

RESOLUTION NO. R-2025- 0858

RESOLUTION APPROVING ZONING APPLICATION Z-2024-01932  
(CONTROL NO. 2015-00103)  
an Official Zoning Map Amendment  
APPLICATION OF Palmwood Real Estate, LLC  
BY Cotleur & Hearing, Inc., AGENT  
(Palmwood Residential Subdivision)

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-2024-01932 was presented to the Board of County Commissioners at a public hearing conducted on June 18, 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-2024-01932, the Application of Palmwood Real Estate, LLC, by Cotleur & Hearing, Inc., Agent, for an Official Zoning Map Amendment to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Single Family (RS) Zoning District on 1.14 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 June 18, 2025, 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 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

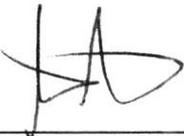
The Mayor thereupon declared that the resolution was duly passed and adopted on June 18, 2025.

Filed with the Clerk of the Board of County Commissioners on June 18, 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

THE NORTH 162.52 FEET OF THE SOUTH 230 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 41 SOUTH, RANGE 43 EAST, LYING WEST OF AND MEASURED ALONG THE WEST RIGHT-OF-WAY LINE OF THE INTERCOASTAL WATERWAY, ACCORDING TO THE MAP RECORDED IN PLAT BOOK 17, PAGE 5, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LYING WEST OF THE WESTERLY RIGHT-OF-WAY OF PALMWOOD RD., AND NORTH OF THE NORTHERLY RIGHT-OF-WAY OF FREDERICK SMALL RD. BEING MORE PATICULLALLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 41 SOUTH, RANGE 43 EAST; THENCE N1°04'08"E, ALONG THE WEST LINE OF SAID SECTION 17 (BASIS OF BEARINGS), A DISTANCE OF 67.47 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY OF FREDRICK SMALL ROAD, AS RECORED IN OFFICIAL RECORDS BOOK 4594 PAGE 1448, AND THE POINT OF BEGINING; THENCE CONTINUE N1°04'08"E, 158.97 FEET; THENCE S88°18'50"E, 367.95 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY OF PALMWOOD ROAD, THENCE S08°24'06"E, ALONG SAID WEST RIGHT-OF-WAY , 75.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO WEST HAVING A RADIUS of 25.00 FEET AND A CENTRAL ANGLE OF 90°18'18", THENCE SOUTHERLY ALONG SAID CURVE A DISTANCE OF 39.40 FEET TO THE POINT OF TANGENCY; THENCE S81°54'12"W, 191.58 FEET ; TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 2231.83 FEET; THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTAL ANGLE OF 4°24'51', A DISTANCE OF 171.94 FEET TO THE POINT OF BEGINNING.

PROPERTY CONTAINS 49,638 SQUARE FEET OR 1.14 ACRES

EXHIBIT B  
VICINITY SKETCH

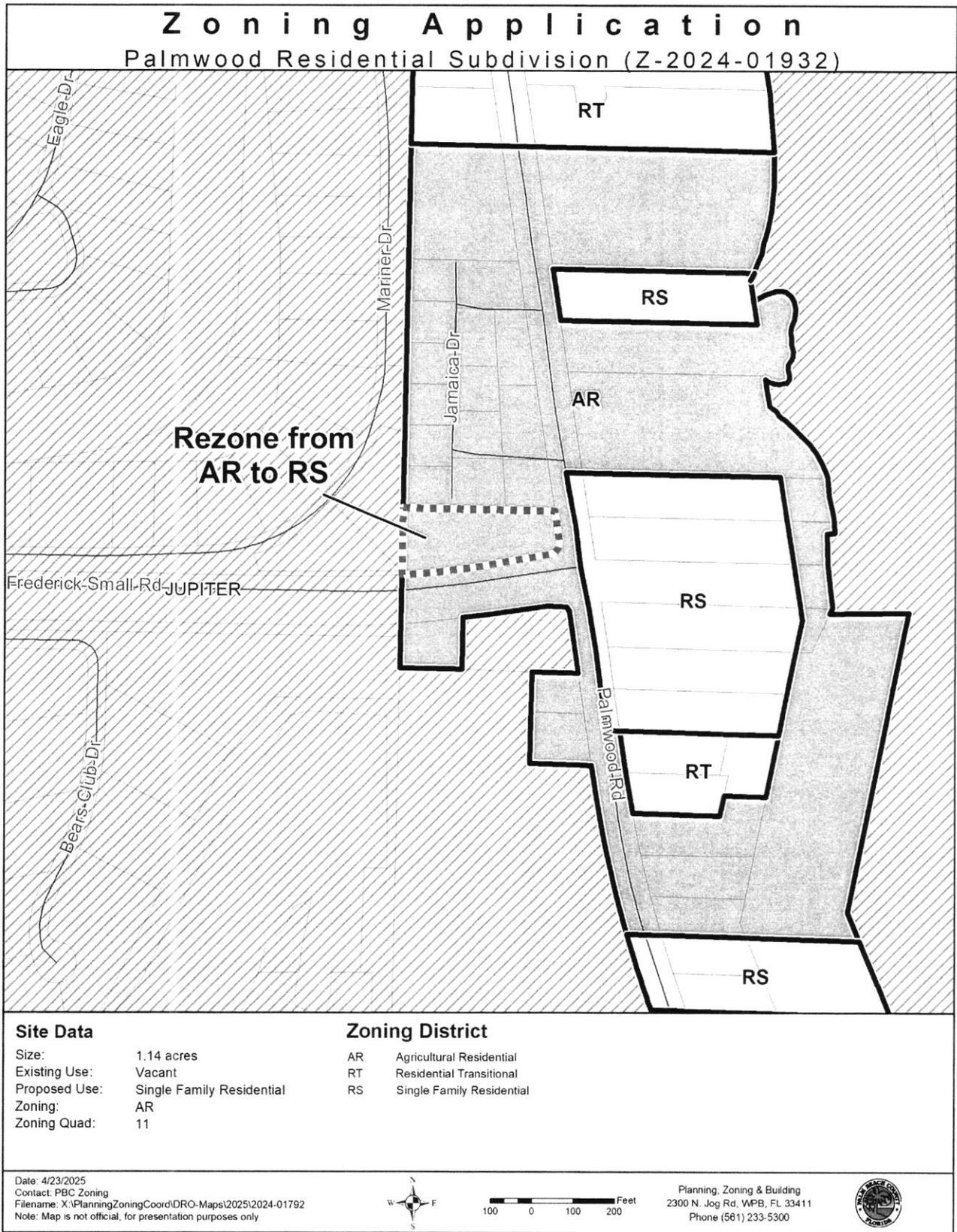


EXHIBIT C

CONDITIONS OF APPROVAL

**Official Zoning Map Amendment – 1.14 acres**

**DISCLOSURE**

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