

RESOLUTION NO. ZR-2025-010

RESOLUTION APPROVING ZONING APPLICATION SV-2023-00796
CONTROL NO. 2021-00116
SUBDIVISION VARIANCE (STAND ALONE)
APPLICATION OF Sylvia Camp
BY Cotleur & Hearing, Inc., AGENT
(CAMP LANE SUBDIVISION)

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-2023-00796 was presented to the Zoning Commission at a public hearing conducted on August 7, 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, 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 are incorporated herein.
2. Zoning Application SV-2023-00796, the Application of Sylvia Camp, by Cotleur & Hearing, Inc., Agent, for a Type II Variance to allow access from the existing 30-foot right-of-way easement with no sidewalk and to allow a reduction of 8-feet of pavement on 1.58 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 August 7, 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 Caliendo moved for the approval of the Resolution.

The motion was seconded by Commissioner Vinikoor 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	- Aye
Lori Vinikoor	- Aye
Alison Thomas	- Aye
Angella Vann	- Aye
Susan Kennedy	- Aye

The Chair thereupon declared the resolution was duly passed and adopted on August 7, 2025.

This resolution is effective when filed with the Palm Beach County Zoning Division on August 07, 2025.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

BY: 

COUNTY ATTORNEY

PALM BEACH COUNTY, FLORIDA
BY ITS ZONING COMMISSIONERS

BY: 

CHAIR

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND IN GOVERNMENT LOT 4, SECTION 26, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, TO WIT:

BEGINNING AT A POINT IN THE WEST LINE OF SAID GOVERNMENT LOT 4, WHICH POINT IS 1,214.60 FEET NORTH OF THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 4, THENCE NORTHEASTERLY AT AN ANGLE OF 52 DEGREES 08 MINUTES MEASURED FROM NORTH TO EAST AND RUNNING PARALLEL AND CONTIGUOUS WITH THE NORTH PROPERTY LINE OF GORDON A. AND VIRGINIA T. SMITH AS SHOWN IN DEED BOOK 1098, PAGE 692, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 385 FEET, MORE OR LESS, TO THE WATERS OF THE LOXAHATCHEE RIVER; THENCE NORTHWESTERLY ALONG THE SHORES OF THE LOXAHATCHEE RIVER TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 4, THENCE SOUTH ALONG THE WEST LINE OF GOVERNMENT LOT 4 TO THE POINT OF BEGINNING. TOGETHER WITH ALL RIPARIAN RIGHTS THERETO.

TOGETHER WITH ANOTHER PARCEL IN GOVERNMENT LOT 4, SECTION 26, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, TO WIT:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF LOXAHATCHEE RIVER ROAD WITH THE WEST LINE OF SAID GOVERNMENT LOT 4, THENCE NORTHERLY ALONG SAID WEST LINE OF GOVERNMENT LOT 4, TO A POINT WHICH IS 1,214.60 FEET NORTH OF THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 4; THENCE NORTHEASTERLY MAKING AN ANGLE WITH THE PROCEEDING COURSE OF 52 DEGREES 08 MINUTES MEASURED FROM NORTH TO EAST TO A POINT 30 FEET EASTERLY (WHEN MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID GOVERNMENT LOT 4); THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE WEST LINE OF GOVERNMENT LOT 4 TO THE INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY OF SAID LOXAHATCHEE RIVER ROAD; THENCE NORTHWESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING. BEING THE SAME PROPERTY CONVEYED TO JOHN R. ROBINSON BY DEED FROM SAM E. NICHOLS AND LOYE NICHOLS, HIS WIFE, DATED OCTOBER 19, 1971, FILED OCTOBER 20, 1971 IN O.R. BOOK 1943, PAGE 1373. PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND

A PARCEL OF LAND IN GOVERNMENT LOT 4, SECTION 26, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING PALM BEACH COUNTY BRASS DISK STAMPED "FERGUS" ON THE CENTERLINE OF LOXAHATCHEE RIVER ROAD, AS SHOWN ON THE PLAT OF CARMEL LANDING, RECORDED IN PLAT BOOK 61, PAGES 144 AND 145, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00 DEGREES 34 MINUTES 13 SECONDS WEST, A DISTANCE OF 657.30 FEET TO THE POINT OF BEGINNING, ALSO BEING AN EXISTING PALM BEACH COUNTY CONCRETE MONUMENT AND BRASS DISK, SHOWN ON SAID PLAT OF CARMEL LANDING AS WEST ¼ CORNER (NOTE: BASIS OF BEARINGS FOR THIS DESCRIPTION IS LINE BETWEEN SAID "FERGUS" AND BRASS DISK NOTED AS WEST ¼ CORNER AS SHOWN ON SAID PLAT OF CARMEL LANDING); THENCE NORTH 03 DEGREES 23 MINUTES 53 SECONDS EAST, A DISTANCE OF 200.88 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE SOUTH 27 DEGREES 31 MINUTES 12 SECONDS WEST, A DISTANCE OF 30.17 FEET TO A SET CONCRETE MONUMENT, LYING SOUTH 01 DEGREES 13 MINUTES 50 SECONDS EAST AT A DISTANCE 26.62 FEET FROM AN EXISTING CONCRETE MONUMENT, THENCE SOUTH 00 DEGREES 34 MINUTES 13 SECONDS EAST, ALONG A LINE LYING 29.70 FEET WESTERLY OF, AT RIGHT ANGLES TO AN EXISTING 2" X 2" CONCRETE MONUMENT AT THE NORTHWEST CORNER OF SAID PLAT OF CARMEL LANDING; A DISTANCE 173.21 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 00 SECONDS EAST A DISTANCE OF 0.30 FEET TO THE POINT OF BEGINNING.

ALSO DESCRIBED AS:

A PARCEL OF LAND IN GOVERNMENT LOT 4, SECTION 26, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE S00°34'13"E, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 26 (BASIS OF BEARINGS), 584.33 FEET TO THE NORTH LINE OF AN 80.00 FOOT WIDE RIGHT-OF-WAY OF LOXAHATCHEE RIVER ROAD; THENCE S33°46'57"E, ALONG SAID NORTH LINE, 54.77 FEET; THENCE N00°34'13"W, 541.64 FEET;

THENCE N51°33'47"E, 350.49 FEET TO THE INTERSECTION WITH THE MEAN HIGH WATER LINE OF THE LOXAHATCHEE RIVER; THENCE ALONG SAID MEAN HIGH WATER LINE FOR THE FOLLOWING COURSES; N72°23'54"W, 40.34 FEET; THENCE N72°39'15"W, 69.41 FEET; THENCE N61°18'23"W, 50.60 FEET; THENCE N60°12'50"W, 22.55 FEET; THENCE N44°51'58"W, 5.55 FEET; THENCE N78°51'03"W, 47.55 FEET; THENCE S87°31'01"W, 14.99 FEET; THENCE N61°06'54"W, 13.95 FEET; THENCE N61°03'40"W, 7.06 FEET, THENCE N59°13'27"W, 19.00 FEET; THENCE N66°03'22"W, 24.31 FEET TO THE INTERSECTION WITH THE EAST LINE OF A PARCEL IN THE DEED RECORDED IN OFFICIAL RECORDS BOOK 14063, PAGE 1085, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S03°23'53"W, ALONG SAID EAST LINE, 39.82 FEET; THENCE S27°31'12"W, 30.17 FEET TO THE WEST LINE OF A PARCEL IN THE DEED RECORDED IN OFFICIAL RECORDS BOOK 14094, PAGE 91, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE

S00°34'13"E, ALONG SAID EAST LINE, 173.78 FEET; THENCE S89°53'00"E, 0.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 68,823 SQUARE FEET, OR 1.58 ACRES, MORE OR LESS.

EXHIBIT B

VICINITY SKETCH

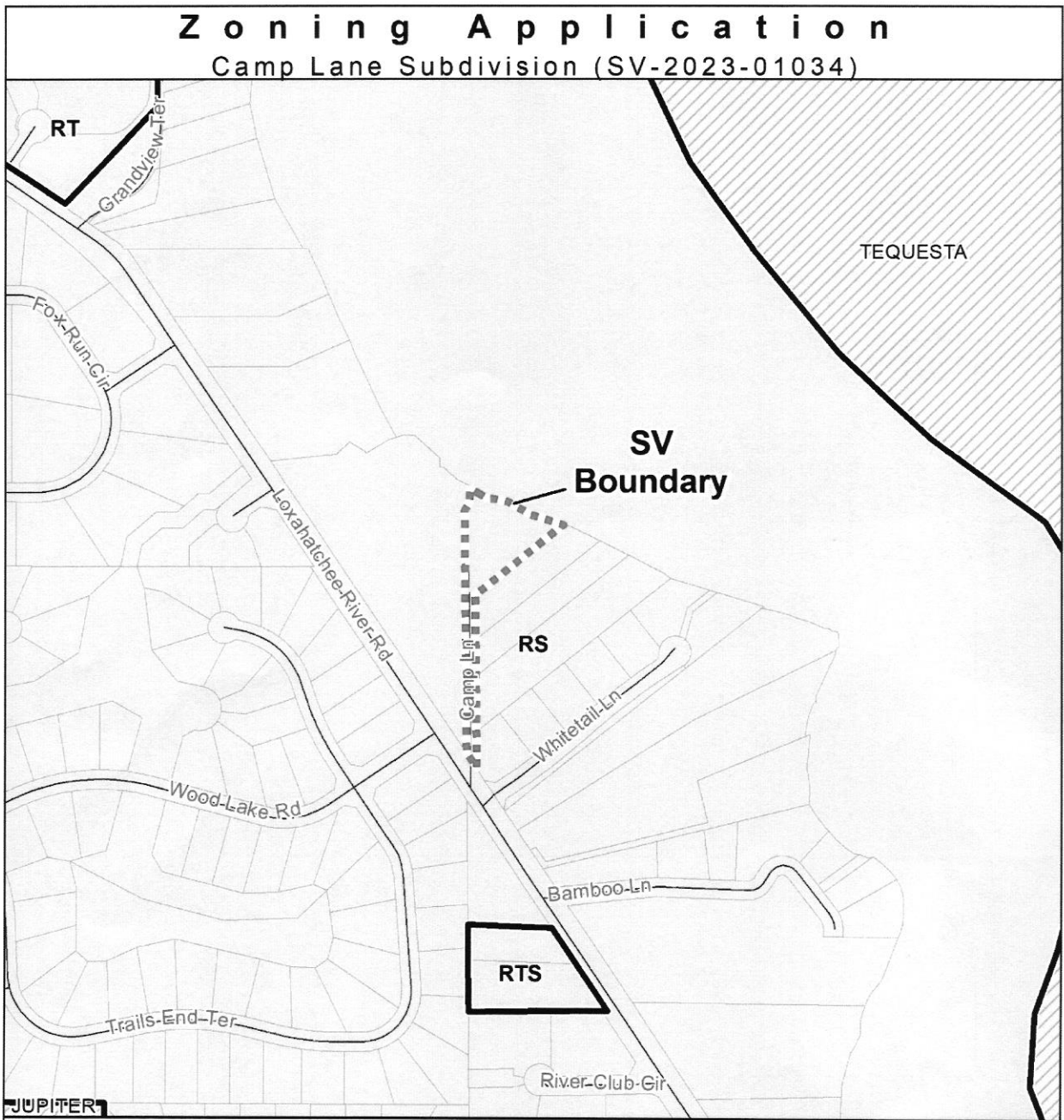


EXHIBIT C

CONDITIONS OF APPROVAL

Subdivision Variance - Standalone

ALL PETITIONS

1. The approved Preliminary Subdivision Plan is dated May 27, 2025. 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 Zoning Commission. (ONGOING: ZONING - Zoning)

ENGINEERING

1. Prior to issuance of the first building permit, the Property Owner shall plat the subject property in accordance with provisions of Article 11 of the Unified Land Development Code. (BLDGPM: MONITORING - Engineering)

2. Prior to Final Plat Recordation, the Property Owner shall construct the sewage collection/transmission system with appropriate service connection to each lot, in accordance with the provisions of Article 11 of the Unified Land Development Code. (PLAT: ENGINEERING - Engineering)

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. (BLDGPM: ZONING - Zoning)

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

3. The Development Order for this Standalone Variance shall be tied to the Time Limitations of the Development Order for DRO-2024-1619. The Property Owner shall obtain Final Plat Recordation to vest this Variance. (ONGOING: MONITORING - Zoning)

COMPLIANCE

1. In Granting this Approval, the Zoning Commission 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 Zoning Commission 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; 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

REQUEST

SUBDIVISION VARIANCE SUMMARY

ULDC Article	Required	Proposed	Variance
11.E.2.A.2 Minimum Legal Access	40-foot wide right-of-way with 20-foot asphalt pavement with a sidewalk on one side and gutter drainage	30-ft wide ingress/egress easement with 12-ft asphalt pavement and WYE Turnaround with no sidewalk and swale drainage	Reduction of 8 ft pavement width & accessing from an existing 30-ft wide road easement with no sidewalk and with swale drainage.

SITUS ADDRESS:	19469 Camp Ln Jupiter 33458		
OWNER NAME & ADDRESS:	Sylvia Camp 19469 Camp Ln Jupiter, FL 33458-2488		
PCN:	00-42-40-26-00-004-0010		
ZONING DISTRICT:	RS		
BCC DISTRICT	1		
PROJECT MANAGER:	Donna Adelsperger, Senior Site Planner		
LAND USE:	LR-1 LR-2	S/T/R: 26-40-42	
CONTROL #:	2021-00116		
LOT AREA:	1.58 acres +/-		
APPLICANT REQUEST:	to allow access from the existing 30-foot right-of-way easement with no sidewalk and to allow a reduction of 8-feet of pavement on 1.58 acres.		