446		
OWNER NAME & ADDRESS:	Karen and Roger Fina 10321 Atlantic Ave Delray Beach, FL 33446-9753		
PCN:	00-41-46-13-00-000-7010		
ZONING DISTRICT:	AGR		
BCC DISTRICT:	5		
LAND USE:	AGR	S/T/R: 13-46-41	
CONTROL #:	2021-00127		
LOT AREA:	10.11 acres +/-		
REQUEST:	to allow access from the existing 56-foot right-of-way on 10.11 acres		