

RESOLUTION NO. R-2025-0873

RESOLUTION APPROVING ZONING APPLICATION PDD/DOA-2025-00126  
(CONTROL NO. 2021-00031)  
an Official Zoning Map Amendment  
APPLICATION OF Boynton Beach Associates XXV, LLLP  
BY Boynton Beach Associates XXXI, LLP, AGENT  
(Whitworth AGR-PUD)

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

WHEREAS, the notice and public hearing requirements pursuant to Article 2 (Application Processes and Procedures) of the Palm Beach County Unified Land Development Code, Ordinance 2003-067 as amended (ULDC), have been satisfied;

WHEREAS, Zoning Application PDD/DOA-2025-00126 was presented to the Board of County Commissioners at a public hearing conducted on June 18, 2025;

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

WHEREAS, the Board of County Commissioners pursuant to Article 2 (Application Processes and Procedures) of the ULDC is authorized and empowered to consider, approve, approve with conditions or deny the request;

WHEREAS, the Board of County Commissioners hereby incorporates by reference the Findings in the staff report addressing the Standards contained in Article 2.B (Public Hearing Processes) for an Official Zoning Map Amendment;

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 the action of the Board of County Commissioners be adopted by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

1. The foregoing recitals are true and correct and are incorporated herein.
2. Zoning Application PDD/DOA-2025-00126, the Application of Boynton Beach Associates XXV, LLLP, by Boynton Beach Associates XXXI, LLP, Agent, for an Official Zoning Map Amendment to allow rezoning from Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) zoning district on 36.98 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 June 18, 2025, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Woodward moved for the approval of the Resolution.

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

Commissioner Maria G. Marino, Mayor	- Aye
Commissioner Sara Baxter, Vice Mayor	- Aye
Commissioner Gregg K. Weiss	- Aye
Commissioner Joel G. Flores	- Aye
Commissioner Marci Woodward	- Aye
Commissioner Maria Sachs	- Nay
Commissioner Bobby Powell, Jr.	- Aye

The Mayor thereupon declared that the resolution was duly passed and adopted on June 18, 2025.

Filed with the Clerk of the Board of County Commissioners on June 18, 2025.

This resolution is effective when filed with the Clerk of the Board of County Commissioners.

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

BY:   
COUNTY ATTORNEY

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

JOSEPH ABRUZZO  
CLERK & COMPTROLLER

BY:   
DEPUTY CLERK



EXHIBIT A

LEGAL DESCRIPTION

**Preserve 38: Paradiso Trovato**  
**DESCRIPTION:**

THE EAST 244 FEET OF TRACT 27 AND TRACT 28, LESS THE EAST 582 FEET THEREOF, BLOCK 67, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (A/K/A LOT 1, TIERRA DEL REY ESTATES UNRECORDED)

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCE AT THE SOUTHWEST CORNER OF SAID EAST 244 FEET OF TRACT 27; THENCE ALONG THE SOUTH LINE OF SAID TRACTS 27 AND 28, A DISTANCE OF 348.01 FEET; THENCE NORTH 00°20'06" WEST ALONG THE EAST LINE OF SAID TRACT 28, LESS THE EAST 582 FEET THEREOF, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°37'20" WEST, A DISTANCE OF 175.00 FEET; THENCE NORTH 00°30'06" WEST, A DISTANCE OF 248.73 FEET; THENCE NORTH 89°29'54" EAST, A DISTANCE OF 175.00 FEET; THENCE SOUTH 00°30'06" EAST ALONG SAID EAST LINE OF TRACT 28, LESS THE EAST 582 FEET THEREOF, A DISTANCE OF 249.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.279 ACRES, MORE OR LESS.

**Preserve 39: Delray Beach Farms**  
**DESCRIPTION:**

TRACT 34, LESS THE EAST 329 FEET, BLOCK 67, OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (A/K/A LOT 13, TIERRA DEL REY ESTATES UNRECORDED)

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 34; THENCE SOUTH 89°37'20" WEST ALONG THE NORTH LINE OF SAID TRACT 34, A DISTANCE OF 329.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°39'31" EAST ALONG THE WEST LINE OF THE EAST 329.00 FEET OF SAID TRACT 34, A DISTANCE OF 300.86 FEET; THENCE NORTH 64°09'02" WEST, A DISTANCE OF 187.67 FEET; THENCE NORTH 00°39'31" WEST, A DISTANCE OF 217.92 FEET; THENCE NORTH 89°37'20" EAST ALONG SAID NORTH LINE OF TRACT 34, A DISTANCE OF 167.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.097 ACRES, MORE OR LESS.

**Preserve 40: Vinikoor**  
**DESCRIPTION:**

THE EAST 329 FEET OF TRACT 34, BLOCK 67, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (A/K/A LOT 14, TIERRA DEL REY ESTATES UNRECORDED)

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 34, THENCE SOUTH 00°39'31" EAST ALONG THE EAST LINE OF SAID TRACT 34, A DISTANCE OF 150.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°39'31" EAST ALONG SAID EAST LINE OF TRACT 34, A DISTANCE OF 196.88 FEET; THENCE SOUTH 89°20'29" WEST, A DISTANCE OF 223.40 FEET; THENCE NORTH 00°35'36" EAST, A DISTANCE OF 196.93 FEET; THENCE NORTH 89°20'29" EAST, A DISTANCE OF 219.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.089 ACRES, MORE OR LESS.

**Preserve 41: Shor**  
**DESCRIPTION:**

TRACT 123, IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT OF THE PALM BEACH FARMS CO. PLAT

NO. 1, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 123; THENCE SOUTH 01°40'38" EAST ALONG THE EAST LINE OF SAID TRACT 123, A DISTANCE OF 105.54 FEET; THENCE SOUTH 88°19'22" WEST, A DISTANCE OF 49.95 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 01°28'24" EAST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 88°31'36" WEST, A DISTANCE OF 35.10 FEET; THENCE SOUTH 01°28'24" EAST, A DISTANCE OF 145.22 FEET; THENCE NORTH 88°19'22" EAST, A DISTANCE OF 20.11 FEET; THENCE SOUTH 01°40'38" EAST, A DISTANCE OF 200.00 FEET; THENCE SOUTH 88°19'22" WEST, A DISTANCE OF 202.14 FEET; THENCE NORTH 01°40'38" WEST, A DISTANCE OF 200.00 FEET; THENCE NORTH 88°19'22" EAST, A DISTANCE OF 177.02 FEET; THENCE NORTH 01°28'24" WEST, A DISTANCE OF 205.23 FEET; THENCE NORTH 88°31'36" EAST, A DISTANCE OF 40.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.112 ACRES, MORE OR LESS.

**Preserve 42: Triad**

**DESCRIPTION:**

TRACT 51, OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST, OF THE PALM BEACH FARMS CO. PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

CONTAINING 5.095 ACRES MORE OR LESS

**Preserve 43: M & P South**

**LEGAL DESCRIPTION:**

TRACTS 57 AND THE WEST ONE-HALF (W 1/2) OF TRACT 58, IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT OF PALM BEACH FARMS CO. PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, PAGES 26 TO 28, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THE RIGHT OF WAY FOR HALF MILE ROAD LYING WITHIN SAID TRACT 57, ACCORDING TO THE HALF MILE ROAD SPECIFIC PURPOSE SURVEY (MAINTENANCE MAP), AS RECORDED IN ROAD PLAT BOOK 7, PAGES 169 THROUGH 171, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 7.501 ACRES MORE OR LESS.

**Preserve 44: Amestoy Two**

**DESCRIPTION:**

A PORTION OF TRACTS 87 THROUGH 91 AND TRACTS 108 THROUGH 112, ALL LYING WITHIN BLOCK 51, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, AND A PORTION OF TRACT "A", AMESTOY - PLAT ONE, AS RECORDED IN PLAT BOOK 137, PAGE 142 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO LYING WITHIN SECTION 19, TOWNSHIP 45 SOUTH, RANGE 42 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE SOUTH 26°08'48" WEST, A DISTANCE OF 650.64 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°54'15" EAST, A DISTANCE OF 1887.37 FEET; THENCE SOUTH 00°57'00" EAST, ALONG THE WEST LINE OF LYONS ROAD RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 23226, PAGE 1022, SAID PUBLIC RECORDS, A DISTANCE OF 181.15 FEET; THENCE SOUTH 88°54'15" WEST, A DISTANCE OF 1874.57 FEET; THENCE NORTH 00°57'00" WEST, A DISTANCE OF 87.78 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 13°55'35"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 72.92 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 188.13 FEET, A CENTRAL ANGLE OF 06°33'14"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 21.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.806 ACRES, MORE OR LESS.

COMBINED TOTAL OF PRESERVES #38 THROUGH #44 CONTAINS 36.979 ACRES MORE OR LESS



EXHIBIT B  
VICINITY SKETCH



EXHIBIT C

CONDITIONS OF APPROVAL

**DISCLOSURE**

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