

RESOLUTION NO. R-2025-1301

RESOLUTION APPROVING ZONING APPLICATION DOA/CA-2025-00415
 (CONTROL NO. 1984-00132)
 a Class A Conditional Use
 APPLICATION OF Somerset Shoppes Fla LLC
 BY Becker & Poliakoff, AGENT
 (Somerset Shoppes)

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-2025-00415 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 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-2025-00415, the Application of Somerset Shoppes Fla LLC, by Becker & Poliakoff, Agent, for a Class A Conditional Use to allow Vehicle Sales and Rental on 19.17 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 Baxter and, upon being put to a vote, the vote was as follows:

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

- Aye
- Aye
- Aye
- Aye
- Aye
- Aye
- 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 25, 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

MICHAEL A. CARUSO
CLERK & COMPTROLLER

BY: 
COUNTY ATTORNEY

BY: 
DEPUTY CLERK



EXHIBIT A

LEGAL DESCRIPTION

PARCEL I (FEE SIMPLE)

A PORTION OF TRACTS 49, 50, 51, 52, 53, 54 AND 55, BLOCK 76, "PALM BEACH FARMS CO., PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE RIGHT-OF-WAY FOR LYONS ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 2870, PAGE 1761 OF AFORESAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE NORTH, A DISTANCE OF 38.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE WEST, A DISTANCE OF 329.98 FEET; THENCE SOUTH 13.00 FEET; THENCE WEST 930.31 FEET; THENCE NORTH 40.00 FEET; THENCE N 43°30'00" W, A DISTANCE OF 36.27 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF LYONS ROAD, THE LAST FIVE COURSES DESCRIBED BEING COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF GLADES ROAD (STATE ROAD 808); THENCE NORTH 03°00'00" EAST, A DISTANCE OF 344.78 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 3873.72 FEET, AN ARC DISTANCE OF 202.83 FEET TO THE POINT OF TANGENCY; THENCE NORTH, A DISTANCE OF 539.79 FEET, THE LAST THREE COURSES DESCRIBED BEING COINCIDENT WITH THE SAID EAST RIGHT-OF-WAY LINE, SAID POINT BEING ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH FROM THE LAST DESCRIBED POINT; THENCE EASTERLY AND NORTHERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 29.55 FEET; THENCE NORTH 89°10'20" EAST, A DISTANCE OF 241.06 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE EASTERLY AND SOUTHERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 140.00 FEET, AN ARC DISTANCE OF 176.43 FEET TO THE POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 315.00 FEET, AN ARC DISTANCE OF 161.91 FEET TO THE POINT OF REVERSE CURVATURE; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 44.02 FEET TO THE POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 400.00 FEET, AN ARC DISTANCE OF 251.31 FEET TO THE POINT OF REVERSE CURVATURE; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 335.00 FEET, AN ARC DISTANCE OF 165.07 FEET TO THE POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 197.51 FEET, AN ARC DISTANCE OF 359.29 FEET TO THE POINT OF REVERSE CURVATURE; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 185.00 FEET, AN ARC DISTANCE OF 87.88 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°11'23" EAST, A DISTANCE OF 207.46 FEET TO A POINT ON THE EAST LINE OF THE ABOVE DESCRIBED PARCEL; THENCE SOUTH, ALONG SAID EAST LINE, A DISTANCE OF 416.91 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED PARCEL: (ADDITIONAL GLADES ROAD R/W)

BEGINNING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE WEST, A DISTANCE OF 329.98 FEET; THENCE SOUTH A DISTANCE OF 13.00 FEET; THENCE WEST, A DISTANCE OF 930.31 FEET; THENCE NORTH 48.00 FEET; THENCE WEST, A DISTANCE OF 1.61 FEET, THE LAST FIVE COURSES DESCRIBED BEING COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF GLADES ROAD (STATE ROAD 808); THENCE NORTH, A DISTANCE OF 12.69 FEET, THE LAST COURSE DESCRIBED BEING COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF LYONS ROAD; THENCE SOUTH 43 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 17.50 FEET; THENCE EAST, A DISTANCE OF 500.00 FEET; THENCE SOUTH 88°51'15" EAST, A DISTANCE OF 400.08 FEET; THENCE EAST, A DISTANCE OF 349.86 FEET; THENCE SOUTH, A DISTANCE OF 27.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

AND LESS THE FOLLOWING DESCRIBED PARCEL: (ADDITIONAL LYONS ROAD R/W)

COMMENCING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE WEST, A DISTANCE OF 329.98 FEET; THENCE SOUTH 13.00 FEET; THENCE WEST, A DISTANCE OF 930.31 FEET; THENCE NORTH 40.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 43°30'00" WEST, A DISTANCE OF 36.27 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF LYONS ROAD; THENCE NORTH 03°00'00" EAST, A DISTANCE OF 344.78 FEET TO THE POINT OF CURVATURE OF

A CIRCULAR CURVE TO THE LEFT; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 3873.72 FEET, AN ARC DISTANCE OF 202.83 FEET TO THE POINT OF TANGENCY; THENCE NORTH, A DISTANCE OF 260.92 FEET, THE LAST FIVE COURSES DESCRIBED BEING COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF LYONS ROAD; THENCE SOUTH 01°08'46" EAST, A DISTANCE OF 400.60 FEET; THENCE SOUTH 03°00'00" WEST, A DISTANCE OF 400.00 FEET; THENCE SOUTH 43°30'00" EAST, A DISTANCE OF 18.77 FEET; THENCE SOUTH, A DISTANCE OF 12.69 FEET; THENCE EAST, A DISTANCE OF 1.61 FEET; THENCE SOUTH, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

AND LESS THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 55; THENCE NORTH, A DISTANCE OF 65.00 FEET; THENCE WEST, A DISTANCE OF 349.86 FEET; THENCE NORTH 88°51'15" WEST, A DISTANCE OF 400.08 FEET; THENCE WEST, A DISTANCE OF 315.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE WEST, A DISTANCE OF 185.00 FEET; THENCE NORTH 43°30'00" WEST, A DISTANCE OF 36.27 FEET; THENCE NORTH 03°00'00" EAST, A DISTANCE OF 187.34 FEET; THENCE EAST, A DISTANCE OF 200.16 FEET; THENCE SOUTH, A DISTANCE OF 213.39 FEET TO THE POINT OF BEGINNING.

PARCEL II: (EASEMENT)

BENEFICIAL, NON-EXCLUSIVE EASEMENT RIGHTS SET FORTH IN IRRIGATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 5774, PAGE 28, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, FOR IRRIGATION OF ALL LANDSCAPING AND SOD LOCATED ON THE SOMERSET LAND OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED LANDS:

A PARCEL OF LAND 12.00 FEET WIDE LYING IN BLOCK 76, "PALM BEACH FARMS CO., PLAT NO. 3", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LYING 6.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT 55 OF SAID BLOCK 76; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 454.90 FEET; THENCE SOUTH 89 DEGREES 11 MINUTES 23 SECONDS WEST A DISTANCE OF 207.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 185.00 FEET AND A CENTRAL ANGLE OF 27 DEGREES 13 MINUTES 04 SECONDS; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 87.88 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 197.51 FEET AND A CENTRAL ANGLE OF 104 DEGREES 13 MINUTES 35 SECONDS; THENCE WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 359.29 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 335.00 FEET AND A CENTRAL ANGLE OF 28 DEGREES 13 MINUTES 58 SECONDS; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 165.07 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 35 DEGREES 59 MINUTES 49 SECONDS; THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 251.31 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST; HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 42 DEGREES 02 MINUTES 06 SECONDS; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND THROUGH A CENTRAL ANGLE OF 19 DEGREES 26 MINUTES 59 SECONDS, A DISTANCE OF 20.37 FEET TO THE POINT OF BEGINNING "EE"; THENCE NORTH 63 DEGREES 01 MINUTES 48 SECONDS EAST, A DISTANCE OF 54.94 FEET TO A POINT OF TERMINATION.

PARCEL III: (EASEMENT)

BENEFICIAL, NON-EXCLUSIVE EASEMENT RIGHTS SET FORTH IN RETENTION RIGHT, DRAINAGE FLOWAGE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 5774, PAGE 19 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, FOR THE DRAINAGE AND FLOW OF WATERS FROM THE SOMERSET LANDS OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED LANDS:

A) A PARCEL OF LAND 12.00 FEET WIDE LYING IN BLOCK 76, "PALM BEACH FARMS CO., PLAT NO. 3", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LYING 6.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT 55 OF SAID BLOCK 76; THENCE

NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 454.90 FEET; THENCE SOUTH 89 DEGREES 11 MINUTES 23 SECONDS WEST A DISTANCE OF 207.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 185.00 FEET AND A CENTRAL ANGLE OF 27 DEGREES 13 MINUTES 04 SECONDS; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 87.88 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 197.51 FEET AND A CENTRAL ANGLE OF 104 DEGREES 13 MINUTES 35 SECONDS; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND THROUGH A CENTRAL ANGLE OF 14 DEGREES 58 MINUTES 43 SECONDS, A DISTANCE OF 31.63 FEET TO POINT OF BEGINNING "AA"; THENCE NORTH 13 DEGREES 36 MINUTES 55 SECONDS WEST A DISTANCE OF 151.26 FEET TO A POINT OF TERMINATION.

B) A PARCEL OF LAND 12.00 FEET WIDE LYING IN BLOCK 76, "PALM BEACH FARMS CO., PLAT NO. 3", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LYING 6.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT 55 OF SAID BLOCK 76; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 454.90 FEET; THENCE SOUTH 89 DEGREES 11 MINUTES 23 SECONDS WEST A DISTANCE OF 207.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 185.00 FEET AND A CENTRAL ANGLE OF 27 DEGREES 13 MINUTES 04 SECONDS; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 87.88 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 197.51 FEET AND A CENTRAL ANGLE OF 104 DEGREES 13 MINUTES 35 SECONDS; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND THROUGH A CENTRAL ANGLE OF 73 DEGREES 50 MINUTES 11 SECONDS A DISTANCE OF 254.53 FEET TO POINT OF BEGINNING "BB"; THENCE NORTH 43 DEGREES 54 MINUTES 34 SECONDS EAST A DISTANCE OF 65.19 FEET TO A POINT OF TERMINATION.

C) A PARCEL OF LAND 12.00 FEET WIDE LYING IN BLOCK 76, "PALM BEACH FARMS CO., PLAT NO. 3", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LYING 6.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT 55 OF SAID BLOCK 76; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 454.90 FEET; THENCE SOUTH 89 DEGREES 11 MINUTES 23 SECONDS WEST A DISTANCE OF 207.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 185.00 FEET AND A CENTRAL ANGLE OF 27 DEGREES 13 MINUTES 04 SECONDS; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 87.88 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 197.51 FEET AND A CENTRAL ANGLE OF 104 DEGREES 13 MINUTES 35 SECONDS; THENCE WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 359.29 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 335.00 FEET AND A CENTRAL ANGLE OF 28 DEGREES 13 MINUTES 58 SECONDS; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND THROUGH A CENTRAL ANGLE OF 21 DEGREES 53 MINUTES 20 SECONDS A DISTANCE OF 127.98 FEET TO POINT OF BEGINNING "CC"; THENCE NORTH 56 DEGREES 23 MINUTES 14 SECONDS EAST A DISTANCE OF 65.73 FEET TO A POINT OF TERMINATION.

D) A PARCEL OF LAND 12.00 FEET WIDE LYING IN BLOCK 76, "PALM BEACH FARMS CO., PLAT NO. 3", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LYING 6.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT 55 OF SAID BLOCK 76; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 454.90 FEET; THENCE SOUTH 89 DEGREES 11 MINUTES 23 SECONDS WEST A DISTANCE OF 207.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 185.00 FEET AND A CENTRAL ANGLE OF 27 DEGREES 13 MINUTES 04 SECONDS; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 87.88 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 197.51 FEET AND A CENTRAL ANGLE OF 104 DEGREES 13 MINUTES 35 SECONDS; THENCE WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 359.29 FEET TO A POINT OF REVERSE

CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 335.00 FEET AND A CENTRAL ANGLE OF 28 DEGREES 13 MINUTES 58 SECONDS; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 165.07 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 35 DEGREES 59 MINUTES 49 SECONDS; THENCE NORTHWESTERLY ALONG SAID CURVE AND THROUGH A CENTRAL ANGLE OF 21 DEGREES 29 MINUTES 46 SECONDS A DISTANCE OF 150.07 FEET TO POINT OF BEGINNING "DD"; THENCE NORTH 71 DEGREES 25 MINUTES 37 SECONDS EAST A DISTANCE OF 66.03 FEET TO A POINT OF TERMINATION.

E) A PARCEL OF LAND 20.00 FEET WIDE LYING IN BLOCK 76, "PALM BEACH FARMS CO., PLAT NO. 3", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LYING 10.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT 55 OF SAID BLOCK 76; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 454.90 FEET; THENCE SOUTH 89 DEGREES 11 MINUTES 23 SECONDS WEST A DISTANCE OF 207.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 185.00 FEET AND A CENTRAL ANGLE OF 27 DEGREES 13 MINUTES 04 SECONDS; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 87.88 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 197.51 FEET AND A CENTRAL ANGLE OF 104 DEGREES 13 MINUTES 35 SECONDS; THENCE WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 359.29 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 335.00 FEET AND A CENTRAL ANGLE OF 28 DEGREES 13 MINUTES 58 SECONDS; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 165.07 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 35 DEGREES 59 MINUTES 49 SECONDS; THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 251.31 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 42 DEGREES 02 MINUTES 06 SECONDS; THENCE NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 44.02 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 315.00 FEET AND A CENTRAL ANGLE OF 29 DEGREES 27 MINUTES 04 SECONDS; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND THROUGH A CENTRAL ANGLE OF 05 DEGREES 02 MINUTES 16 SECONDS A DISTANCE OF 27.70 FEET TO POINT OF BEGINNING "FF"; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 65.00 FEET TO A POINT OF TERMINATION.

F) PARCELS OF LAND 20.00 FEET IN WIDTH LYING IN TRACTS 50 AND 51, BLOCK 76, "PALM BEACH FARMS CO., PLAT NO. 3", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LYING 10.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINES:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT 55 OF SAID BLOCK 76; THENCE NORTH A DISTANCE OF 65.00 FEET TO A POINT ON THE ULTIMATE NORTHERLY RIGHT-OF-WAY LINE OF GLADES ROAD; (1) THENCE WEST A DISTANCE OF 349.86 FEET; (2) THENCE NORTH 88 DEGREES 51 MINUTES 15 SECONDS WEST, A DISTANCE OF 400.08 FEET; (3) THENCE WEST, A DISTANCE OF 500.00 FEET; THE THREE (3) PREVIOUSLY DESCRIBED COURSES BEING COINCIDENT WITH THE ULTIMATE NORTHERLY RIGHT-OF-WAY LINE OF GLADES ROAD; (1) THENCE NORTH 43 DEGREES 30 MINUTES 00 SECONDS WEST A DISTANCE OF 36.27 FEET; (2) THENCE NORTH 03 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 400.00 FEET; (3) THENCE NORTH 01 DEGREES 08 MINUTES 46 SECONDS WEST A DISTANCE OF 400.60 FEET; (4) THENCE NORTH A DISTANCE OF 395.71 FEET; THE FOUR (4) PREVIOUSLY DESCRIBED COURSES BEING COINCIDENT WITH THE EASTERLY RIGHT-OF-WAY LINE OF LYONS ROAD; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 177.92 FEET TO POINT OF BEGINNING "A"; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 101.22 FEET TO A POINT OF TERMINATION. THE SIDELINES OF SAID 20 FEET WIDE EASEMENTS ARE TO BE EXTENDED OR SHORTENED TO MEET AT ANGLE POINTS AND TO MEET THE DEEDED PROPERTY LINES, TRACT LINES, AND THE LAKE WORTH DRAINAGE DISTRICT CANAL L-45 RIGHT-OF-WAY.

SAID LANDS LYING AND BEING IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 834,955 SQUARE FEET (19.168 ACRES), MORE OR LESS.

LEGAL DESCRIPTION: (MORE PARTICULARLY DESCRIBED AS NAD 83/90)

A PORTION OF TRACTS 49, 50, 51, 52, 53, 54 AND 55, BLOCK 76, "PALM BEACH FARMS CO., PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 55; THENCE NORTH 00°23'54" WEST ALONG THE EAST LINE OF SAID TRACT 55 FOR 65.00 FEET TO THE POINT OF BEGINNING AND POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF GLADES ROAD (STATE ROAD NO. 808); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) DESCRIBED COURSES AND DISTANCES; (1) SOUTH 89°36'06" WEST 349.85 FEET; (2) NORTH 89°15'09" WEST 400.08 FEET; (3) SOUTH 89°36'06" WEST 315.01 FEET; THENCE NORTH 00°23'54" WEST 213.39 FEET; THENCE SOUTH 89°36'06" WEST 200.16 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF LYONS ROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) DESCRIBED COURSES AND DISTANCES; (1) NORTH 02°36'06" EAST 212.66 FEET; (2) NORTH 01°32'40" WEST 400.60 FEET; (3) NORTH 00°23'55" WEST ALONG A RADIAL LINE TO FOLLOWING DESCRIBED CURVE 278.87 FEET TO A POINT ON A CIRCULAR NON-TANGENT CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 56°25'54", FOR AN ARC DISTANCE OF 29.55 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 88°46'26" EAST 241.06 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 140.00 FEET, A CENTRAL ANGLE OF 72°12'14", FOR AN ARC DISTANCE OF 176.43 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 315.00 FEET, A CENTRAL ANGLE OF 29°26'58", FOR AN ARC DISTANCE OF 161.91 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 42°02'18", FOR AN ARC DISTANCE OF 44.02 FEET TO A POINT OF REVERSE CURVATURE OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 35°59'50", FOR AN ARC DISTANCE OF 251.31 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 28°13'55", FOR AN ARC DISTANCE OF 165.07 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 197.51 FEET, A CENTRAL ANGLE OF 104°13'37", FOR AN ARC DISTANCE OF 359.29 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF 27°12'59", FOR AN ARC DISTANCE OF 87.88 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°47'25" EAST 207.49 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID TRACT 55; THENCE SOUTH 00°23'54" EAST ALONG SAID EAST LINE 389.91 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 834,955 SQUARE FEET (19.168 ACRES), MORE OR LESS.

EXHIBIT B

VICINITY SKETCH

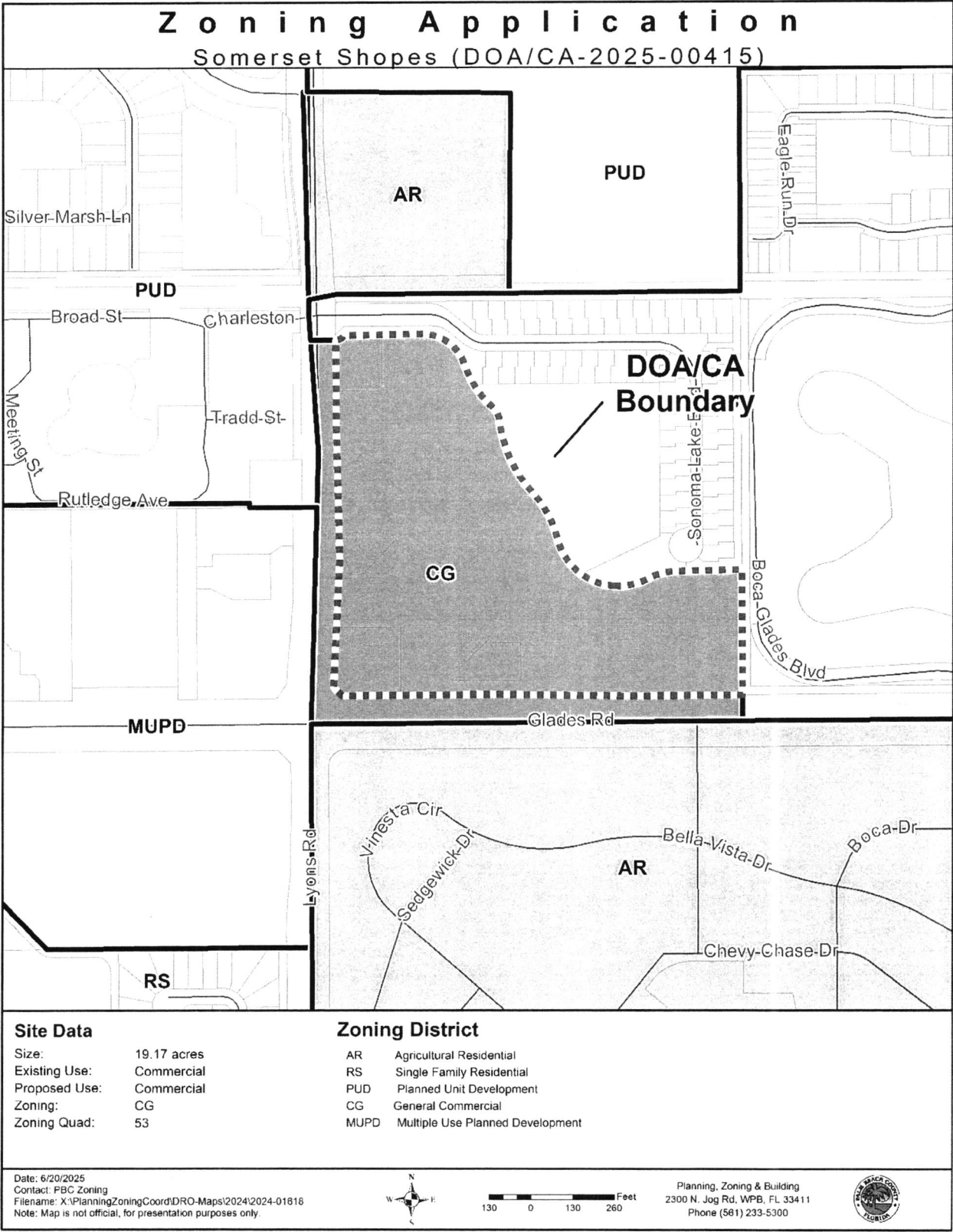


EXHIBIT C

CONDITIONS OF APPROVAL

Class A Conditional Use - Vehicles Rental Facility

ALL PETITIONS

1. The approved Preliminary Site Plan is dated August 7, 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)

SITE DESIGN

1. The rental vehicles shall be located to the rear of bay A-18 to A-14. No rental vehicles shall be permitted to be stored in the parking located at the front of the shopping plaza. (ONGOING: ZONING - Zoning)

USE LIMITATIONS

1. The maximum number of rental vehicles shall be limited to 16 vehicles. (ONGOING: 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 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

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.