

RESOLUTION NO. R-2025- 1298

RESOLUTION APPROVING ZONING APPLICATION ABN/Z-2025-00299
(CONTROL NO. 1982-00029)
an Official Zoning Map Amendment
APPLICATION OF 1489 North Military, LLC
BY JMorton Planning & Landscape Architecture, AGENT
(El Toro Meat Market)

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 ABN/Z-2025-00299 was presented to the Board of County Commissioners at a public hearing conducted on September 25, 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 ABN/Z-2025-00299, the Application of 1489 North Military, LLC, by JMorton Planning & Landscape Architecture, Agent, for an Official Zoning Map Amendment to allow a rezoning from the Specialized Commercial (CS) Zoning District to the General Commercial (CG) Zoning District on 1.96 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 September 25, 2025, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Sachs 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 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.	- Absent

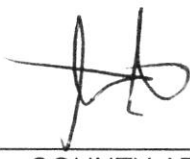
The Mayor thereupon declared that the resolution was duly passed and adopted on September 25, 2025.

Filed with the Clerk of the Board of County Commissioners on September 25th, 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

MICHAEL A. CARUSO,
CLERK & COMPTROLLER

BY: 
DEPUTY CLERK

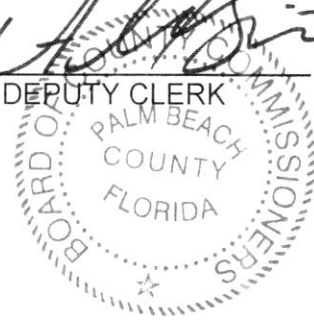


EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: (FEE SIMPLE)

THE FOLLOWING PROPERTY SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, THENCE WESTERLY ALONG THE NORTH LINE, A DISTANCE OF 53.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF NORTH MILITARY TRAIL AND THE POINT OF BEGINNING; THENCE CONTINUE WESTERLY ALONG SAID NORTH LINE A DISTANCE OF 387.00 FEET; THENCE SOUTH 218.00 FEET; THENCE EAST 387.00 FEET; THENCE NORTH 218.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (EASEMENT INTEREST)

AN EASEMENT FOR THE BENEFIT OF PARCEL 1 OVER THE FOLLOWING REAL PROPERTY DESCRIBED AND GRANTED IN THAT CERTAIN EASEMENT AGREEMENT BETWEEN JOHN W. BELLAMY AND MARGIE L. BELLAMY TO SUB-CO ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, RECORDED IN OFFICIAL RECORDS BOOK 3917, PAGE 967, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING AND BEING IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST AND LYING 6.00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A POINT IN THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25 AT A DISTANCE OF 80.00 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE WESTERLY PARALLEL TO THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 440.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING WESTERLY PARALLEL TO AND 80.00 FEET SOUTHERLY OF THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 25.00 FEET; THENCE NORTH 60°00'00" EAST, A DISTANCE OF 34.00 FEET MORE OR LESS TO A POINT 64.00 FEET SOUTH OF THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE WESTERLY PARALLEL TO AND 64 FEET SOUTH OF THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 357.00 FEET TO THE END OF THIS EASEMENT.

TOGETHER WITH AN EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS OF AND ACROSS THE FOLLOWING DESCRIBED LANDS:

BEGINNING AT A POINT ON THE NORTH-SOUTH CENTER LINE OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 188 FEET SOUTH, MEASURED ALONG SAID CENTER LINE, FROM THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 25; THENCE RUN WEST ON A LINE PARALLEL TO AND 188 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 25, A DISTANCE OF 440 FEET; THENCE RUN SOUTH ALONG THE WEST LINE OF SAID RIGHT-OF-WAY A DISTANCE OF 30 FEET; THENCE RUN EAST ON A LINE PARALLEL TO AND 218 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 25, A DISTANCE OF 440.00 FEET TO THE NORTH-SOUTH CENTER LINE OF SAID SECTION 25; THENCE RUN NORTH ALONG THE NORTH-SOUTH CENTER LINE OF SAID SECTION 25 A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THE EASTERLY 53.00 FEET THEREOF FOR RIGHT-OF-WAY OF MILITARY TRAIL

CONTAINING 1.936 ACRES MORE OR LESS.

EXHIBIT B

VICINITY SKETCH

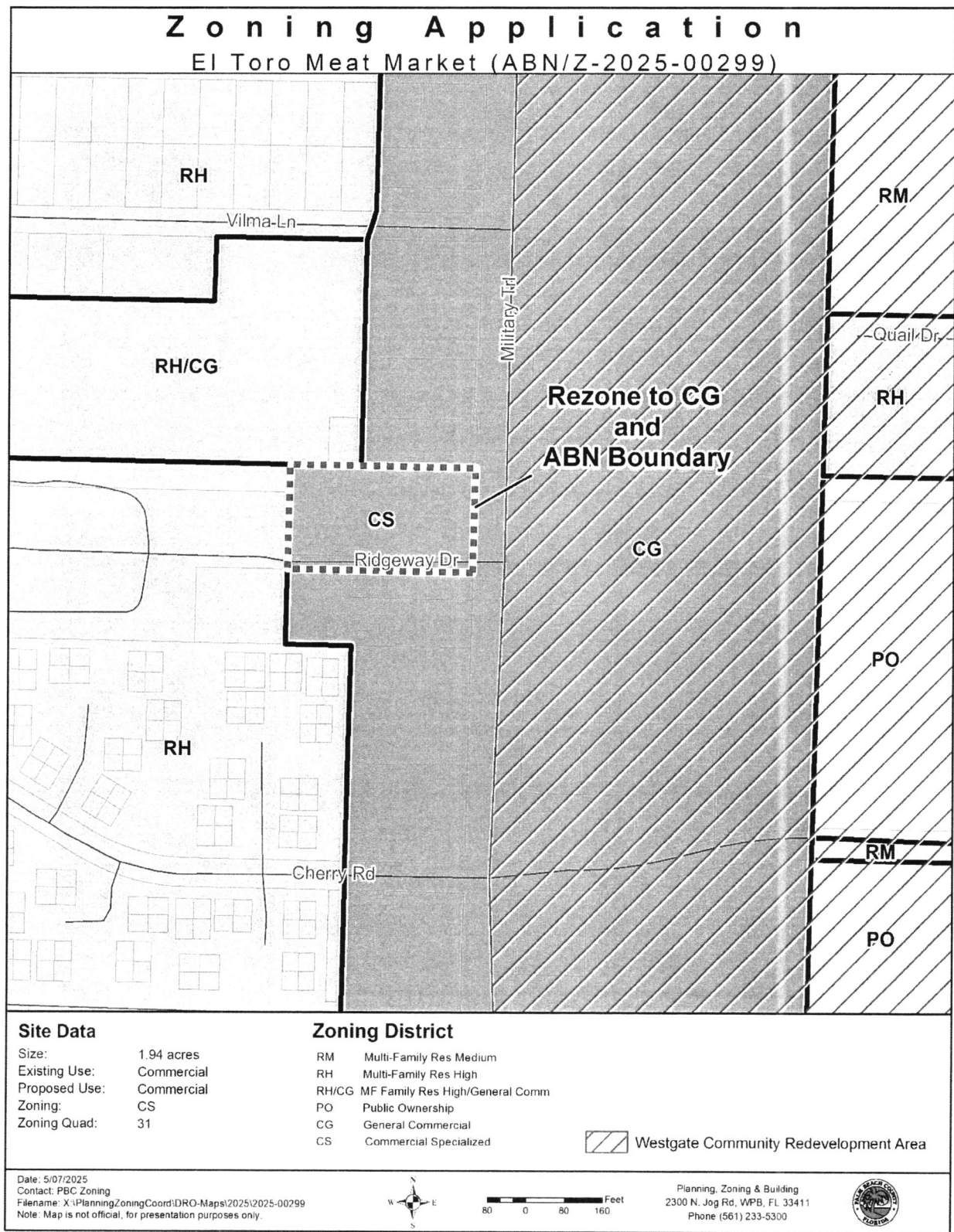


EXHIBIT C

CONDITIONS OF APPROVAL

Official Zoning Map Amendment

DISCLOSURE

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