

RESOLUTION NO. R-2025- 0240

RESOLUTION REVOKING RESOLUTION R-95-523
(CONTROL NUMBER 1973-00043)
AFFIRMING THE ABANDONMENT
OF ZONING APPLICATION ABN/DOA-2024-00774

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 DOA-73-43(D) was presented to the Board of County Commissioners at a public hearing on April 27, 1995;

WHEREAS, Resolution R-95-523 was adopted by the Board of County Commissioners on April 27, 1995;

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;

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-95-523, approving Zoning Application DOA-73-43(D), the application of Shadowood Square, Ltd., for a Requested Use to allow an Indoor Theater, on a parcel of land generally described as shown on the legal description in EXHIBIT A, attached hereto and made a part hereof, is hereby revoked.

Commissioner Sachs 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	-	Absent
Commissioner Maria Sachs	-	Aye
Commissioner Marci Woodward	-	Aye
Commissioner Bobby Powell, Jr.	-	Aye

The Mayor thereupon declared that the resolution was duly passed and adopted on February 27, 2025.

Filed with the Clerk of the Board of County Commissioners on March 6, 2025.

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: SHADOWOOD MUPD

BEING ALL OF THE COMMERCIAL TRACT AND LAKE TRACT, SHADOWOOD SQUARE, AS RECORDED IN PLAT BOOK 74, PAGES 68 AND 69, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALSO KNOW AS:

KNOW ALL MEN BY THESE PRESENTS THAT SHADOWWOOD SQUARE, LTD., A FLORIDA LIMITED PARTNERSHIP, AND BEST BUY CO., INC., A MINNESOTA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS SHADOWOOD SQUARE, SAID LAND BEING A REPLAT OF TRACTS A, B AND C, WEST BOCA RATON PLAZA, AS RECORDED IN PLAT BOOK 30, PAGES 206 AND 207, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF WEST BOCA PLAZA, ACCORDING TO THE PLAT THEREOF, AS DESCRIBED IN PLAT BOOK 30, PAGES 206 AND 207 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID WEST BOCA PLAZA PLAT; THENCE NORTH $89^{\circ}38'14''$ EAST, ALONG THE SOUTH RIGHT-OF-WAY OF LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL NO. 45, A DISTANCE OF 1244.82 FEET; THENCE SOUTH $00^{\circ}21'21''$ EAST, 1230 FEET TO A POINTE ON A LINE 27.00 FEET NORTH OF AND PARALLEL TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 808 AS SHOWN UPON SAID WEST BOCA PLAZA PLAT; THENCE SOUTH $89^{\circ}38'16''$ WEST, ALONG SAID LINE, 988.00 FEET TO A POINT ON THE EAST BOUNDARY LINE OF TRACT "C" AS SHOWN ON SAID WEST BOCA PLAZA PLAT; THENCE NORTH $00^{\circ}21'44''$ EAST, ALONG SAID EAST BOUNDARY LINE 12.00 FEET; THENCE SOUTH $89^{\circ}38'16''$ WEST ALONG A LINE PARALLEL WITH AND 12.00 FEET NORTH OF THE SOUTH BOUNDARY OF SAID TRACT "C", 246.34 FEET TO A POINT ON THE WEST BOUNDARY LINE OF SAID WEST BOCA PLAZA PLAT; THENCE NORTH $00^{\circ}50'56''$ WEST ALONG SAID WEST BOUNDARY LINE 1218.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 34.93 ACRES, MORE OR LESS.