



PALM BEACH COUNTY ZONING APPLICATION STAFF REPORT

ZONING COMMISSION, OCTOBER 3, 2025

A. Application Summary

I. General

Application Name: Little Tropical Lakes, Z-2024-01620
Control Name: Little Tropical Lakes (2024-00138)
Applicant: Palm Beach Bath & Tennis Homeowners Assn
Owner: Palm Beach Bath & Tennis Homeowners Assn
Agent: Keiser Legal PLLC - Heather Jo Allen Esq
Project Manager: Joyce Lawrence, Senior Site Planner

Title: an Official Zoning Map Amendment **Request:** to allow a rezoning from the Planned Unit Development (PUD) Zoning District to the Residential Single Family (RS) Zoning District on 0.36 acres

Application Summary: The application is for the 0.36-acre Little Tropical Lakes residential development. The subject site was part of the Tropical Lakes PUD development, originally approved on December 6, 1993, as Recreation and Civic areas. This portion of the site is currently vacant with vegetation.

The request proposes a rezoning from the Planned Unit Development (PUD) Zoning District to the Residential Single Family (RS) Zoning District for one single family lot. The site has a Medium Residential, 5 units per acre (MR-5) future land use designation. This approval is contingent upon approval of the concurrent Zoning Application, DOA-2024-01618, Tropical Lake PUD, to delete the land area from the PUD. Access to the site is proposed from Woodland Drive.

II. Site Data

Acres: 0.36 acres
Location: South side of Woodland Drive, approximately 1.07 miles west of Military Trail
Parcel Control: 00-42-46-11-24-003-0000
Future Land Use: Medium Residential (MR-5)
Zoning District: Residential Planned Unit Development District (PUD)
Proposed Zoning: Residential Single Family (RS)
Tier: Urban/Suburban
Utility Service: Palm Beach County Water Utilities
Overlay/Study: N/A
Neighborhood Plan: N/A
CCRT Area: N/A
Comm. District: 5, Commissioner Maria Sachs

III. Staff Assessment & Recommendation

ASSESSMENT: Staff has evaluated the standards listed under Article 2.B, and Article 3.B.3 determined that the requests meet the standards of the ULDC subject to a Conditional Overlay Zone and Conditions of Approval as indicated in Exhibit C.

STAFF RECOMMENDATION: Staff recommends approval of the request subject to a Conditional Overlay Zone and the Conditions of Approval as indicated in Exhibit C.

PUBLIC COMMENT SUMMARY: At the time of publication, Staff had received no contact from the public regarding this application.

IV. Hearing History

ZONING COMMISSION: *Scheduled for October 3, 2025*

BCC HEARING: *Scheduled for October 23, 2025*

B. Data & Analysis

The supporting data and analysis is provided within the following Exhibits.

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Exhibit A-1 - Future Land Use Map



Exhibit A-2 - Zoning Map

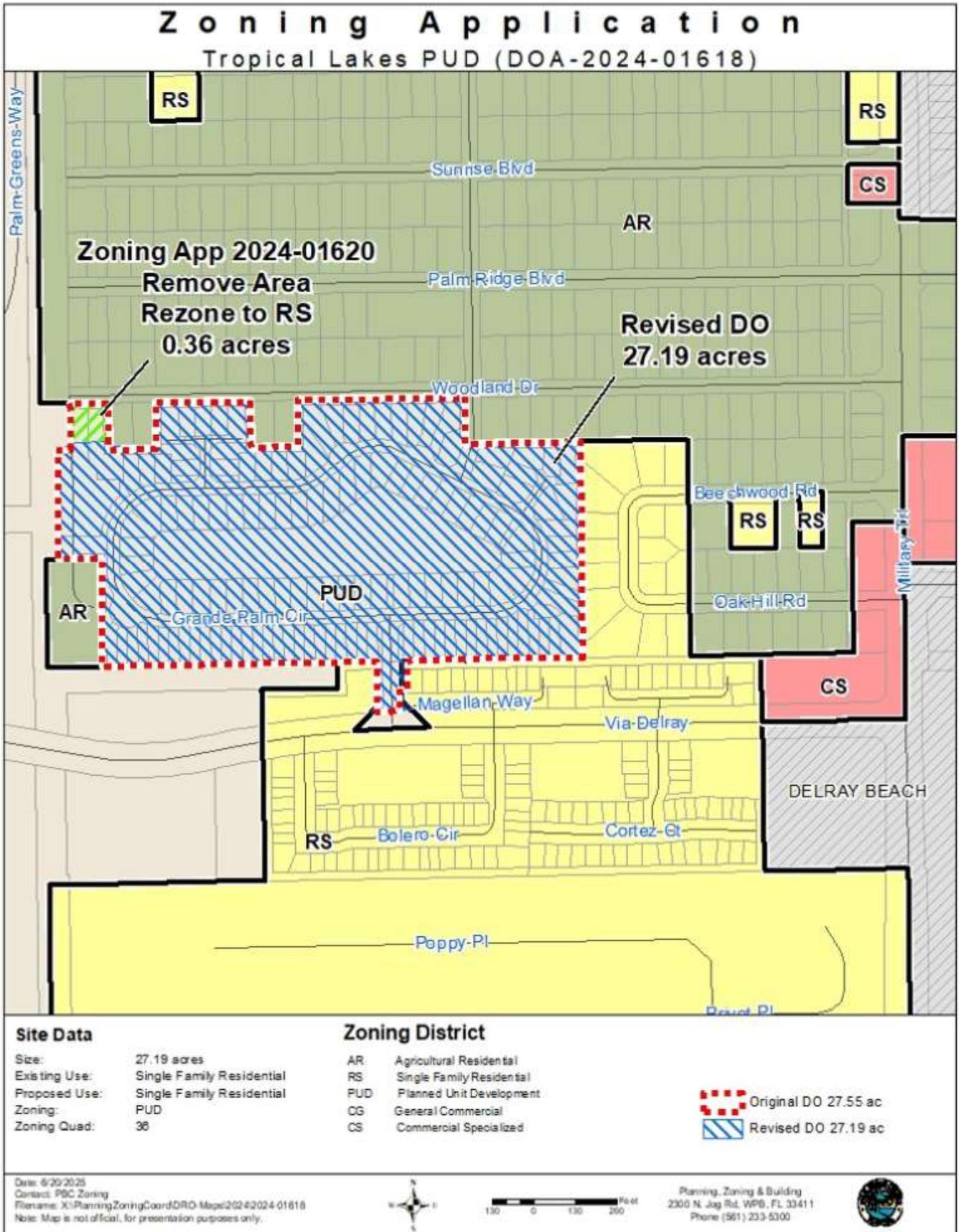


Exhibit B - Standards Analysis & Findings (Rezoning)

Official Zoning Map Amendment (Rezoning) to a Standard District

When considering a Development Order application for a rezoning to a Standard Zoning District with or without a Conditional Overlay Zone (COZ), the BCC and ZC shall consider Standards a through g listed under Article 2.B.7.B.2, Standards. The Standards and Staff Analyses are indicated below. An amendment that fails to meet any of these standards shall be deemed adverse to the public interest and shall not be approved.

a. Consistency with the Plan - *The proposed amendment is consistent with the Plan.*

○ **Consistency with the Comprehensive Plan:** The proposed amendment is consistent with the Goals, Objectives and Policies of the Comprehensive Plan, including previous Land Use Amendments, densities and intensities of use.

○ **Relevant Comprehensive Plan Policies:** The subject site is located within the Urban Suburban Tier and has a Future Land Use (FLU) designation of Medium Residential, 5 units per acre (MR-5). Per Future Land Use Element (FLUE) Table 2.2.1-j.1, Residential Future Land Use - Zoning Consistency, the proposed Single Family Residential (RS) Zoning District is consistent with the existing MR-5 FLU designation.

○ **Density:** The request proposes to rezone a 0.36-acre parcel of land in order to allow for the development of a single-family home. The maximum density allowed under the MR-5 FLU designation is 2 dwelling units (0.36 acres x 5 du/ac = 1.8 or 2 du rounded). Therefore, there is sufficient density available for the development of a single-family home.

○ **Special Overlay District/Neighborhood Plan/Planning Study Area:** The site is not located within any neighborhood plans, overlays or plan study areas as identified in the Comprehensive Plan.

b. Consistency with the Code - *The proposed amendment is not in conflict with any portion of this Code, and is consistent with the stated purpose and intent of this Code.*

The proposed rezoning to the RS Zoning District is not in conflict and is consistent with the stated purpose and intent of the Code. It is consistent with the MR-5 FLU designation of the Comprehensive Plan, and does not create any non-conformities to the existing surrounding residential properties. The proposed parcel of land is currently part of the Tropical Lakes PUD, Control No. 1992-00026 and supporting a portion of the Recreation and Civic areas. The Applicant is proposing to delete the subject 0.36 acre of land from the overall PUD through a concurrent Application No.: DOA-2024-01618. Pending the approval of the rezoning, the Applicant will administratively seek approval through the Development Review Officer (DRO) process, to create a subdivision parcel of land for one single family lot. A site plan was submitted for review, (DRO-2025-00965) and it will be subject to DRO approval pending the BCC approve the proposed request.

○ **Property Development Regulations:** As proposed, the property has exceeded the requirements for the RS Zoning District as indicated under Table 3.D.1.A, Property Development Regulations for minimum lot dimensions of 6,000 sq. ft., 65 ft. of width and frontage, and 75 ft. of depth.

○ **Conditional Overlay Zone (COZ):** Article 3.B.3 indicates that the purpose of a COZ is to modify or restrict the use and site development regulations authorized in the underlying Standard Zoning District to prevent, minimize, or mitigate adverse impacts upon the surrounding land uses. In application of the COZ, the BCC shall find that the proposed Rezoning is appropriate only if the applicable regulations are modified. As required under Article 3.B.3.C the BCC shall find one or more of the following reasons for the COZ district:

1. Potential impact to surrounding land uses requires mitigation;
2. Compatibility will be furthered between the requested zoning district and adjacent zones if uses and PDRs are modified; and/or
3. Intensity limits reflect available capacity of public facilities.

Staff is recommending a COZ, as part of the rezoning request, to ensure that the Property Owner complies with Conditions of Approval for Building and Site Design, and Engineering Department. This corresponds to Reason 3 under Article 3.B.3.C and listed above for a COZ District.

○ **Legal Lot of Record:** The subject site is conditioned by the Engineering Department for the Applicant to configure the proposed parcel of land into a legal lot of record. See Engineering Conditions.

- c. **Compatibility with Surrounding Uses** - *The proposed amendment is compatible, and generally consistent with existing uses and surrounding zoning districts, and is the appropriate zoning district for the parcel of land. In making this finding, the BCC may apply an alternative zoning district.*

The request to rezone to the RS Zoning District is generally consistent and compatible with the surrounding properties. The site is predominantly surrounded by residential uses. To the north across from the Woodland Drive Right of Way (ROW), and to the east and the west of the subject site are single family uses with AR Zoning Districts. To the south are residential units within the Planned Unit Development (PUD) (R-1993-1544). The proposed rezoning to the RS Zoning District is generally compatible with the character of the surrounding areas.

- d. **Effect on Natural Environment** – *The proposed amendment will not result in significantly adverse impacts on the natural environment, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.*

o **Vegetation Protection:** The application request for a rezoning does not impact native vegetation. The subject development for a single-family lot will be subject to Art. 14.C.7.B. Single Family Dwellings which states: All newly constructed Single-Family Dwellings (SFDs) in a residential subdivision shall automatically receive a Building Division Residential 1 & 2 Family Checklist with standard native and non-native vegetation removal as part of the Building Permit process. Removal of native vegetation shall be limited to the minimum necessary to accomplish the purpose of the Site Plan.

o **Wellfield Protection Zone:** This property is not located within Wellfield Protection Zone.

o **Irrigation Conservation Concerns and Surface Water:** All new installations of automatic irrigation systems shall be equipped with a water sensing device that will automatically discontinue irrigation during periods of rainfall pursuant to the Palm Beach County Mandatory Year-Round Landscape Irrigation Conservation Measures Ordinance, Ordinance No. 2022-007. Any non stormwater discharge or the maintenance or use of a connection that results in a non stormwater discharge to the stormwater system is prohibited pursuant to Palm Beach County Stormwater Pollution Prevention Ordinance No. 93-15.

o **Environmental Impacts:** There are no significant environmental issues associated with this petition beyond compliance with ULDC requirements.

- e. **Development Patterns** – *The proposed amendment will result in a logical, orderly, and timely development pattern.*

The land area that is proposed to be rezoned (0.36 acre) is the subject of a concurrency application to be deleted from the Tropical Lakes PUD, (Control No. 1992-00260). The subject parcel was originally part of a residential subdivision platted in 1951. In 1993 the parcel was included in a Planned Unit Development to be part of the land area dedicated for Recreation and Civic uses. The HOA wishes to delete the land area in order to sell it and be developed as a Single-Family Residence. The development pattern along Woodland Drive consists of single-family homes. Rezoning to the RS district is logical as it would allow for consistency with the future land use and is logical district given the pattern of development is residential.

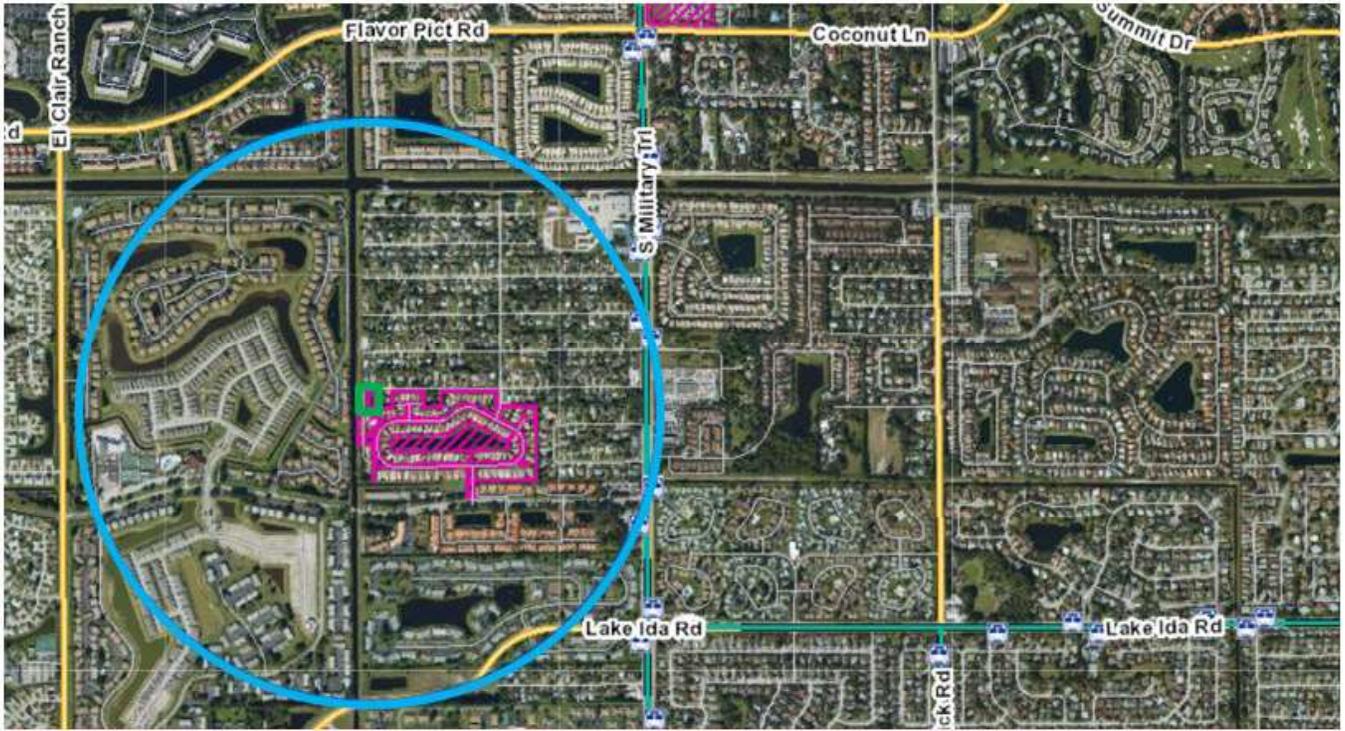
- f. **Adequate Public Facilities** – *The proposed amendment complies with Art. 2.F, Concurrency (Adequate Public Facility Standards).*

TRAFFIC DIVISION:

The Department of Engineering and Public Works Traffic Division provided comments throughout the review of this application. The proposal will have a de-minimis traffic impact. There is no traffic related Condition of Approval.

MASS TRANSIT:

Palm Tran Review Staff were provided with this application for review. During the review they had no comments. The proposed residential lot is within a ½ mile of Bus Route 3 and associated stops running north south along Military Trail.



LAND DEVELOPMENT:

The Department of Engineering and Public Works Land Development Division provided comments throughout the review of this application. The Department of Engineering and Public Works Land Development Division provided comments throughout the review of this application and requested modifications have been incorporated by the applicant. The site is located within the jurisdictional boundaries of the SFWMD and LWDD. The proposed lot drainage will be designed to meet the permitting requirements of the Building Division for a single-family residence. The property associated with the application was found to comply with the regulations and code requirements of the ULDC under the authority of the Land Development Division, subject to the following conditions of approval:

Prior to the issuance of the first building permit, the Property Owner shall configure the property into a legal lot of record in accordance with provisions of Article 11 of the Unified Land Development Code, concurrently with the replat for Tropical Lakes PUD Phase 2 (Control No. 1992-00026). The Property Owner shall obtain a utility easement from Tropical Lakes PUD for a sewer service connection within Grande Palm Circle. Prior to the issuance of the Certificate of Occupancy, the Property Owner shall have the sewer service installed and in service.

DRAINAGE DISTRICT:

The Lake Worth Drainage District Review Staff were provided with this application for review. During the review they stated, "The subject site is located on the east side of Lake Worth Drainage Districts (LWDDs) E-3 Canal, and LWDD has no objection to the certification of this petition."

WATER AND WASTEWATER PROVIDER:

The subject site is within the water and wastewater service boundaries of the Palm Beach County Water Utilities Department (PBCWUD). PBCWUD Review Staff were provided with this application and provided comments throughout the review that were acknowledged by the Applicant.

On August 15, 2025, PBCWUD Review Staff issued a Letter (Exhibit E.4) stating that: "the nearest connection to potable water is a 6" water main located within Woodland Drive, adjacent to the subject property. The nearest connection to sanitary sewer is an 8-inch gravity main located within Grande Palm Circle, approximately 200 feet from the subject property. The feasibility of connecting to the existing sanitary sewer will need to be confirmed by the Engineer. An offsite utility easement will be required for the private sanitary sewer located within Tropical Lakes PUD. Additionally, PBCWUD will require a recorded maintenance and access agreement for the portion of private sanitary sewer located within Tropical Lakes PUD, along with an Indemnity Agreement." Prior to the issuance of a building permit for a Single Family Residence, the Property Owner shall obtain the required permits and approvals from PBCWUD.

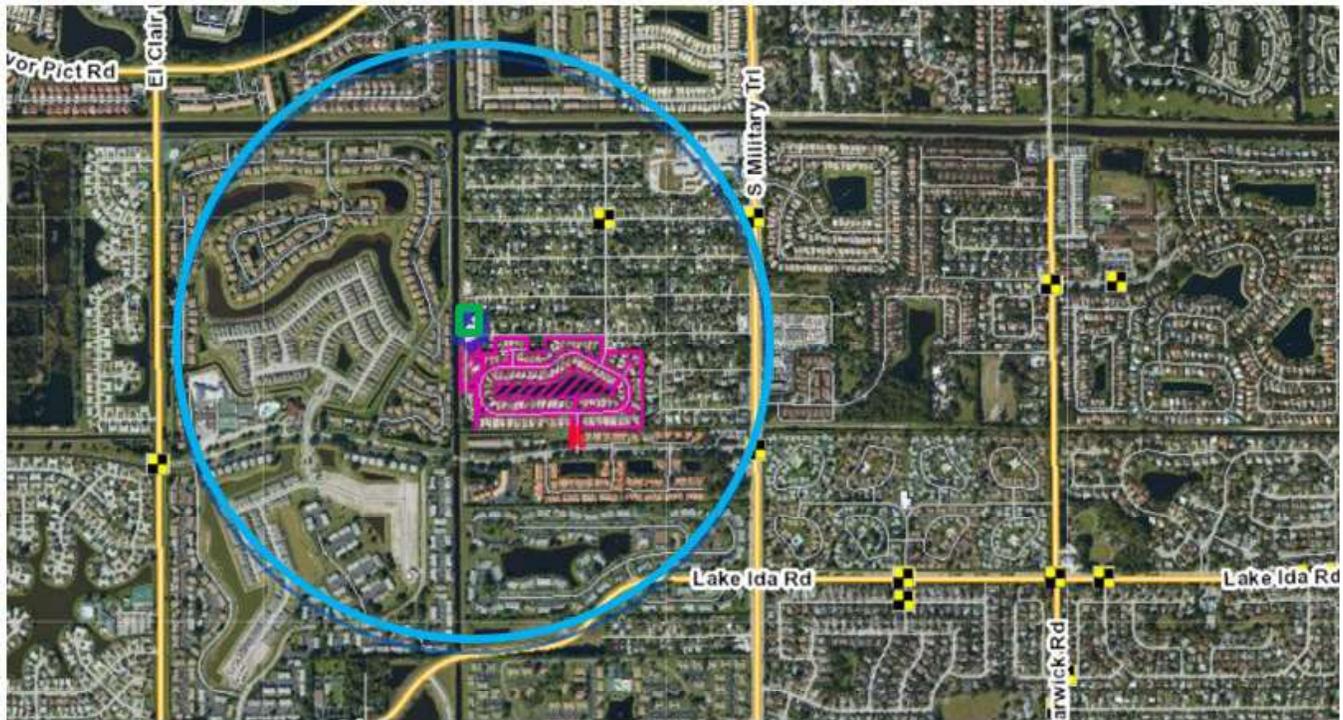
FIRE PROTECTION:

Fire Rescue Review Staff were provided with this application for review. During the review they provided no comments. The development is within the service boundary of Palm Beach County Fire Rescue Station # 44.



SCHOOL IMPACTS:

The PBC School District Review Staff were provided with this application for review. During the review they stated, "The School Board has no issues with the request."



PARKS AND RECREATION:

The Parks and Recreation Department Review Staff were provided with this application for review. During the review they stated, "The Parks and Recreation Department has no issues regarding the rezoning or reconfiguration of the recreation site."

- g. Changed Conditions or Circumstances** – *There are demonstrated changed site conditions or circumstances provided by the Applicant’s Justification Statement that necessitate the amendment.*

The Applicant has indicated in the Justification Statement that: *“There are demonstrated changed site conditions or circumstances provided by the Applicant’s Justification Statement that necessitate the Rezoning. As noted herein, the Applicant is requesting the Rezoning to allow for development of the vacant and unused Property with a single family home. The Property is currently a portion of the Tropical Lakes PUD but it is not needed to meet the applicable ULDC requirements related to density or the civic, or recreational acreage requirements for the existing development within the Tropical Lakes PUD. The Property is simply unused and vacant land that would be better suited for development with a single family home consistent with existing development along Woodland Drive. As population increases in the State of Florida generally and Palm Beach County specifically, it is in the County’s best interests to allow for development of land with its highest and best uses. The Palm Beach Bath and Tennis Homeowners Association, Inc., which is the HOA for the Tropical Lakes PUD Applicant, recently voted to remove the Property from the PUD to allow for its sale to the Applicant in recognition that the highest and best use of this parcel is development with a single family home. As such, there are demonstrated changed site conditions and circumstances that necessitate the Rezoning.”*

Exhibit C - Conditions of Approval

Official Zoning Map Amendment with a Conditional Overlay Zone (COZ) on 0.36 acres

ENGINEERING

1. Prior to the issuance of the first building permit, the Property Owner shall configure the property into a legal lot of record concurrently with the replat for Tropical Lakes PUD Phase 2 (Control No. 1992-00026). (BLDGPM: MONITORING - Engineering)
2. Prior to the issuance of the Certificate of Occupancy, the Property Owner shall install and have in service a sewer connection for the parcel. (CO: MONITORING - Engineering)

BUILDING AND SITE DESIGN

1. Prior to issuance of the Building Permit, the construction drawings shall indicate water and wastewater connection for the proposed single-family structure. (BLDGPM: BUILDING DIVISION – Zoning)

DISCLOSURE

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

Exhibit D - Project History

Application No.	Title & Request	Resolution	Decision	Approval Date
The subject site was platted (Plat Book No. 23 Page 184) on October 27, 1951				
Z/SE-1992-00026	Title: Residential Planned Development District Request: Rezoning from AR to RTU	N/A	Withdrawn	9/30/1992
PDD-1992-00026(A) (was approved as part of the Tropical Lakes PUD – Recreation and Civic areas)	Title: Residential Planned Development District Request: Rezoning from AR to PUD	R-1993-01544	Approved	12/06/1993

Exhibit E-1 - Preliminary Subdivision Plan

301 East Atlantic Blvd.
Pompano Beach, FL 33066
PH: (954) 788-3400

Florida Landmarks Architectural Services License: LC0000077

NO.	DESCRIPTION	DATE
1	RESUBMITTAL	2/24/2025
2	RESUBMITTAL	4/29/2025
3	RESUBMITTAL	5/27/2025
4	RESUBMITTAL	07/14/2025

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

THIS PLAN IS PRELIMINARY AND IS SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS. ALL APPLICANTS SHALL BE RESPONSIBLE FOR THE USE OF THESE PLANS AND SHALL BE RESPONSIBLE FOR ALL APPLICANTS OBTAINING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE: 07/14/2025
DESIGNED BY: JIC
DRAWN BY: JIC
CHECKED BY: JVP
BID-CONTRACT: _____

CLIENT: **STEPHANIE LAUER**

PROJECT: **LITTLE TROPICAL LAKES (LOT 1)**

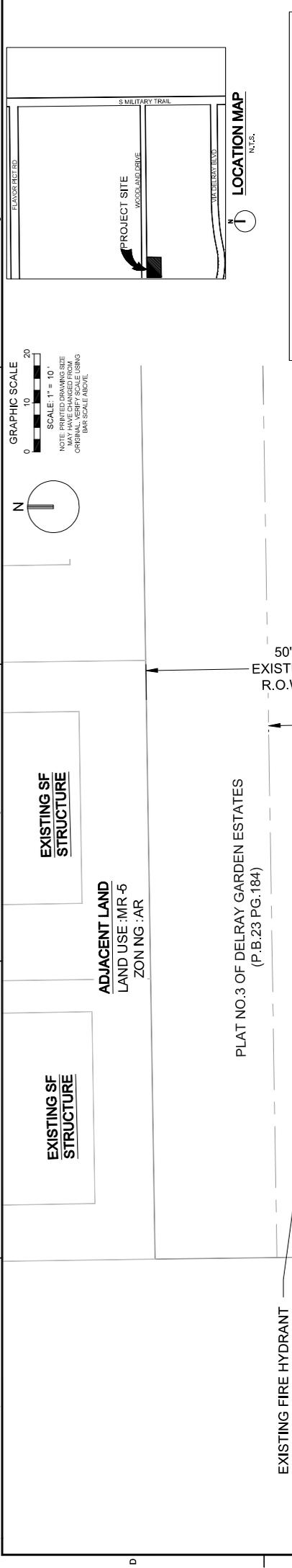
SHEET TITLE: **PRELIMINARY SUBDIVISION PLAN**

SHEET NUMBER: **PSBP1**
PROJECT NUMBER: **13436.00**

CONCURRENCY APPROVAL

USE (S)	AMOUNT (S)
RESIDENTIAL - SINGLE FAMILY	1 UNIT

CONCURRENCY IS APPROVED FOR THE ABOVE USES & AMOUNT SHOWN ON THIS PLAN.



APPLICATION NAME: LITTLE TROPICAL LAKES
CONTROL NO.: 2024-0138
APPLICATION NO.: 2-2024-01620

TER: URBAN/SUBURBAN

LAND USE DESIGNATION: MR-5
ZONING DESIGNATION: PUD

SECTION, TOWNSHIP, RANGE: 11, 46, 42

TER	EXISTING	PROPOSED
URBAN/SUBURBAN	MR-5	RS

SECTION, TOWNSHIP, RANGE: 11, 46, 42

TER	EXISTING	PROPOSED
URBAN/SUBURBAN	MR-5	RS

SITE DATA TABLE

TER	EXISTING	PROPOSED
URBAN/SUBURBAN	MR-5	RS

LAND USE DESIGNATION: MR-5
ZONING DESIGNATION: PUD

SECTION, TOWNSHIP, RANGE: 11, 46, 42

TER	EXISTING	PROPOSED
URBAN/SUBURBAN	MR-5	RS

PROPERTY DEVELOPMENT REGULATIONS

ZONING DISTRICT	MINIMUM LOT DIMENSIONS			DENSITY / GFA	MIN. SETBACKS		
	WIDTH (SF)	FRONTAGE	DEPTH		MAX. BLDG. COVERAG E	FRONT	REAR
REQUIRED	6,000	65'	75'	1	40%	25'	15'
PROPOSED	15,726	122.02'	128.89'	1	40%	25'	15'

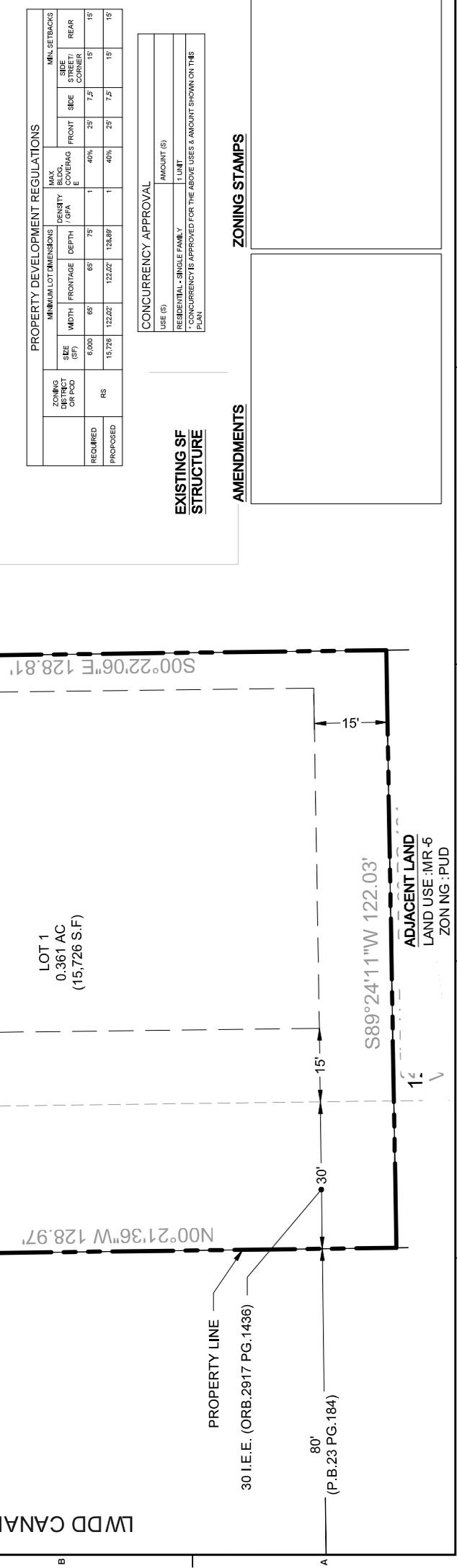
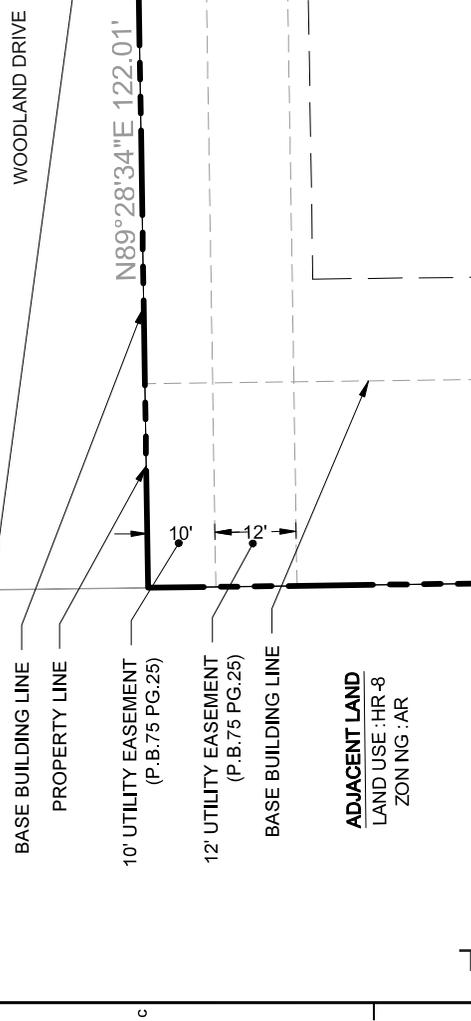


Exhibit E-2 - Disclosure

DISCLOSURE OF OWNERSHIP INTERESTS – APPLICANT

[TO BE COMPLETED AND EXECUTED ONLY WHEN THE APPLICANT IS NOT THE OWNER OF THE SUBJECT PROPERTY]

TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared Ryan Lauer, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the [] individual or [] _____ [position—e.g., president, partner, trustee] of _____ [name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership], (hereinafter, "Applicant"). Applicant seeks Comprehensive Plan amendment or Development Order approval for real property legally described on the attached Exhibit "A" (the "Property").

2. Affiant's address is: 5481 Woodland Drive
Delray Beach, FL 33484

3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Applicant. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of Applicant's application for Comprehensive Plan amendment or Development Order approval. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of the Applicant.

5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Applicant that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.

6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete.



Ryan Lauer, Affiant
(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or
 online notarization, this 16th day of June, 2025 by
Ryan Lauer (name of person acknowledging). He/she is personally
known to me or has produced FLORIDA DRIVERS LICENSE (type of identification) as
identification and did/did not take an oath (circle correct response).

Kalpna Patel
(Name - type, stamp or print clearly)

K Patel
(Signature)

My Commission Expires on: 07/18/2027

NOTARY SEAL LOCATION

EXHIBIT "A"

PROPERTY

LEGAL DESCRIPTION – Proposed Lot 1 (0.361 acres)

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF TRACT C, TRACT K, AND TRACT P, TROPICAL LAKES P.U.D. PHASE II, RECORDED IN PLAT BOOK 75, PAGE 25, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID TRACT C;
THENCE ALONG THE NORTH LINES OF SAID TRACT C AND TRACT K, AND ALONG THE SOUTH RIGHT-OF-WAY OF WOODLAND DRIVE, PLAT NO.3 OF DELRAY GARDEN ESTATES, RECORDED IN PLAT BOOK 23, PAGE 184 OF SAID PUBLIC RECORDS, N89°28'34"E FOR 122.01 FEET TO THE EAST LINE OF SAID TRACT K, AND THE WEST LINE OF LOT L.174, OF SAID PLAT NO.3 OF DELRAY GARDEN ESTATES;
THENCE ALONG SAID LINE, S00°22'06"E FOR 128.81 FEET;
THENCE S89°24'11"W FOR 122.03 FEET TO THE WEST LINE OF SAID TRACT C;
THENCE ALONG SAID WEST LINE, N00°21'36"W FOR 128.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 15,726 SQUARE FEET (0.361 ACRES), MORE OR LESS.

Exhibit E-3 - Drainage Statement

May 20, 2024

Engineer's Drainage Statement

Subject: Little Tropical Lakes
5451 Grande Palm Circle
Delray Beach, FL 33484
KEITH Project No. 13436.00

Project Description:

The project site, located at 5451 Grande Palm Circle, Delray Beach, is a recreational area for the residential property known as Tropical Lakes P.U.D. The property owner plans to subdivide the northwest portion of the property, adjacent to Woodland Drive, and re-zone it as a new single-family lot. This portion of the property is not currently used by the development and is vacant wooded space. The total site consists of 27.55 acres. The section to be subdivided as the single-family lot is 0.361 acres.



Image 1 – Location Map

Existing Conditions:

The development consists of 136 total units, a 4.30-acre lake, a recreational area, and green space. The existing stormwater management system utilizes inlets and culverts to direct stormwater runoff to the lake for treatment and attenuation. Discharge from the lake goes into the LWDD L-31 Canal via an outlet control structure. The portion of the northwest corner of the development to be subdivided and rezoned is currently a wooded area with no impervious areas.

Proposed Conditions:

The area to be subdivided and rezoned as a single-family lot is 0.361 acres (refer to survey attached). There are currently no plans to develop the lot. The existing development will maintain the existing requirements per the existing South Florida Water Management District permit, 50-03405-S. A portion of the approved permit is included for reference. Tropical Lakes P.U.D. will consist of 27.19 acres once the lot is subdivided. Calculations were run using Cascade and the Santa Barbara Urban Hydrograph Flood Routing to confirm maximum flood stages and maximum discharge will remain within the parameters of the existing permit. See table 2 below for permitted conditions and revised conditions. The datum conversion used is NAVD(88) + 1.52 = NGVD(29).

Table 1. Return Periods, Storm Events and Rainfall Data from SFWMD

RETURN PERIODS	RAINFALL
YEARS	INCHES
100 Year – 3 Day	16.0
25 Year – 3 Day	12.0
3 Year – 1 Day	6.5

Table 2. Flood Routing Results

FLOOD ROUTING RESULTS						
STORM EVENT	PERMITTED DESIGN STAGE (NAVD)	PEAK STAGE EL (NAVD) ORIGINAL PERMIT	DISCHARGE (CFS) ORIGINAL PERMIT	REVISED PEAK STAGE EL (NAVD) UNDER THIS APPLICATION	REVISED DISCHARGE (CFS) UNDER THIS APPLICATION	DESIGN CRITERIA
100 Year-3 Day	19.98'	19.38'	7.4	19.31'	6.64	Finished Floor Elevation
25 Year-3 Day	18.88'	18.88'	2.8	18.75'	2.71	Perimeter Berm
3 Year-1 Day	17.48'	15.98'	1.30	15.94'	1.27	Parking Area

Drainage Facilities:

The existing drainage system for Tropical Lakes PUD will remain as is. The property does not currently use the portion of the lot to be subdivided for stormwater management. The site runoff will continue to be directed to inlets and culverts which outlet to the exiting on-site lake. The stormwater is held there for treatment and attenuation before discharging through an outlet control structure into a LWDD L-31 Canal.

Sincerely,

KEITH & Associates, INC.
Consulting Engineers



Jorge Valle-Pellot, P.E.
Florida Reg. No. 77039
(For the firm)



Exhibit E-4 - Utility Letter



**Letter for
Concurrency Reservation**

**To: Zoning Division
PBC Planning, Zoning, & Building Department**

**From: Ebony M. Foreman, Director
Finance and Administration
PBC Water Utilities Department**

Date: December 27, 2024

Control # 00250

**Re: PZ&B Application #: Z-2024-01620
Project Name – Little Tropical Lakes**

The Palm Beach County Water Utilities Department is willing and able to provide the following utility service(s) to the property identified below, and will reserve the indicated utility capacity, in Equivalent Residential Connections (ERCs), for a period not to exceed five (5) years from the date of this letter:

<u>Service Type</u>	<u>Capacity (in ERCs)</u>
Potable Water	1.00
Wastewater	1.00
Reclaimed Water	N/A

An Equivalent Residential Connection represents a system capacity equivalency unit that corresponds to the peak design demand of the 5/8 x 3/4 inch meter sub-category of customer usage. This system capacity equivalency unit is utilized to establish the system demand for various sized connections for the purpose of assessing fees and designing the capacity of capital facilities.

The above capacity is reserved for the following property:

00-42-46-11-24-003-0000, 00-42-46-11-24-021-0000

Before the five (5) year period expires, the Developer must pay all Service Initiation Fees and connect to the Department’s facilities, or for projects greater than 18.3 ERCs, enter into a Standard or Non-Standard Development Agreement to maintain this capacity reservation. This memorandum does not represent a contract for service, and the Developer remains obligated to meet all of the requirements of the Water Utilities Department prior to obtaining utility service.

Approved By: *Ebony Foreman*
Director of Finance & Administration

Date: *27 Dec-24*



**Water Utilities Department
Engineering**

8100 Forest Hill Blvd

West Palm Beach, FL 33413

(561) 493-6000

Fax: (561) 493-6085

www.pbcwater.com



**Palm Beach County
Board of County
Commissioners**

Maria G. Marino, Mayor

Sara Baxter, Vice Mayor

Greg K. Weiss

Joel G. Flores

Marci Woodward

Maria Sachs

Bobby Powell Jr.

County Administrator

Joseph Abruzzo

*"An Equal Opportunity
Affirmative Action Employee"*

August 15, 2025

Keiser Legal, PLLC
55 SE 2nd Avenue
Delray Beach, Florida 33444

Re: Service Availability – Proposed Lot 1 of Little Tropical Lakes
16169 Southern Boulevard

To Whom It May Concern,

This is to confirm that the referenced property is located within Palm Beach County Utility Department (PBCWUD) utility service area.

The nearest connection to potable water is a 6" water main located within Woodland Drive, adjacent to the subject property. The nearest connection to sanitary sewer is an 8-inch gravity main located within Grande Palm Circle, approximately 200 feet from the subject property.

The feasibility of connecting to the existing sanitary sewer will need to be confirmed by the engineer. An offsite utility easement will be required for the private sanitary sewer located within Tropical Lakes PUD. Additionally, PBCWUD will require a recorded maintenance and access agreement for the portion of private sanitary sewer located within Tropical Lakes PUD, along with an Indemnity Agreement.

Please note that this letter does not constitute a final commitment for service until the final design has been approved by PBCWUD. The addition of new developments/customers prior to service initiation to the property may affect the available capacity. PBCWUD does not make any representations as to the availability of capacity as of the future service initiation date.

If you have any questions, please do not hesitate to contact me at Kcaricchio@pbcwater.com

Sincerely,

A handwritten signature in cursive script that reads "Katherine Caricchio".

Katherine Caricchio, P.E.
Senior Professional Engineer