

RESOLUTION NO. R-2026-0352

RESOLUTION APPROVING ZONING APPLICATION DOA/CA-2025-00404  
(CONTROL NO. 1981-00152)  
a Class A Conditional Use  
APPLICATION OF Racetrac, Inc., Boynton Trail Shopping Centre, LLC  
BY Insite Studio, Inc., AGENT  
(Boynton Trail Centre - Racetrac)

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 DOA/CA-2025-00404 was presented to the Board of County Commissioners at a public hearing conducted on March 26, 2026;

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 a Class A Conditional Use;

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 DOA/CA-2025-00404, the Application of Racetrac, Inc., Boynton Trail Shopping Centre, LLC, by Insite Studio, Inc., Agent, for a Class A Conditional Use to allow a Retail Gas and Fuel Sales with a Convenience Store on a 1.39 acre outparcel, 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 March 26, 2026, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Marino moved for the approval of the Resolution.

The motion was seconded by Commissioner Weiss and, upon being put to a vote, the vote was as follows:

Commissioner Sara Baxter, Mayor	- Aye
Commissioner Marci Woodward, Vice Mayor	- Aye
Commissioner Maria G. Marino	- Aye
Commissioner Gregg K. Weiss	- Aye
Commissioner Joel G. Flores	- Aye
Commissioner Maria Sachs	- Aye
Commissioner Bobby Powell, Jr.	- Aye

The Mayor thereupon declared that the resolution was duly passed and adopted on March 26, 2026.

Filed with the Clerk of the Board of County Commissioners on March 26, 2026.

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

MICHAEL A. CARUSO,  
CLERK & COMPTROLLER

BY:   
DEPUTY CLERK



**EXHIBIT A**

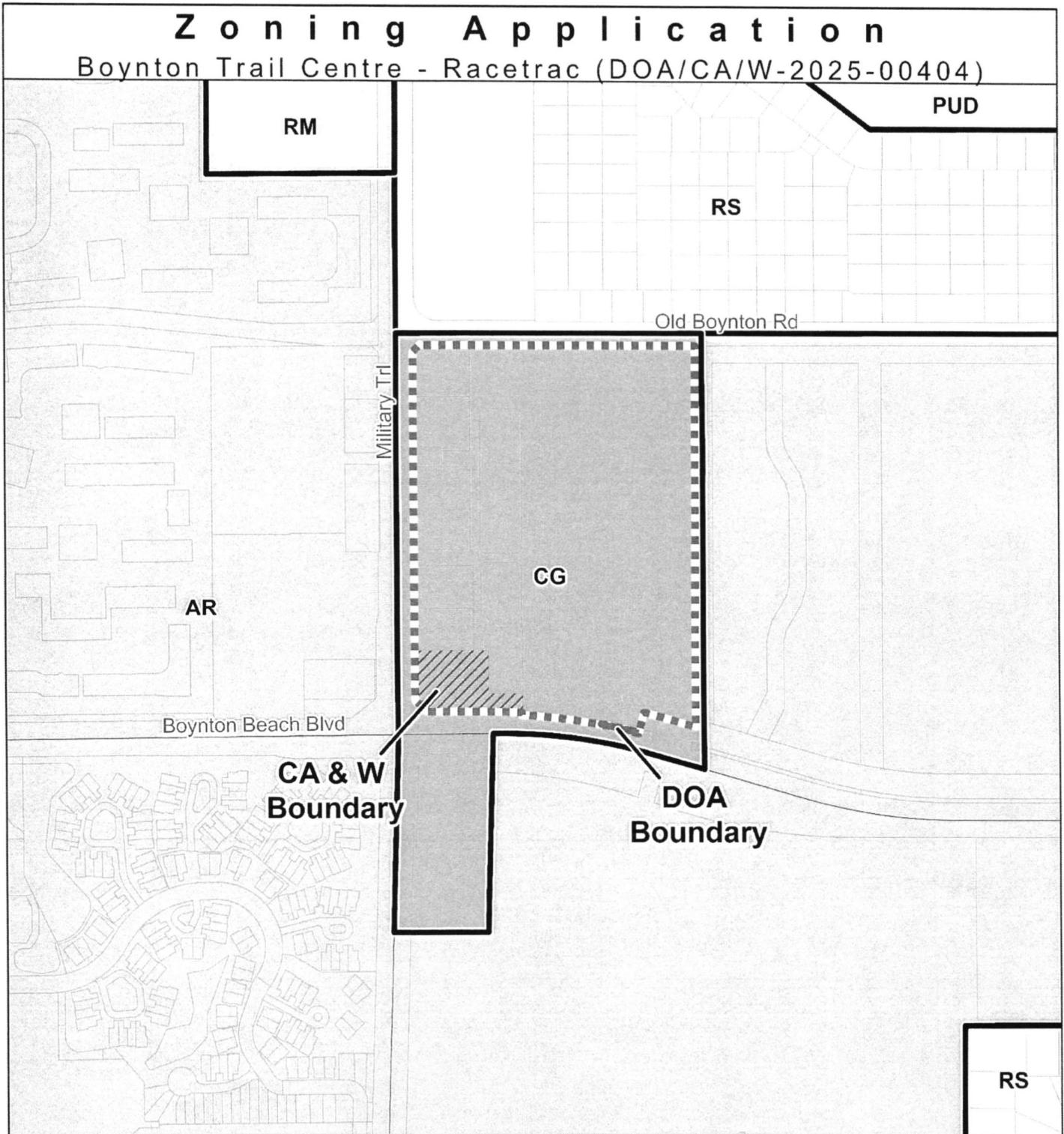
**LEGAL DESCRIPTION**

TRACT A-2, OF "THE BOYNTON TRAIL CENTRE MUPD REPLAT", ACCORDING TO PLAT THEREOF RECORDED IN MAP BOOK 132 PAGE 96, OF THE PUBLIC RECORDS PALM BEACH COUNTY, FLORIDA.

BEGIN AT THE NORTHWEST CORNER OF SAID TRACT A-2, THENCE NORTH 89 DEGREES 54 ' 49" EAST, THIS AND THE NEXT SEVEN COURSES BEING ALONG THE BOUNDARY OF SAID TRACT A-2, FOR 256 FEET, THENCE SOUTH 00 DEGREES 05'12" EAST, FOR 150', THENCE NORTH 89 DEGREES 54' 48" EAST, FOR 120', THENCE SOUTH 00 DEGREES 05' 12" EAST, FOR 63.76' TO APOINT OF INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTH, THE RADIUS POINT OF WHICH BEARS SOUTH 02 DEGREES 40'50" WEST FROM SAID POINT, ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BOYNTON BEACH BLVD., THENCE WESTERLY ALONG SAID CURVE AND SAID RIGHT-OF-WAY LINE, HAVING A RADIUS OF 1931.38 FEET AND A CETNRAL ANGLE OF 02'41'31", FOR AN ATC DISTANCE OF 90.74 FEET TO A POINT OF TANGENCY, THENCE SOUTH 89 DEGREES 59'199" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, FOR 254.30 FEET, THENCE NORTH 45 DEGREES 02'55" WEST, FOR 56.61 FEET, THENCE NORTH 00 DEGREES 05'11" WEST, BEING ALSO ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH MILITARY TRAIL, FOR 171.13 FEET TO THE POINT OF BEGINNING.

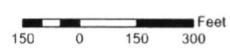
SAID LANDS LYING AND BEING IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 60,743.16 SQUARE FEET (1.39 ACRES), MORE OR LESS.

EXHIBIT B  
VICINITY SKETCH



Site Data		Zoning District			
Existing Use:	Commercial	AR	Agricultural Residential		DOA Boundary
Proposed Use:	Retail Gas and Fuel Sales	RS	Single Family Residential		Class A & Waiver Boundary
Zoning:	CG/SE/MUPD	PUD	Planned Unit Development		
Zoning Quad:	35	RM	Multi-Family Res Medium		
		CG	General Commercial		

Date: 12/11/2025  
 Contact: PBC Zoning  
 Filename: X:\PlanningZoningCoord\DRO-Maps\2024\2025-00404  
 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

#### **Class A Conditional Use – Retail Gas and Fuel Sales with Convenience Store on 1.39 outparcel acre**

##### **ALL PETITIONS**

1. The approved site plan is dated December 22, 2025. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners. (ONGOING: ZONING - Zoning)

##### **ARCHITECTURAL REVIEW**

1. At time of submittal for Final Approval by the Development Review Officer (DRO), the Architectural Elevations for the Retail, Gas and Fuel Sales with Convenience Store shall be submitted for review and approval by the Zoning Division. Architectural Elevations shall comply with the standards indicated in Article 5.C of the Unified Land Development Code (ULDC) Development shall be consistent with the approved Architectural Elevations, the DRO approved Final Plan, all applicable Conditions of Approval, and all ULDC requirements. (DRO: ZONING - Zoning)

2. Gas station canopy shall be designed consistent with the following standards:

- a. a maximum height of twenty-five (25) feet measured from finished grade to highest point;
- b. the clearance of the canopy shall be a maximum of sixteen (16) feet, measured from finished grade to the underside of the canopy;
- c. lighting for the gas station canopy shall be flush mounted or recessed; and,
- d. a maximum of one canopy sign facing Military Trail and one sign facing Boynton Beach Boulevard only. (BLDGPMT/DRO: ZONING - Zoning)

##### **COMPLIANCE**

1. In Granting this Approval, the Board of County Commissioners relied upon the oral and written representations of the Property Owner/Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the Approval to be presented to the Board of County Commissioners for review under the Compliance Condition of this Approval. (ONGOING: MONITORING - Zoning)

2. Failure to comply with any of the Conditions of Approval for the subject property at any time may result in:

- a. The Issuance of a Stop Work Order; the Issuance of a Cease and Desist Order; the Denial or Revocation of a Building Permit; the Denial or Revocation of a Certificate of Occupancy; the Denial of any other Permit, License or Approval to any developer, owner, lessee, or user of the subject property; the Revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; the Revocation of any concurrency; and/or
- b. The Revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
- c. A requirement of the development to conform with the standards of the Unified Land Development Code at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing Conditions of Approval; and/or
- d. Referral to Code Enforcement; and/or
- e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any Condition of Approval. (ONGOING: MONITORING - Zoning)

##### **DISCLOSURE**

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