

RESOLUTION NO. R-2024- 0585

RESOLUTION APPROVING ZONING APPLICATION PDD/DOA-2023-00848  
(CONTROL NO. 2004-00369)  
an Official Zoning Map Amendment  
APPLICATION OF One Mile Properties LLC, Michael Crabb, Anthony Amante  
BY JMorton Planning & Landscape Architecture, AGENT  
(Valencia Cove AGR PUD Preserve Relocation)

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-2023-00848 , the Application of One Mile Properties LLC, Michael Crabb, Anthony Amante, by JMorton Planning & Landscape Architecture, Agent, for an Official Zoning Map Amendment to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District on 22.07 acres; a Development Order Amendment to delete land area (22.07 acres) and add land area (22.07 acres) for an existing 1,392.48 acres; and to allow the partial release of the Conservation Easement recorded in ORB 28072 Page 0966 on 22.07 acres from the previously approved 134.77 acres was presented to the Board of County Commissioners at a public hearing conducted on May 23, 2024;

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-2023-00848, the Application of One Mile Properties LLC, Michael Crabb, Anthony Amante, by JMorton Planning & Landscape Architecture, Agent, for an Official Zoning Map Amendment to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District on 22.07 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 May 23, 2024, 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 Woodward and, upon being put to a vote, the vote was as follows:

Commissioner Maria Sachs, Mayor	-	Aye
Commissioner Maria G. Marino, Vice Mayor	-	Aye
Commissioner Gregg K. Weiss	-	Aye
Commissioner Michael A. Barnett	-	Aye
Commissioner Marci Woodward	-	Aye
Commissioner Sara Baxter	-	Aye
Commissioner Mack Bernard	-	Aye

The Mayor thereupon declared that the resolution was duly passed and adopted on May 23, 2024.

Filed with the Clerk of the Board of County Commissioners on May 23, 2024.

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

JOSEPH ABRUZZO,  
CLERK & COMPTROLLER  
BY:   
DEPUTY CLERK 

EXHIBIT A

LEGAL DESCRIPTION

**LEGAL DESCRIPTION - VALENCIA SHORES AGR PUD - PRESERVE 45**

LOTS 1, 2 AND 3, "GRAY FARM" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117 AT PAGES 27 AND 28 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND CONTAIN 15.000 ACRES, MORE OR LESS.

**LEGAL DESCRIPTION - VALENCIA SHORES AGR PUD - PRESERVE 46**

THE EAST 340 FEET OF THE WEST 365 FEET OF TRACT 25, IN BLOCK 67, OF "TRACT 25, BLOCK 67, ACCORDING TO THE PLAT OF "PALM BEACH FARMS COMPANY PLAT NO. 3", AS RECORDED IN PLAT BOOK 2, PAGE 51, AS RECORDED IN PLAT BOOK 2, PAGE 51, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE SOUTHEAST CORNER OF AFOREMENTIONED PORTION OF TRACT 25, BLOCK 67; THENCE NORTH 00°40'45" WEST ALONG THE EAST PROPERTY LINE OF SAID PORTION OF TRACT 25, BLOCK 67, A DISTANCE OF 421.79 FEET; THENCE SOUTH 89°58'19" WEST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°58'19" WEST, A DISTANCE OF 235.73 FEET; THENCE NORTH 49°58'01" WEST, A DISTANCE OF 58.40 FEET; THENCE NORTH 00°40'36" WEST, A DISTANCE OF 121.28 FEET; THENCE SOUTH 89°53'56" EAST, A DISTANCE OF 280.00 FEET; THENCE SOUTH 00°40'43" EAST, A DISTANCE OF 158.24 FEET TO A POINT OF BEGINNING.

SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 185,650 SQUARE FEET (4.262 ACRES), MORE OR LESS.

**LEGAL DESCRIPTION - VALENCIA SHORES AGR PUD - PRESERVE 47**

A PORTION OF TRACT 23, BLOCK 67, "PALM BEACH FARMS COMPANY PLAT NO. 3", AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

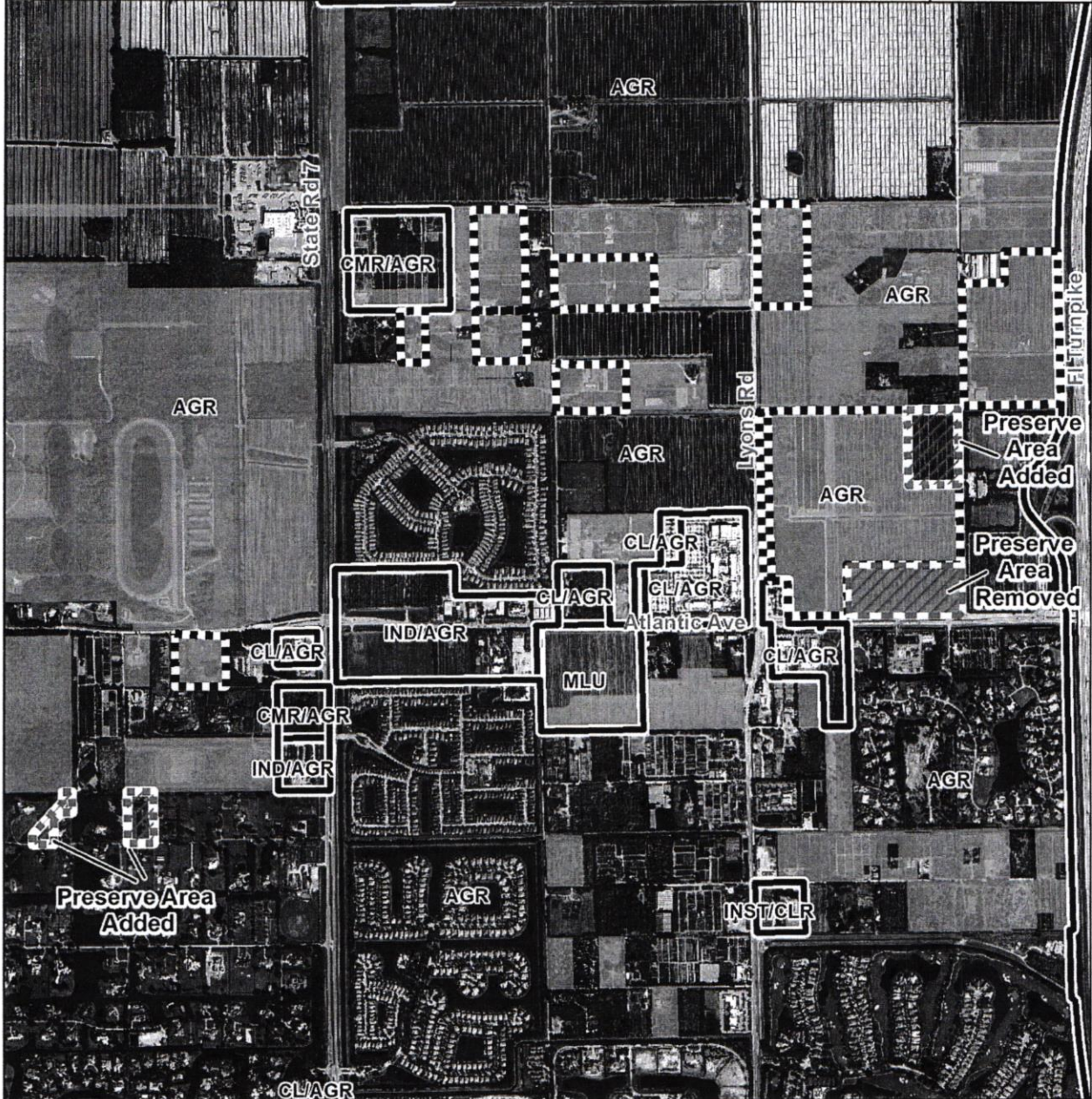
COMMENCING AT THE INTERSECTION OF THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID TRACT 23, WITH THE CENTERLINE OF A 30 FOOT ROAD RIGHT-OF-WAY; THENCE SOUTH 89°37'10" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 245.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°37'10" WEST, A DISTANCE OF 275.52 FEET; THENCE NORTH 00°37'12" WEST, A DISTANCE OF 128.85 FEET; THENCE NORTH 43°00'55" EAST, A DISTANCE OF 572.82 FEET; THENCE NORTH 00°41'31" WEST, A DISTANCE OF 128.75 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 23; THENCE NORTH 89°36'04" EAST, ON SAID NORTH LINE OF TRACT 23, A DISTANCE OF 125.27 FEET TO THE NORTHEAST CORNER OF SAID TRACT 23; THENCE SOUTH 00°41'31" EAST, ON THE EAST LINE OF SAID TRACT 23, A DISTANCE OF 263.71 FEET; THENCE SOUTH 89°33'44" WEST, A DISTANCE OF 150.49 FEET; THENCE SOUTH 43°00'55" WEST, A DISTANCE 133.90 FEET; THENCE SOUTH 00°11'47" EAST, A DISTANCE OF 312.71 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA AND CONTAINS 2.806 ACRES (122,225 SQUARE FEET), MORE OR LESS.

EXHIBIT B

VICINITY SKETCH

**Zoning Application**  
Valencia Shores AGR-PUD (DOA-2023-0848)



**Site Data**

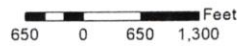
Size: 1,408 acres  
 Existing Use: Res and Preserve  
 Proposed Use: Res and Preserve  
 Zoning: AGR-PUD  
 Zoning Quad: 51, 67

**Future Land Use Designations**

MR-5 Medium Residential, 5 units/acre  
 AGR Agricultural Reserve  
 CL/AGR Commercial low, underlying AGR  
 CL-O/AGR Commercial Low Office, underlying AGR  
 MLU Mixed Land Use  
 IND/AGR Industrial, underlying AGR  
 INST/CLR Institutional, underlying CLR  
 UT Utilities and Transportation



Date: 03/04/2024  
 Contact: PBC Zoning  
 Filename: X:\Planning\Zoning\Coord\DRO-Maps\2024\04-April\2023-00848  
 Note: Map is not official, for presentation purposes only.



Planning, Zoning & Building  
 2300 N. Jog Rd, WPB, FL 33411  
 Phone (561) 233-5300



EXHIBIT C

CONDITIONS OF APPROVAL

**Official Zoning Map Amendment on 22.07 acres**

**DISCLOSURE**

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