

RESOLUTION NO. R-2025- 0861

RESOLUTION APPROVING ZONING APPLICATION Z-2024-00866  
(CONTROL NO. 2024-00044)  
an Official Zoning Map Amendment  
APPLICATION OF Sunila Pandit Investments, LLC  
BY Land Research Management, Inc., AGENT  
(Pandit Investments)

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-2024-00866 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-2024-00866, the Application of Sunila Pandit Investments, LLC, by Land Research Management, Inc., Agent, for an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Residential Multifamily (RM) Zoning District on 1.15 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

BY:   
COUNTY ATTORNEY

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

JOSEPH ABRUZZO  
CLERK & COMPTROLLER

BY:   
DEPUTY CLERK

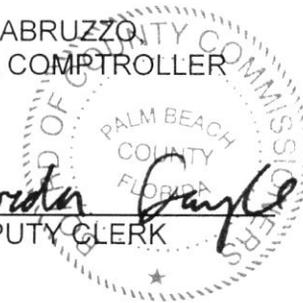


EXHIBIT A

LEGAL DESCRIPTION

LOT ONE HUNDRED FIFTY-EIGHT (158), LESS THE EAST 5.42 FEET, ALL OF LOTS ONE HUNDRED FIFTY-NINE (159) AND ONE HUNDRED SIXTY (160), AND THE EAST 2.82 FEET OF LOT ONE HUNDRED SIXTY-ONE (161), LAKE OSBORNE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 42, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT:

THE SOUTH 80 FEET OF SAID LOTS CONVEYED TO THE LAKE WORTH DRAINAGE DISTRICT BY QUIT CLAIM DEED RECORDED IN O.R. BOOK 1921, PAGE 1507, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT, THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PORTION OF LOTS 158 THROUGH 161 OF "LAKE OSBORNE SUBDIVISION" AS RECORDED IN PLAT BOOK 9, PAGE 42, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE POINT OF INTERSECTION OF THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF LANTANA ROAD, WITH THE NORTHERLY PROLONGATION OF THE WEST LINE OF "PLAT OF THE LOFTS", AS RECORDED IN PLAT BOOK 52, PAGE 18, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID SOUTHERLY RIGHT-OF-WAY LINE ALSO BEING THE NORTH LINE OF HIATUS TRACT 37, TOWNSHIP 44 1/2 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 00 DEGREES 31 '0L" EAST ALONG SAID WEST LINE AND ITS NORTHERLY PROLONGATION THEREOF, THENCE A DISTANCE OF 25.75 FEET; THENCE SOUTH 89 DEGREES 55'26" WEST, A DISTANCE OR 125.99 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT (L.W.D.D.) CANAL L-16, AS RECORDED IN O.R. BOOK 1921, PAGE 1507, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00 DEGREES 31 '0L" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 29.13 FEET TO SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF LANTANA ROAD; THENCE SOUTH 88 DEGREES 32'21" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 126.06 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PARCEL OF LAND LYING IN HIATUS TRACT 37, TOWNSHIP 44 1/2 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF THE PLAT OF LAKE OSBORNE SUBDIVISION, RECORDED IN PLAT BOOK 9, PAGE 42, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 42 EAST; THENCE S 88 DEGREES 31 '57" E ALONG THE SOUTH LINE OF SAID SECTION 36 FOR 926.17 FEET; THENCE S 01 DEGREES 28'03" W FOR 8.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF LANTANA ROAD AND THE POINT OF BEGINNING, THENCE S 88 DEGREES 31 '57" E ALONG SAID SOUTH RIGHT-OF-WAY FOR 125.28 FEET TO A POINT ON THE WEST BOUNDARY OF THE PLAT OF THE LOFTS, AS RECORDED IN PLAT BOOK 52, PAGE 18, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S 00 DEGREES 31 '04" E ALONG SAID WEST PLAT BOUNDARY FOR 16.46 FEET; THENCE SOUTH 89 DEGREES 51 '00" WEST FOR 125.90 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF LAKE WORTH DRAINAGE DISTRICT L-16 CANAL; THENCE N 01 DEGREES 28'03" E FOR 20.00 FEET TO THE POINT OF BEGINNING.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LYING IN HIATUS TRACT 27, TOWNSHIP 44 1/2 SOUTH, RANGE 42 EAST AND IS A PORTION OF LAKE OSBORNE ESTATES AS RECORDED IN PALM BEACH COUNTY RECORDS P.B. 9 PAGE 42:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88 DEGREES, 31 MINUTES AND 58 SECONDS EAST 924.92 FEET; THENCE SOUTH 00 DEGREES, 31 MINUTES AND 01 SECOND WEST 29.13 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES, 55 MINUTES AND 26 SECONDS EAST 125.99 FEET; THENCE SOUTH 00 DEGREES, 31 MINUTES AND 04 SECONDS EAST 399.02 FEET; THENCE SOUTH 89 DEGREES, 28 MINUTES AND 51 SECONDS WEST 125.99 FEET; THENCE NORTH 00 DEGREES, 31 MINUTES AND 04 SECONDS WEST 400.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 66,711 SQUARE FEET OR 1.15 ACRES

EXHIBIT B  
VICINITY SKETCH

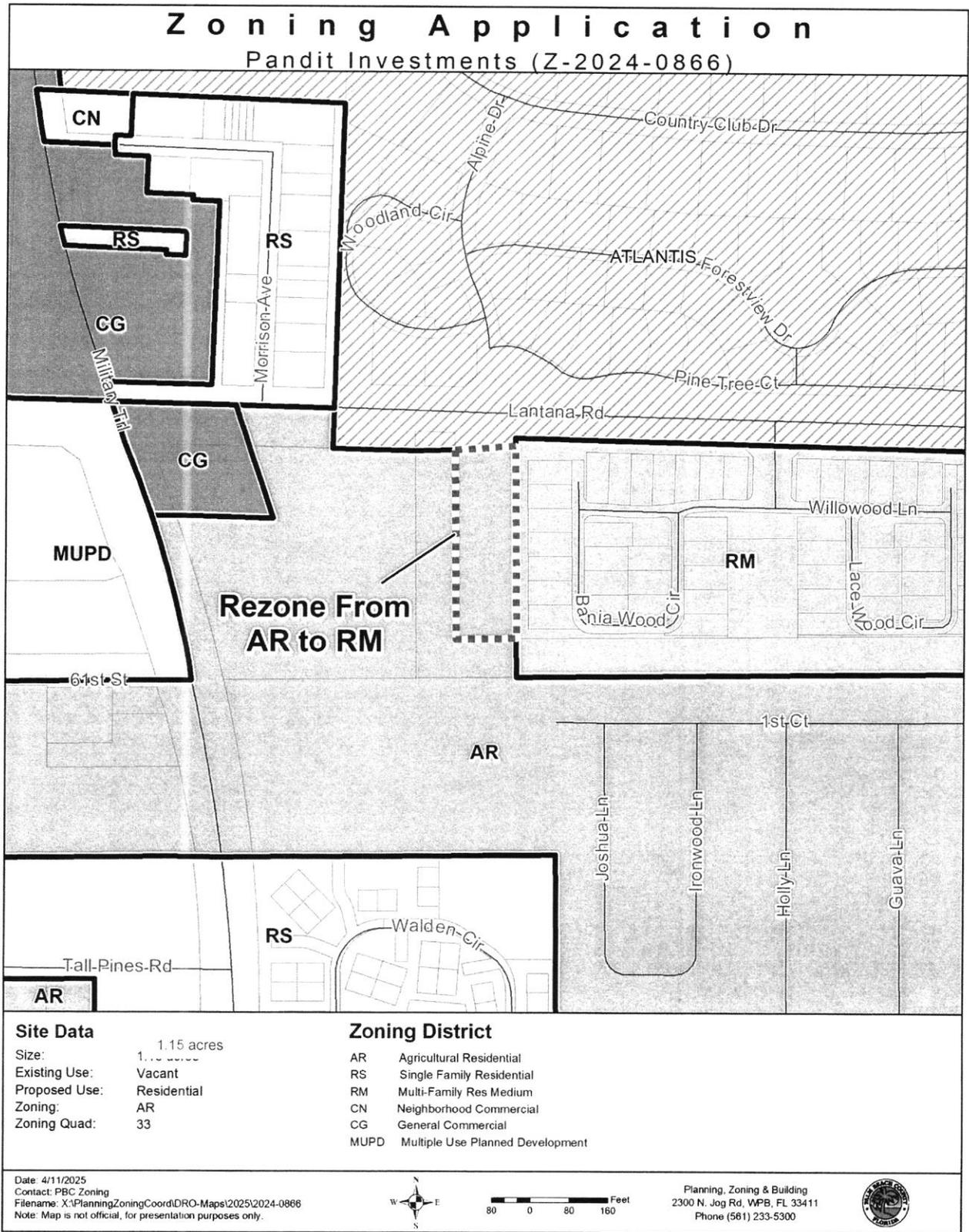


EXHIBIT C

CONDITIONS OF APPROVAL

**DISCLOSURE**

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