

RESOLUTION NO. R-2026-0610

RESOLUTION REVOKING RESOLUTION R-R-2022-00148
(CONTROL NUMBER 1999-00028)
AFFIRMING THE LEGISLATIVE ABANDONMENT
OF ZONING APPLICATION ABN/DOA-2025-01653

WHEREAS, the Board of County Commissioners, as the governing body of Palm Beach County, Florida, pursuant to the authority vested in Chapters 125 and 163, Florida Statutes, is authorized and empowered to consider applications related 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 ZV/DOA/CA-2021-01043 was presented to the Board of County Commissioners at a public hearing on February 24, 2022; and adopted by Resolution R - 2022-0148;

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the Applicant and other interested parties, and the recommendations of the various County Review Agencies;

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 Development Order Abandonment;

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 for the Development Order Abandonment;

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 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,

1. The foregoing recitals are true and correct and are incorporated herein.
2. Resolution R-2003-1397. approving Zoning Application ZV/DOA/CA-2021-01043 the application of Belvedere Commerce Center LLC, by Basehart Planning Inc., agent, for a Class A Conditional Use to allow Retail and Fuel with Convenience Store on a parcel of land generally described as shown on the legal description in Exhibit A, attached hereto and made a part hereof, is hereby revoked

Commissioner Woodward moved for the approval of the Resolution.

The motion was seconded by Commissioner Marino 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	- Absent
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 May 28, 2026.

Filed with the Clerk of the Board of County Commissioners on May 28, 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

PARCELS 1 AND 2, AND THE WATER MANAGEMENT TRACT, BELVEDERE COMMERCE CENTER M.U.P.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 106, PAGE(S) 127, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALSO DESCRIBED AS:

TRACT 4, BLOCK 7, THE PALM BEACH FARMS CO., PLAT NO. 3, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGE 45. SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA LESS THE WEST 40 FEET THEREOF AND FURTHER LESS THE NORTH 70 FEET THEREOF. ALSO LESS THAT PORTION CONVEYED FOR RIGHT-OF-WAY BY INSTRUMENT RECORDED IN OFFICIAL RECORD BOOK 7355, PAGE 997, AND OFFICIAL RECORD BOOK 17418, PAGE 285 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH, THAT PORTION OF THE 30 FOOT WIDE UNIMPROVED PLATTED ROAD RIGHT-OF-WAY, LYING EAST OF SAID TRACT 4, BLOCK 7 ABANDONED BY PALM BEACH COUNTY BY RESOLUTION R-99-2401 AS RECORDED IN OFFICIAL RECORD BOOK 11561, PAGE 1840 OF SAID PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF TRACT 3, BLOCK 7, PALM BEACH FARMS CO. PLAT NO. 3, THENCE SOUTH 89°03'43" WEST, ALONG THE SOUTH LINE OF SAID TRACT 4, BLOCK 7 AND ITS EASTERLY EXTENSION, A DISTANCE OF 625.16 FEET; THENCE NORTH 00°56'57" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SANBURY'S WAY, AS RECORDED IN OFFICIAL RECORD BOOK 17418, PAGE 285 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 203.30 FEET; THENCE NORTH 12°32'43" EAST, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 51.43 FEET; THENCE NORTH 00°56'57" WEST, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 280.02 FEET; THENCE NORTH 44°02'17" EAST, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 56.56 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BELVEDERE ROAD, AS RECORDED IN SAID OFFICIAL RECORD BOOK 17418, PAGE 285; THENCE NORTH 89°01'31" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 543.29 FEET; THENCE NORTH 00°56'17" WEST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 12.13 FEET; THENCE NORTH 89°00'36" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF THE AFOREMENTIONED TRACT 3, BLOCK 7; THENCE SOUTH 00°56'17" EAST, ALONG SAID WEST LINE, A DISTANCE OF 585.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 353,993 SQUARE FEET OR 8.127 ACRES, MORE OR LESS.