

NOTICE OF A PROPOSED PUBLIC HEARING - ZONING



Dear Property Owner:

This is a courtesy notice for a proposed zoning application for land within 1,000 feet of your property.

The County will consider the application at public hearings provided below. Contact the Zoning Staff for more information.

A summary of the request and a map of the subject site is available at the link below or at the QR code on the reverse side.

www.pbc.gov/pzb/notices

Hearing Agendas and Reports are available one week in advance here:

<https://discover.pbc.gov/pzb/zoning/Pages/Hearings-and-Meetings.aspx>

Application: West Atlantic RV Resort, SV/ZV/PDD-2024-01422

Location: North side of Atlantic Avenue, approx. 0.5 miles west of State Road 7

Zoning Commission Hearing: May 1, 2025 at 9:00 a.m.

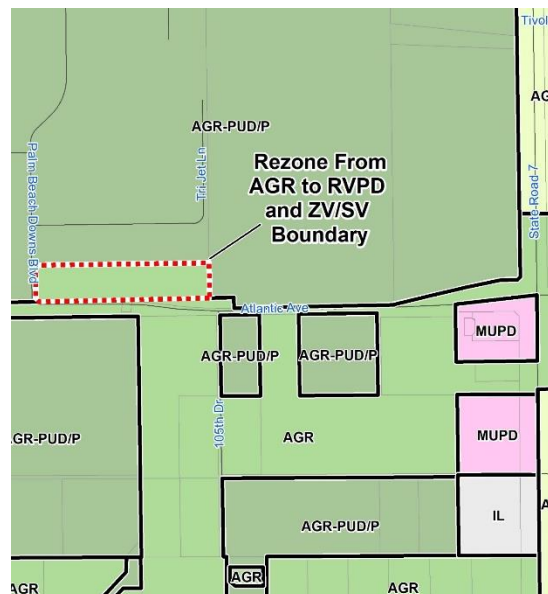
2300 North Jog Road, Vista Center, VC-1W-47,
West Palm Beach, Florida 33411

Board of County Commissioners Hearing: May 22, 2025 at 1:00 p.m.

301 North Olive Avenue
Governmental Center, Chambers 6th Floor
West Palm Beach, Florida 33401

Zoning Staff Contact: Nancy Frontany Bou, Senior Site Planner
(561) 233-5584 or NFrontanyBou@pbc.gov

Notice Date: April 8, 2025



Zoning Application Summary

Application:	West Atlantic RV Resort, SV/ZV/PDD-2024-01422
Control:	West Delray RV Resort, 2021-00127
Location:	North side of Atlantic Avenue, approx. 0.5 miles west of State Road 7
District:	Commission District 5
Title/Request:	Title: a Subdivision Variance Request: to allow access from the existing 56-foot right-of-way on 10.11 acres Title: a Type 2 Variance Request: to eliminate a portion of the right-of-way buffer on 10.11 acres Title: an Official Zoning Map Amendment to a Planned Development District Request: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Recreational Vehicle Planned Development (RVPD) Zoning District on 10.11 acres

Summary:

The application is for the proposed West Atlantic RV Resort. The site has no prior approvals by the Board of County Commissioners (BCC) and is currently developed with a Single-Family residence.

The application consists of three requests, with the first consisting of an Official Zoning Map Amendment to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Recreational Vehicle Planned Development (RVPD) Zoning District. The request includes two variances. A Subdivision Variance is proposed to allow access from the existing 56-foot right-of-way. A Type 2 Variance is proposed to eliminate a portion of the right-of-way buffer on the south property line. This application is contingent upon a concurrent application for a Large Scale Future Land Use Amendment, LGA-2024-00011, to change the Future Land Use designation from Agricultural Reserve (AGR) to Commercial Recreation with an underlying Agricultural Reserve (CR/AGR).

Access is from Atlantic Avenue.