

RESOLUTION NO. R-2024⁵-0122

RESOLUTION APPROVING ZONING APPLICATION PDD/DOA-2024-00309
(CONTROL NO. 2015-00085)
an Official Zoning Map Amendment
APPLICATION OF PBA Holdings, Inc.
BY Urban Design Studio, AGENT
(Central Park Commerce Center MUPD)

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-2024-00309 was presented to the Board of County Commissioners at a public hearing conducted on January 30, 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-2024-00309, the Application of PBA Holdings, Inc., by Urban Design Studio, Agent, for an Official Zoning Map Amendment to allow a rezoning from the Special Agricultural (SA) Zoning District to Multiple Use Planned Development (MUPD) planned development district on 64.46 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 January 30, 2025, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Baxter moved for the approval of the Resolution.

The motion was seconded by Commissioner Flores 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	-	Absent
Commissioner Joel G. Flores	-	Aye
Commissioner Marci Woodward	-	Aye
Commissioner Maria Sachs	-	Aye
Commissioner Bobby Powell Jr	-	Absent

The Mayor thereupon declared that the resolution was duly passed and adopted on January 30, 2025.

Filed with the Clerk of the Board of County Commissioners on January 31, 2025.

This resolution shall not become effective unless or until the effective date of the Large Scale Land Use Amendment No. LGA-2024-006.

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

ROFO PARCEL

A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 7842, PAGE 1757 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LOCATED WITHIN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT OS-5, CENTRAL PARK COMMERCE CENTER MUPD, AS RECORDED IN PLAT BOOK (P.B.) 135, PAGE 101 OF THE PALM BEACH COUNTY RECORDS (P.B.C.R.); THENCE SOUTH 88°23'35" EAST FOR 919.41 FEET ALONG THE SOUTHERLY LINE OF TRACT B OF SAID CENTRAL PARK COMMERCE CENTER MUPD PLAT; THENCE DEPARTING FROM SAID SOUTHERLY LINE OF TRACT B SOUTH 00°57'24" WEST FOR 1615.97 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROUTE 80, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 93120-2515; THENCE NORTH 88°28'42" WEST FOR 1097.23 FEET ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF STATE ROUTE 80, THE FOLLOWING THREE (3) COURSES BEING ALONG THE EASTERLY LINES OF SAID CENTRAL PARK COMMERCE CENTER MUPD PLAT; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE OF STATE ROUTE 80 NORTH 01°31'46" EAST FOR 599.86 FEET TO THE POINT OF BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 585.00 FEET AND FROM SAID POINT A RADIAL LINE BEARS NORTH 40°36'01" WEST; THENCE NORTHERLY ALONG SAID CURVE FOR 323.00 FEET THROUGH A CENTRAL ANGLE OF 31°38'07"; THENCE NORTH 00°56'55" EAST FOR 747.16 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH;

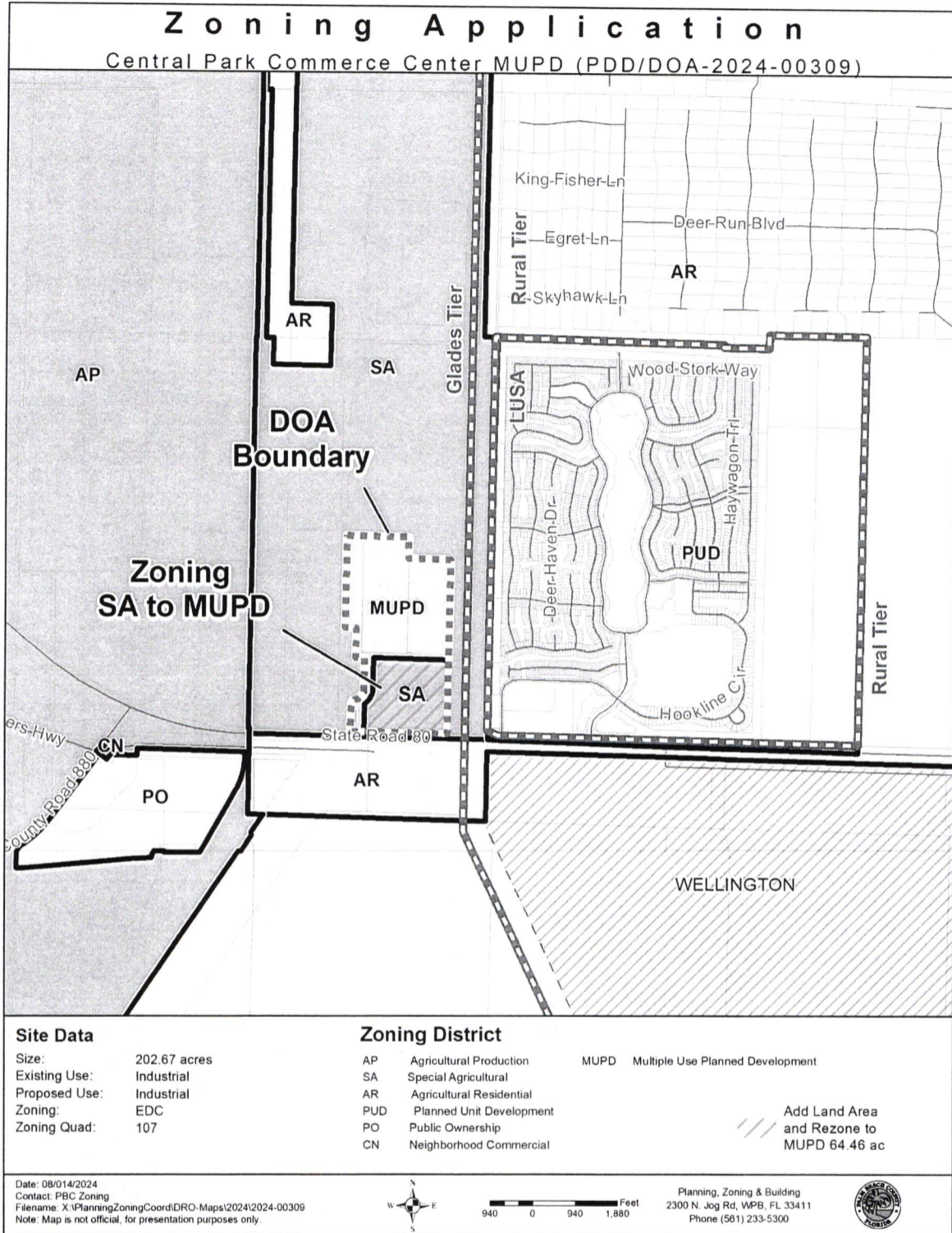
D1 & D2 PARCELS (OVERALL)

A PORTION OF THE LANDS DESCRIBED IN ORB 7842, PAGE 1757, LOCATED WITHIN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT B, CENTRAL PARK COMMERCE CENTER MUPD, AS RECORDED IN P.B. 135, PAGE 101 P.B.C.R.; THENCE SOUTH 00°57'24" WEST FOR 1614.87 FEET, ALONG THE WEST LINE OF TRACT NO. VF-100-007, AS RECORDED IN OFFICIAL RECORD BOOK 21362, PAGE 1081 P.B.C.R. TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROUTE 80, BEING 203.00 FEET WIDE, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 93120-2515; THENCE NORTH 88°28'42" WEST FOR 741.88, ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE DEPARTING SAID RIGHT-OF-WAY LINE OF STATE ROUTE 80 NORTH 00°57'24" EAST FOR 1615.97 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID TRACT B; THENCE SOUTH

88°23'35" EAST FOR 741.89 FEET ALONG SAID LINE, TO THE POINT OF BEGINNING. SAID TOTAL LANDS CONTAINING 64.462 ACRES, MORE OR LESS.

VICINITY SKETCH



Site Data

Size: 202.67 acres
 Existing Use: Industrial
 Proposed Use: Industrial
 Zoning: EDC
 Zoning Quad: 107

Zoning District

AP	Agricultural Production	MUPD	Multiple Use Planned Development
SA	Special Agricultural		
AR	Agricultural Residential		
PUD	Planned Unit Development		
PO	Public Ownership		
CN	Neighborhood Commercial		

/// Add Land Area
 and Rezone to
 MUPD 64.46 ac

Date: 08/014/2024
 Contact: PBC Zoning
 Filename: X:\Planning\ZoningCoord\DOA-Maps\2024\2024-00309
 Note: Map is not official, for presentation purposes only.



940 0 940 1,880 Feet

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



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.