

RESOLUTION NO. R-2025- 1179

RESOLUTION APPROVING ZONING APPLICATION Z-2024-01925  
(CONTROL NO. 2024-00136)  
an Official Zoning Map Amendment  
APPLICATION OF 8421 Boynton Beach Land Trust  
BY WGINC, AGENT  
(Gneil Property)

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 Z-2024-01925 was presented to the Board of County Commissioners at a public hearing conducted on August 28, 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 Z-2024-01925, the Application of 8421 Boynton Beach Land Trust, by WGINC, Agent, for an Official Zoning Map Amendment to allow a rezoning from the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District to the Agricultural Reserve (AGR) Zoning District on 15.00 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 28, 2025, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Powell moved for the approval of the Resolution.

The motion was seconded by Commissioner Woodward 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	- Aye
Commissioner Bobby Powell, Jr.	- Aye

The Mayor thereupon declared that the resolution was duly passed and adopted on August 28, 2025.

Filed with the Clerk of the Board of County Commissioners on August 28, 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

MICHAEL A. CARUSO,  
CLERK & COMPTROLLER

BY:   
DEPUTY CLERK  
FLORIDA



EXHIBIT A

LEGAL DESCRIPTION

A PORTION OF "PRESERVE PARCEL 1 441-ATLANTIC PUD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 107 AT PAGES 83 AND 84 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID "PRESERVE PARCEL 1 441-ATLANTIC PUD"; THENCE NORTH  $00^{\circ}45'55''$  WEST, ALONG THE WEST LINE OF SAID PLAT, A DISTANCE OF 745.04 FEET; THENCE NORTH  $89^{\circ}14'05''$  EAST, A DISTANCE OF 1048.62 FEET; THENCE SOUTH  $00^{\circ}18'44''$  EAST, ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 514.06 FEET; THENCE SOUTH  $45^{\circ}37'42''$  WEST, ALONG THE NORTHWESTERLY LINE OF TRACT A OF SAID PLAT, A DISTANCE OF 34.50 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, AT WHICH THE RADIUS POINT BEARS SOUTH  $01^{\circ}16'38''$  WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE SOUTH LINE OF SAID PLAT, HAVING A RADIUS OF 952.47 FEET AND A CENTRAL ANGLE OF  $15^{\circ}27'06''$ , A DISTANCE OF 256.86 FEET TO THE POINT OF TANGENCY; THENCE SOUTH  $75^{\circ}49'31''$  WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 735.21 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE WESTERLY ALONG SAID SOUTH LINE, ALSO BEING THE ARC OF SAID CURVE, HAVING A RADIUS OF 2804.79 FEET AND A CENTRAL ANGLE OF  $01^{\circ}02'21''$ , A DISTANCE OF 50.87 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA AND CONTAIN 15.002 ACRES, MORE OR LESS.

EXHIBIT B

VICINITY SKETCH

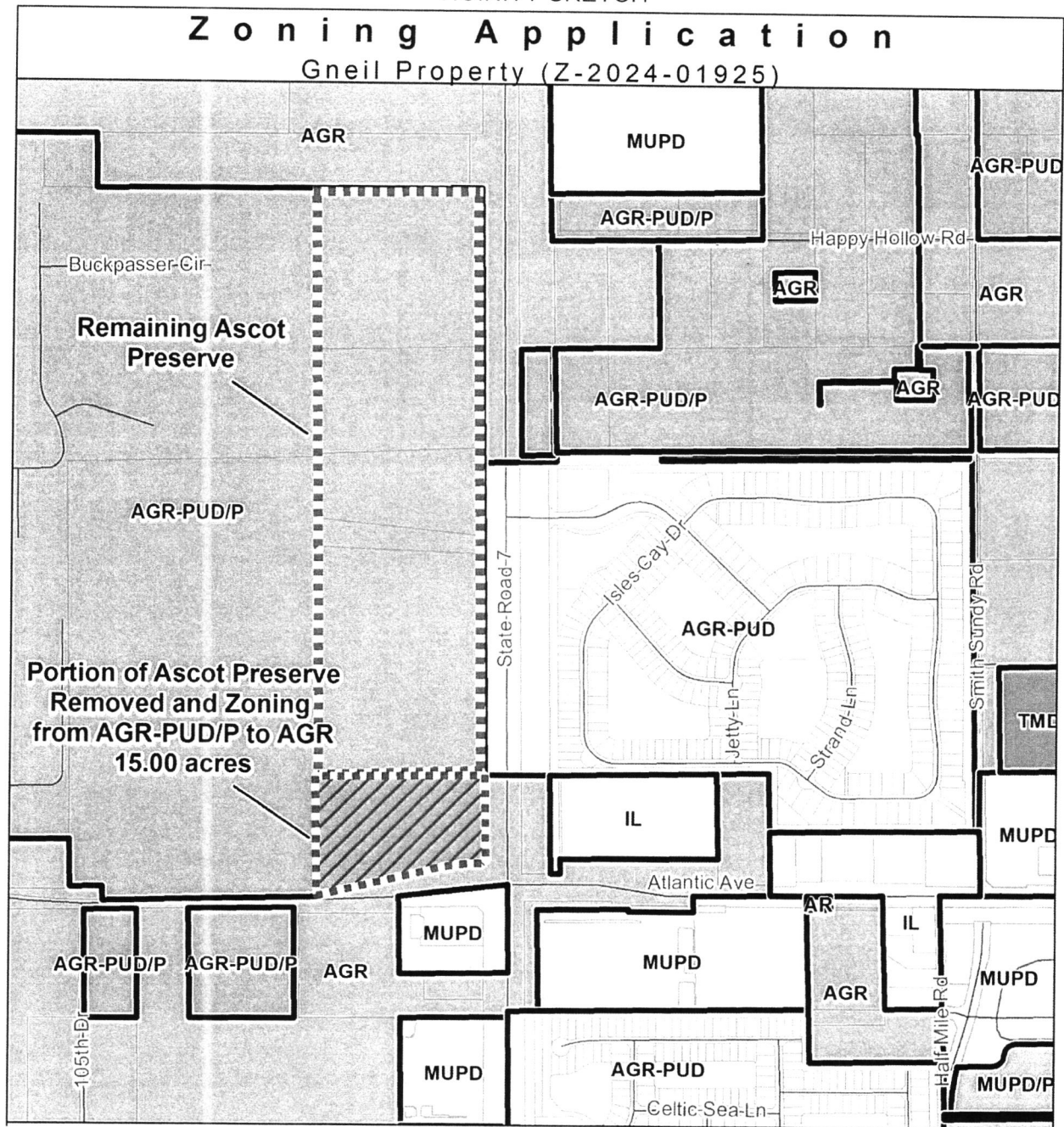


EXHIBIT C

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.