

NOTICE OF A PROPOSED PUBLIC HEARING - ZONING



Dear Property Owner:

This is a courtesy notice for a proposed zoning application for land within 500 feet of your property.

The County will consider the application at public hearings provided below. Contact the Zoning Staff for more information.

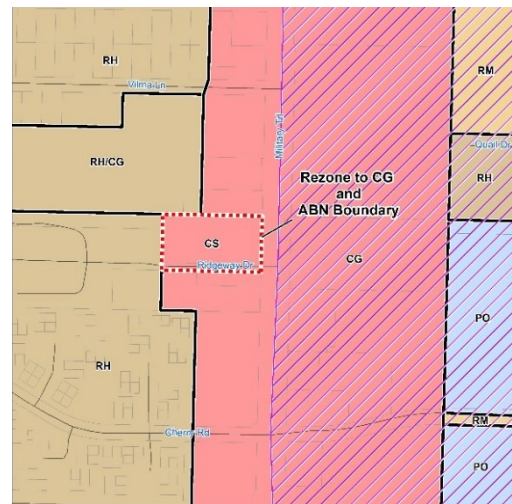
A summary of the request and a map of the subject site is available at the link below or at the QR code on the reverse side.

www.pbc.gov/pzb/notices

Hearing Agendas and Reports are available one week in advance here:

<https://discover.pbc.gov/pzb/zoning/Pages/Hearings-and-Meetings.aspx>

Application: El Toro Meat Market, ABN/Z-2025-00299
Location: Northwest corner of Military Trail and Ridgeway Drive
Zoning Commission Hearing: September 4, 2025 at 9:00 a.m.
2300 North Jog Road, Vista Center, VC-1W-47,
West Palm Beach, Florida 33411
Board of County Commissioners Hearing: September 25, 2025 at 9:30 a.m.
301 North Olive Avenue
Governmental Center, Chambers 6th Floor
West Palm Beach, Florida 33401
Zoning Staff Contact: Santiago Zamora, Site Planner II
(561) 233-5406 or HZamora@pbc.gov
Notice Date: August 12, 2025



Zoning Application Summary

Application:	El Toro Meat Market, ABN/Z-2025-00299
Control:	Wachovia Bank, 1982-00029
Location:	Northwest corner of Military Trail and Ridgeway Drive
District:	Commission District 2
Title/Request:	Title: a Development Order Abandonment Request: to abandon a Special Exception for a Financial Institution Title: an Official Zoning Map Amendment Request: to allow a rezoning from the Specialized Commercial (CS) Zoning District to the General Commercial (CG) Zoning District

Summary:

The application is for the proposed El Toro Meat Market. The subject site was approved for a rezoning from the Residential High (RH) and Commercial General (CG) zoning district to Commercial Specialized (CS) zoning district by Resolution 1982-0711. The CS zoning district is no longer recognized in the ULDC, and the equivalent is Commercial High Office (CHO) zoning district. The site is developed with a 22,134 square feet building currently utilized for professional offices.

The application proposes an Official Zoning Map Amendment from CS zoning to the Commercial General (CG) Zoning District. The request includes a proposed abandonment of Resolution 1984-0340 and Resolution 1984-0858 which approved and modified (respectively) a Special Exception for a Financial Institution. Upon the approval of the abandonment and rezoning, the applicant will see an administrative approval for retail sales.

Access will remain from Military Trail.