

RESOLUTION NO. R-2026 0614

RESOLUTION APPROVING ZONING APPLICATION PDD-2025-01102
(CONTROL NO. 1988-00109)
an Official Zoning Map Amendment
APPLICATION OF Carretta II, LLC - Joseph Carretta
BY Urban Design Studio, AGENT
(Walmart Neighborhood 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 PDD-2025-01102 was presented to the Board of County Commissioners at a public hearing conducted on May 28, 2026;

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-2025-01102, the Application of Carretta II, LLC - Joseph Carretta, by Urban Design Studio, 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 8.24 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 May 28, 2026, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof.

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	- Aye
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

LEGAL DESCRIPTION MUPD

PARCEL 1:

TRACT A, OF PLAT OF COCONUT AT MILITARY, RECORDED IN PLAT BOOK 114, PAGES 108-109, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THAT PART CONVEYED TO PALM BEACH COUNTY FOR ROAD RIGHT-OF-WAY, PURSUANT TO THAT WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 27182, PAGE 173, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BOUNDED AND DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING A PORTION OF TRACT "A", COCONUT AT MILITARY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 114, PAGE 108, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT; COMMENCING FOR REFERENCE AT THE NORTHWEST CORNER OF SAID TRACT "A" THENCE, BEARING SOUTH 02°11'12" EAST, ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 211.18 FEET TO THE POINT AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE, LEAVING SAID WEST LINE, BEARING SOUTH 89°49'52" EAST, A DISTANCE OF 8.71 FEET TO A POINT ON A LINE PARALLEL AND 8.70 FEET WIDE AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF AFOREMENTIONED TRACT "A"; THENCE, BEARING SOUTH 02°11'12" EAST, ALONG SAID LINE, A DISTANCE OF 321.64 FEET TO A POINT; THENCE, BEARING SOUTH 87°48'48" WEST, ALONG SAID LINE, A DISTANCE OF 8.70 FEET TO A POINT ON THE AFOREMENTIONED WEST LINE OF TRACT "A"; THENCE, BEARING NORTH 02°11'12" WEST, ALONG SAID WEST LINE, A DISTANCE OF 322.00 FEET TO THE POINT OF BEGINNING.

AND FURTHER LESS AND EXCEPT THAT PART CONVEYED TO PALM BEACH COUNTY FOR ROAD RIGHT-OF-WAY PURPOSES, PURSUANT TO THAT WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 27306, PAGE 1591, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BOUNDED AND DESCRIBED AS FOLLOWS: ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING A PORTION OF TRACT "A", COCONUT AT MILITARY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 114, PAGE 108 AND INCLUDING ALL OF THE GUARD RAIL EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 8856, PAGE 753, OF THE PUBLIC RECORD OF PALM BEACH COUNTY, FLORIDA. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT; COMMENCING FOR REFERENCE AT THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE, BEARING NORTH 89°19'25" WEST, ALONG THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 188.01 FEET TO THE POINT AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE, CONTINUE NORTH 89°19'25" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 375.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT "A"; THENCE, LEAVING SAID SOUTH LINE, BEARING NORTH 45°45'18" WEST, ALONG THE WESTERLY LINE OF SAID TRACT "A", A DISTANCE OF 17.41 FEET TO A POINT ON A LINE PARALLEL AND 12.00 FEET WIDE AS MEASURED AT RIGHT ANGLES TO THE AFORESAID SOUTH LINE OF TRACT "A"; THENCE, LEAVING THE WESTERLY LINE OF SAID TRACT "A", BEARING SOUTH 89°19'25" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 375.62 FEET TO A POINT; THENCE, LEAVING SAID LINE, BEARING SOUTH 44°19'25" EAST, A DISTANCE OF 16.97 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (EASEMENT)

PERPETUAL, NON-EXCLUSIVE RECIPROCAL ACCESS EASEMENTS AND UTILITY AND SERVICE EASEMENTS FOR THE BENEFIT OF PARCEL 1 HEREINABOVE, AS CREATED BY AND FURTHER DESCRIBED IN THAT DECLARATION OF EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND, RECORDED IN OFFICIAL RECORDS BOOK 26119, PAGE 648, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, OVER AND ACROSS THE LANDS DESCRIBED THEREIN AND FOR THE PURPOSES EXPRESSED THEREIN.

ALSO DESCRIBED AS:

A PORTION OF TRACT A, PLAT OF COCONUT AT MILITARY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 114, PAGES 108-109, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT A; THE FOLLOWING SIX (6) COURSES BEING ALONG THE EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL (FLORIDA STATE ROAD 809); THENCE S2°11'12"E ALONG THE WEST LINE OF SAID TRACT A, A DISTANCE OF 211.18 FEET; THENCE S89°48'52"E, A DISTANCE OF 8.71 FEET; THENCE S2°11'12"E, A DISTANCE OF 321.64 FEET; THENCE S87°48'00"W, A DISTANCE OF 8.70 FEET; THENCE S2°11'12"E, A DISTANCE OF 30.67 FEET; THENCE S45°45'18"E, A DISTANCE OF 43.52 FEET TO A POINT ALONG THE NORTH RIGHT-OF-WAY LINE OF COCONUT LANE, THE FOLLOWING THREE (3) COURSES BEING ALONG SAID RIGHT-OF-WAY LINE; THENCE S89°19'25"E, A DISTANCE OF 375.62 FEET; THENCE S44°18'42"E, A DISTANCE OF 16.97 FEET; THENCE S89°19'25"E, A DISTANCE OF 188.01 FEET TO A POINT OF INTERSECTION WITH THE WEST PLAT LINE OF HUNTERS COURT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 86, PAGE 165, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LINE ALSO BEING THE EAST LINE OF AFOREMENTIONED TRACT A; THENCE N01°59'11"W ALONG SAID LINE, A DISTANCE OF 607.30 FEET TO THE NORTHEAST CORNER OF SAID TRACT A; THENCE N89°27'56"W ALONG THE NORTH LINE OF SAID TRACT A, A DISTANCE OF 607.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.245 ACRES MORE OR LESS

EXHIBIT B

VICINITY SKETCH

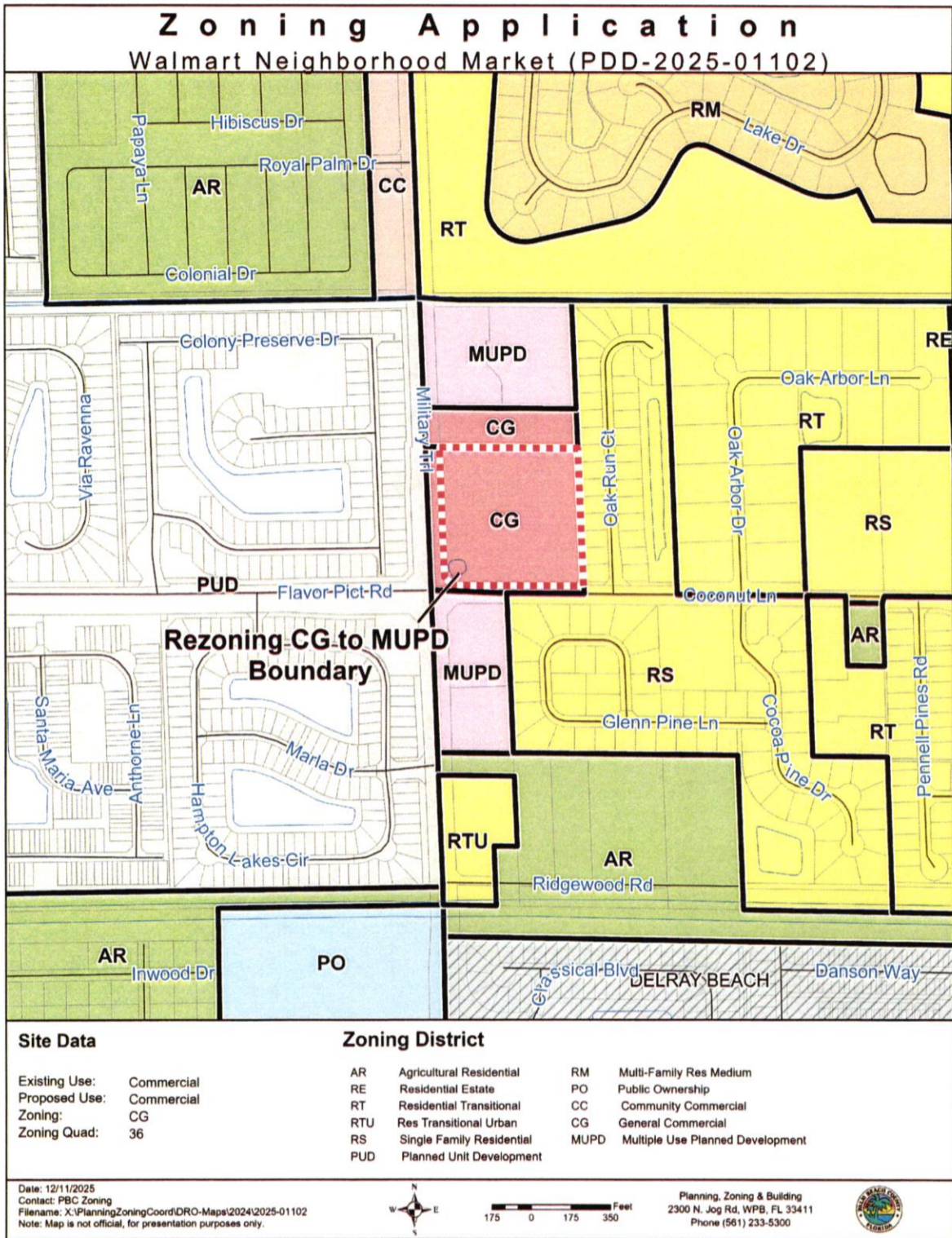


EXHIBIT C

CONDITIONS OF APPROVAL

Non Residential Planned Development District

ALL PETITIONS

1. The approved Site Plan is dated February 23, 2026. 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)

ARCHITECTURAL REVIEW

1. At time of submittal for Final Approval by the Development Review Officer (DRO), the Architectural Elevations for Building D shall be submitted for review and approval by the Zoning Division. Architectural Elevations shall comply with the standards indicated in Article 5.C of the Unified Land Development Code (ULDC). Development shall be consistent with the DRO approved Final Plan, all applicable Conditions of Approval, and all ULDC requirements. (DRO: ZONING - Zoning)

ENGINEERING

1. Pursuant to the Traffic Analysis, the Buildout Date is 2030. No Building Permits for the site may be issued after December 31, 2030. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Art. 2.E of the Unified Land Development Code. (DATE: MONITORING - Engineering)

2. The Property Owner shall install Flexible Delineator Poles (FDP) at the western entrance throat on Coconut Ln, as depicted on the site plan for this application. This must be completed prior to the issuance of the first Certificate of Occupancy for Building D, unless otherwise determined by the County Engineer. (CO: MONITORING - Engineering)

3. Prior to the issuance of the first building permit, the Property Owner shall plat the subject property in accordance with provisions of Article 11 of the Unified Land Development Code. (BLDGPM: MONITORING - Engineering)

4. Construction of a right turn lane on the east approach of Coconut Lane at Military Trail shall be completed prior to issuance of the Certificate of Occupancy for Building D, unless otherwise approved by the County Engineer. (BLDGPM/CO: MONITORING - Engineering)

LANDSCAPE - GENERAL

1. Prior to December 1, 2026, the Property Owner shall maintain all existing vegetation and replace all dead and missing plant materials on the entire subject property in accordance with the Development Orders and ULDC Art. 7.F.3. Maintenance of vegetation shall be ongoing. (DATE/ONGOING: ZONING - Zoning)

LANDSCAPE - INTERIOR

1. Prior to approval by the Development Review Officer, the divider median near the parking adjacent to Building D and adjacent water management tract shall be revised as follows:
a. the utility easements shall be relocated out of the proposed interior landscape divider median, or
b. the parking and divider median shall be reconfigured, so the easement does not overlap the proposed divider median. (DRO: ZONING - Zoning)

LANDSCAPE - PERIMETER-NORTH PROPERTY LINE

1. In addition to the requirements for a Compatibility Buffer, the buffer shall be upgraded to include:
a. a minimum width of 10 feet.
b. an undulating berm as depicted in the Final Landscape Plan as approved on June 4, 2015.
c. relocated foundation planting for Building A (Walmart). (ONGOING: ZONING - Zoning)

LANDSCAPE - PERIMETER-EAST PROPERTY LINE

1. In addition to the requirements for a Type 2 Incompatibility Buffer, the buffer shall be upgraded to include:
a. a minimum width of 26 feet.

- b. an undulating berm as depicted in the Final Landscape Plan as approved on June 4, 2015.
- c. an 8-foot screen wall along the east property line from the north property line running south to the point where the parking spaces start.
- d. a 6-foot screen wall along the east property line from the point where the parking spaces start running south to the south property line. (ONGOING: ZONING - Zoning)

PLANNED DEVELOPMENT

- 1. Prior to final approval by the Development Review Officer, the Applicant / Property Owner shall provide the Unified Control, in accordance with Article 3.E.1.I. (DRO: 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 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
- e. Imposition of entitlement density or intensity.

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.