

RESOLUTION NO. R-2025- 1028

RESOLUTION APPROVING ZONING APPLICATION ABN/Z-2024-01914
(CONTROL NO. 1982-00111)
an Official Zoning Map Amendment
APPLICATION OF Hope Evangelical Lutheran Church
BY Land Research Management, Inc., AGENT
(Paving Lady)

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 ABN/Z-2024-01914 was presented to the Board of County Commissioners at a public hearing conducted on July 24, 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 ABN/Z-2024-01914, the Application of Hope Evangelical Lutheran Church, by Land Research Management, Inc., Agent, for an Official Zoning Map Amendment to allow a rezoning from Multifamily Residential (RM) Zoning District to the Light Industrial (IL) Zoning District on 4.28 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 July 24, 2025, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Weiss moved for the approval of the Resolution.

The motion was seconded by Commissioner Baxter 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	- Absent
Commissioner Marci Woodward	- Aye
Commissioner Maria Sachs	- Aye
Commissioner Bobby Powell, Jr.	- Aye

The Mayor thereupon declared that the resolution was duly passed and adopted on July 24, 2025.

Filed with the Clerk of the Board of County Commissioners on July 24th, 2025

This resolution shall not become effective unless or until the effective date of the Small Scale Land Use Amendment No. SCA-2025-00008.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOSEPH ABRUZZO,
CLERK & COMPTROLLER

BY: 
COUNTY ATTORNEY

BY: 
DEPUTY CLERK



EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: THE NORTH 245 FEET OF TRACT 3, BLOCK 6, OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LESS THE NORTH 38 FEET CONVEYED TO THE LAKE WORTH DRAINAGE DISTRICT IN DEED BOOK 67, PAGE 392, AND ALSO LESS THE WEST 15 FEET CONVEYED TO COUNTY OF PALM BEACH FOR PIKE ROAD IN OFFICIAL RECORD BOOK 2690, PAGE 165.

PARCEL 2: THE EAST 220 FEET OF TRACT 3, BLOCK 6, OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LESS THE NORTH 245 FEET OF SAID TRACT 3 AND LESS THE SOUTH 198 FEET OF SAID TRACT 3.

PARCEL 3: THE SOUTH 17 FEET OF THE NORTH 262 FEET OF TRACT 3, BLOCK 6, OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LESS THE EAST 220 FEET THEREOF, AND ALSO LESS THE WEST 15 FEET THEREOF FOR ROAD RIGHT OF WAY.

FURTHER LESS AND EXCEPT FROM PARCELS 1 AND 3, THE FOLLOWING-DESCRIBED PROPERTY BEING CONVEYED TO PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 24035, PAGE 1915, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TO-WIT:

A PORTION OF TRACT 3, BLOCK 6, OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 3; THENCE SOUTH 00°59'11" EAST, ALONG THE WEST LINE OF SAID TRACT 3, A DISTANCE OF 50.00 FEET TO A POINT ON A LINE BEING 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 3; THENCE NORTH 89°00'49" EAST ALONG SAID PARALLEL LINE, 15.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°00'49" EAST ALONG SAID PARALLEL LINE, 10.00 FEET TO A POINT ON A LINE BEING 25.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT 3, SAME BEING THE NEW EAST RIGHT-OF-WAY LINE OF PIKE ROAD; THENCE SOUTH 00°59'11" EAST ALONG SAID PARALLEL LINE AND SAID NEW EAST RIGHT-OF-WAY LINE, 212.00 FEET TO A POINT ON A LINE BEING 262.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 3; THENCE SOUTH 89°00'49" WEST ALONG SAID PARALLEL LINE, 25.00 FEET TO THE WEST LINE OF SAID TRACT 3; THENCE NORTH 00°59'11" WEST ALONG SAID WEST LINE, 17.00 FEET TO A POINT ON A LINE BEING 245.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 3; THENCE NORTH 89°00'49" EAST ALONG SAID PARALLEL LINE, 15.00 FEET TO A LINE BEING 15.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT 3; THENCE NORTH

00°59'11" WEST ALONG SAID PARALLEL LINE, 195.00 FEET TO THE POINT OF BEGINNING; SAID LAND SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

CONTAINING 186240.0 SQUARE FEET OR 4.275 ACRES.

EXHIBIT B
VICINITY SKETCH

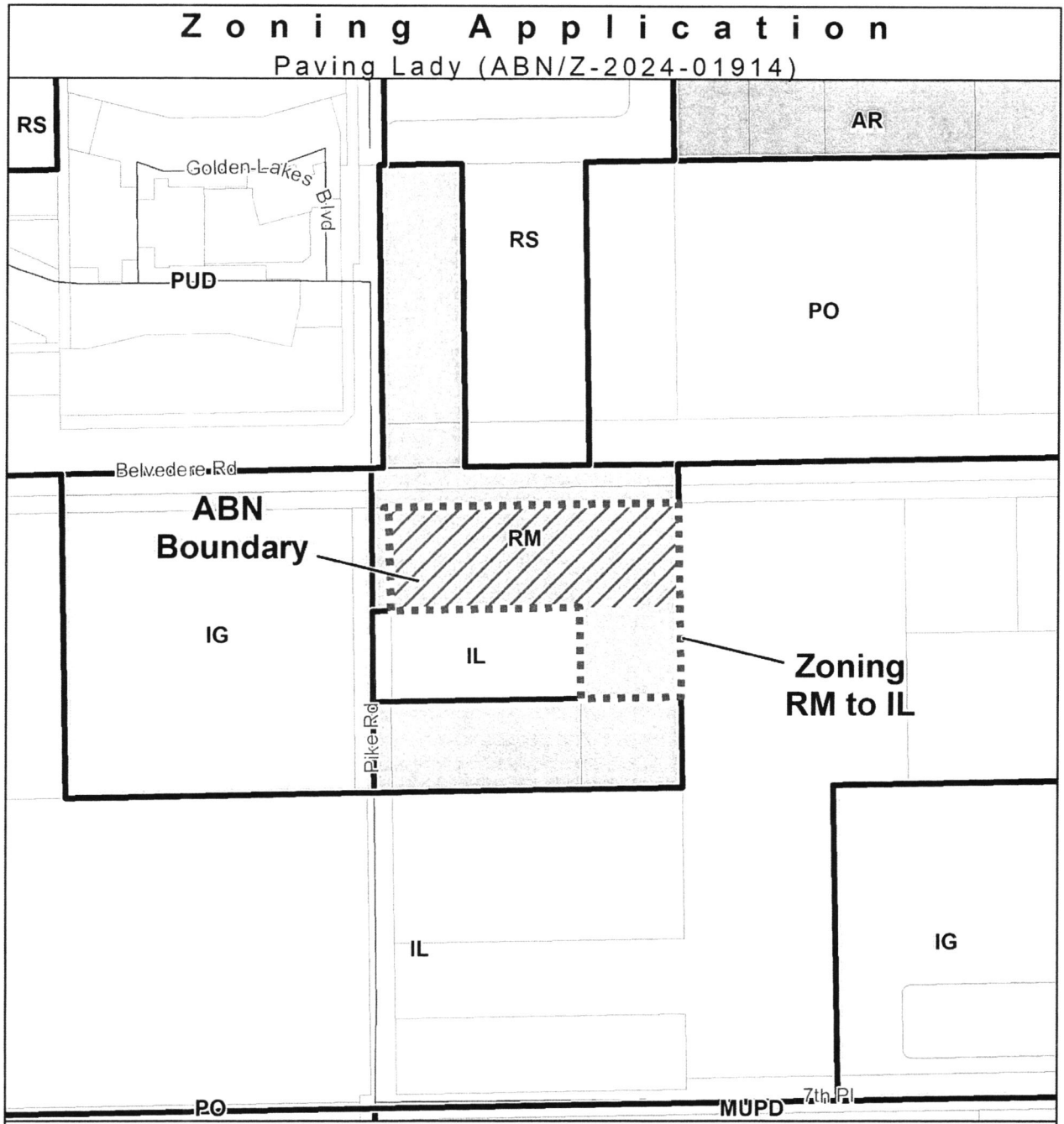


EXHIBIT C

CONDITIONS OF APPROVAL

Official Zoning Map Amendment

DISCLOSURE

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