

RESOLUTION NO. R-2026-0851

RESOLUTION REVOKING RESOLUTION R-2024-0196
(CONTROL NUMBER 1981-00190)
AFFIRMING THE ABANDONMENT
OF ZONING APPLICATION ABN/DOA-2026-00566

WHEREAS, the Board of County Commissioners, as the governing body of Palm Beach County, Florida, pursuant to the authority vested in Chapters 125 and 163, Florida Statutes, is authorized and empowered to consider applications related 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-DOA-2023-01497 was presented to the Board of County Commissioners at a public hearing on February 22, 2024 and adopted by Resolution R-2024-0196;

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

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 a Development Order Abandonment;

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 for the Development Order Abandonment;

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 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. Resolution R-2024-0196, approving Zoning Application ABN-DOA-2023-01497, the application of Palm Beach Investment Property LLC, by Urban Design Studio, Agent, for a Development Order Amendment to allow a modification of the previously approved Class A for a Retail Gas and Fuel Sales with a Convenience Store to reduce land area by 7.55 acres to 1.99 acres, to reconfigure the Site Plan, and to modify Conditions of Approval is hereby revoked.

Commissioner Maria G. Marino moved for the approval of the Resolution.

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

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

The Mayor thereupon declared that the resolution was duly passed and adopted on July 14, 2026.

Filed with the Clerk of the Board of County Commissioners on JUL 14 2026.

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

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

BY: 
COUNTY ATTORNEY

MICHAEL A. CARUSO
CLERK & COMPTROLLER
BY: 
DEPUTY CLERK

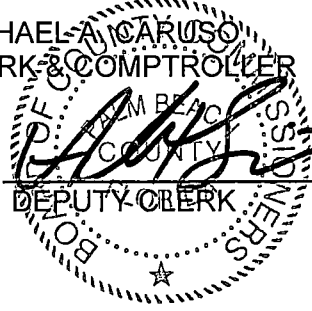


EXHIBIT A

LEGAL DESCRIPTION

LEGAL DESCRIPTION PARCEL No. 1 - COMMERCIAL POD

A PARCEL OF LAND BEING A PORTION OF TRACT A, AS SHOWN ON THE PLAT OF PALM BEACH PARK OF COMMERCE - BEELINE COMMONS, RECORDED IN PLAT BOOK 132, PAGES 68 AND 69, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID TRACT A; THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT A, SOUTH 53°39'52" EAST, A DISTANCE OF 327.20 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE DEPARTING SAID SOUTHERLY LINE OF TRACT A, NORTH 36°20'08" EAST, A DISTANCE OF 250.50 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF COMMERCIAL CIRCLE, AS SHOWN ON THE PLAT OF PALM BEACH PARK OF COMMERCE, P.I.P.D. PLAT NO. 1, RECORDED IN PLAT BOOK 56, PAGES 172 THROUGH 176, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 50.00 FEET AND A CHORD BEARING OF SOUTH 61°30'59" EAST; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 69°57'46", A DISTANCE OF 61.05 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF COMMERCIAL CIRCLE, THROUGH A CENTRAL ANGLE OF 42°50'00", A DISTANCE OF 18.69 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF COMMERCIAL CIRCLE, SOUTH 53°39'52" EAST, A DISTANCE OF 235.01 FEET; THENCE CONTINUE, SOUTH 08°39'52" EAST, A DISTANCE OF 35.36 FEET TO A POINT OF THE EASTERLY LINE OF SAID TRACT A AND A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PARK OF COMMERCE BOULEVARD, AS SHOWN ON SAID PLAT OF PALM BEACH PARK OF COMMERCE, P.I.P.D. PLAT NO. 1; THENCE ALONG SAID EASTERLY LINE OF TRACT A, SOUTH 36°20'08" WEST, A DISTANCE OF 215.00 FEET; THENCE CONTINUE ALONG SAID EASTERLY LINE, SOUTH 81°20'08" WEST, A DISTANCE OF 35.36 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT A AND A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF BEE-LINE HIGHWAY (STATE ROAD 710), AS SHOWN ON ROAD PLAT BOOK 2, PAGES 149 THROUGH 153, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY LINE OF TRACT A AND ALONG SAID NORTHERLY RIGHT OF WAY LINE OF BEE-LINE HIGHWAY (STATE ROAD 710), NORTH 53°39'52" WEST, A DISTANCE OF 308.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 86,843 SQUARE FEET OR 1.994 ACRES, MORE OR LESS.