

RESOLUTION NO. R-2025-1023

RESOLUTION APPROVING ZONING APPLICATION PDD/DOA-2024-00634  
(CONTROL NO. 1988-00029)  
an Official Zoning Map Amendment  
APPLICATION OF Okee Property East, LLC, Palm Beach Marketplace, LLC, 1960 Okeechobee  
Blvd, LLC, PBM Place, LLC, Okee Property West, LLC  
BY Cotleur & Hearing, Inc., AGENT  
(Palm Beach Marketplace)

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 PDD/DOA-2024-00634 was presented to the Board of County Commissioners at a public hearing conducted on July 24, 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 PDD/DOA-2024-00634, the Application of Okee Property East, LLC, Palm Beach Marketplace, LLC, 1960 Okeechobee Blvd, LLC, PBM Place, LLC, Okee Property West, LLC, by Cotleur & Hearing, Inc., Agent, for an Official Zoning Map Amendment to allow a rezoning from the General Commercial (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 2.21 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 July 24, 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 Woodward 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	- Absent
Commissioner Marci Woodward	- Aye
Commissioner Maria Sachs	- Aye
Commissioner Bobby Powell, Jr.	- Aye

The Mayor thereupon declared that the resolution was duly passed and adopted on July 24, 2025.

Filed with the Clerk of the Board of County Commissioners on July 24th, 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

JOSEPH ABRUZZO  
CLERK & COMPTROLLER

BY:   
COUNTY ATTORNEY

BY:   
DEPUTY CLERK



EXHIBIT A

LEGAL DESCRIPTION

TRACT A,

PARCEL A

LOT A, SMITHVIEW, LESS THE SOUTH 40 FEET, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGE 112, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. TOGETHER WITH:

PARCEL B

A PORTION OF THE NORTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SAID SECTION 29; THENCE SOUTH  $88^{\circ} 45' 29''$  EAST ALONG THE NORTH LINE SAID SECTION 29. A DISTANCE OF 195.07 FEET TO THE POINT OF INTERSECTION OF THE NORTHERLY EXTENSION OF THE WEST LINE OF THE PLAT OF SMITHVIEW, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 112 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITH SAID NORTH LINE OF SECTION 29; THENCE SOUTH  $01^{\circ} 44' 41''$  WEST ALONG THE NORTHERLY EXTENSION OF SAID WEST LINE OF SAID PLAT OF SMITHVIEW, A DISTANCE OF 40.00 FEET TO THE SOUTHERLY EXISTING RIGHT-OF-WAY LINE FOR STATE ROAD 704 (OKEECHOBEE BOULEVARD), AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP 93280-2510, AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH  $01^{\circ} 44' 41''$  WEST ALONG THE WEST LINE OF SAID SMITHVIEW, A DISTANCE OF 150.01 FEET; THENCE NORTH  $88^{\circ} 45' 29''$  WEST ALONG A LINE 190.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF SECTION 29, A DISTANCE OF 130.06 FEET TO A POINT ON A LINE 65.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF REPLAT OF MADRID PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 20, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH  $01^{\circ} 44' 41''$  EAST, A DISTANCE OF 100.45 FEET; THENCE NORTH  $46^{\circ} 29' 43''$  EAST, A DISTANCE OF 70.40 FEET; THENCE SOUTH  $88^{\circ} 45' 29''$  EAST ALONG SAID SOUTHERLY EXISTING RIGHT-OF-WAY LINE FOR STATE ROAD 704, A DISTANCE OF 80.50 FEET TO THE POINT OF BEGINNING. TOGETHER WITH:

PARCEL C

A PORTION OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE NORTH LINE OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA 50 FEET EAST OF THE EAST LINE OF MADRID PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGE 20, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RUN THENCE SOUTHERLY, PARALLEL TO THE EAST LINE OF SAID MADRID PARK, 190 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING CONTINUE SOUTHERLY, PARALLEL TO THE EAST LINE OF SAID MADRID PARK, 290 FEET; THENCE EASTERLY, PARALLEL TO THE NORTH LINE OF SAID SECTION 29, 144.42 FEET; THENCE NORTHERLY, PARALLEL TO THE EAST LINE OF MADRID PARK, 290 FEET; THENCE WESTERLY, PARALLEL TO THE NORTH LINE OF SAID SECTION 29, 144.42 FEET TO THE POINT OF BEGINNING. TOGETHER WITH:

PARCEL D

LOT 2 OF SMITHVIEW, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 112, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. TOGETHER WITH:

PARCEL E

ALL THAT CERTAIN PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, ALSO KNOWN AS FRANK STREET AS SHOWN ON THE PLAT OF SMITHVIEW, RECORDED IN PLAT BOOK 23, PAGE 112, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST; THENCE SOUTH 88°45'35" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1643.99 FEET; THENCE SOUTH 03°37'05" WEST ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID FRANK STREET, A DISTANCE OF 40.03 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 03°37'05" WEST, A DISTANCE OF 167.75 FEET; THENCE SOUTH 10°10'45" WEST, A DISTANCE OF 77.00 FEET; THENCE SOUTH 01°55'44"W, A DISTANCE OF 200.00 FEET; THENCE NORTH 88°05'54"W, A DISTANCE OF 20.00 FEET; THENCE, NORTH 01°55'44"E, A DISTANCE OF 201.44 FEET; THENCE NORTH 10°10'45"E, A DISTANCE OF 77.30 FEET; THENCE NORTH 03°37'04"E A DISTANCE IF 165.78 FEET, THENCE SOUTH 88°45'35"E, A DISTANCE OF 20.02 FEET TO THE AFOREMENTIONED POINT OF BEGINNING. TOGETHER WITH:

TRACT B,

PARCEL F

LOT 5, SMITHVIEW, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 112, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

A TOTAL OF 2.209 ACRES ±

ALSO DESCRIBED AS FOLLOWS:

TRACT A,

ALL THAT CERTAIN PARCEL OF LAND IN SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, THENCE ALONG THE NORTH LINE OF SECTION 29 BEARING S88°45'35" E A DISTANCE OF 1546.80', THENCE S01°55'44"W A DISTANCE OF 40.00' TO THE POINT OF BEGINNING AT THE NORTHWEST CORNER OF THE PLAT OF SMITHVIEW, AS RECORDED AT PLAT BOOK 23, PAGE 112, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THENCE N88°45'35"W A DISTANCE OF 81.70', THENCE S46°29'30"W A DISTANCE OF 70.40', THENCE S01°44'35"W A DISTANCE OF 100.44, THENCE N88°45'35"W A DISTANCE OF 15.00', THENCE S01°44'35"W DISTANCE OF 290.00, THENCE S88°45'35"E A DISTANCE OF 144.83', THENCE S01°55'44"W A DISTANCE OF 2.71', THENCE S88°04'16"E A DISTANCE OF 80.00', THENCE N01°55'44"E A DISTANCE OF 200.00', THENCE N10°10'45"E A DISTANCE OF 77.00', THENCE, N03°37'05"E A DISTANCE OF 167.75', THENCE N88°45'35"W A DISTANCE OF 96.00' TO THE POINT OF BEGINNING (P.O.B). LESS AND EXCEPT THE SOUTH 40 FEET OF LOT A SMITHVIEW PLAT BOOK 23, PAGE112 AND LOT 1 SMITHVIEW PLAT BOOK 23, PAGE 112.

CONTAINING 90,197.99 SQUARE FEET OR 2.071 ACRES ±

TOGETHER WITH:

TRACT B,

PARCEL F

LOT 5 OF SMITHVIEW, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 112, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 6,021.02 SQUARE FEET OR 0.138 ACRES ±

A TOTAL OF 2.209 ACRES ±

EXHIBIT B  
VICINITY SKETCH

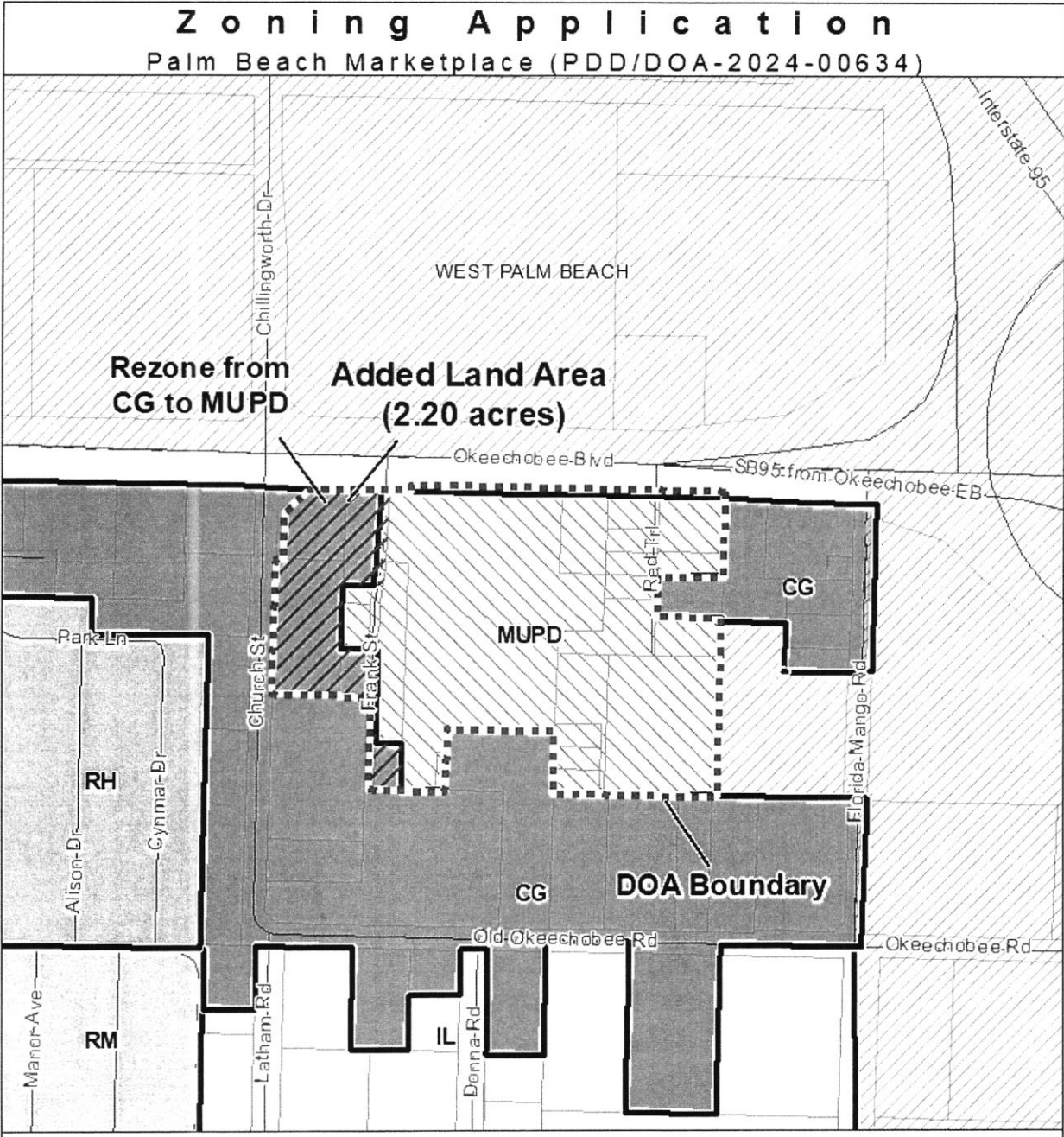




EXHIBIT C  
CONDITIONS OF APPROVAL

**Non Residential Planned Development District**

**DISCLOSURE**

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