



PALM BEACH COUNTY
ZONING APPLICATION STAFF REPORT

ZONING COMMISSION PUBLIC HEARING, MAY 1, 2025

A. Application Summary

I. General

Application Name:	Croquet Foundation of America, DOA-2024-01034
Control Name:	Croquet Foundation of America (1999-00015)
Applicant:	Croquet Foundation Of America, Inc.
Owner:	Croquet Foundation Of America, Inc
Agent:	Schmidt Nichols - Nour Darwish and Josh Nichols
Project Manager:	Imene Haddad, Sr Site Planner and Wendy Hernandez, Deputy Zoning Director
Title/Request: Title: a Development Order Amendment Request: to modify the Site Plan to add six croquet courts on 10.1 acres	

Application Summary: The application is for the Croquet Foundation of America National Museum and Headquarters. The Board of County Commissioners (BCC) approved the original Class A Conditional Use for a Non-Profit Institutional Assembly Facility on the site in 1999.

The Development Order Amendment proposes to expand the use by adding six Croquet Courts.

The Preliminary Site Plan indicates a total of 2 buildings for a total of 23,977 square feet (sq. ft.), 18 Croquet Courts and 115 parking spaces. Access to the development will remain from Florida Mango Road.

II. Site Data

Acres:	10.1 acres
Location:	Southeast corner of Summit Boulevard and Florida Mango Road
Parcel Control:	00-43-44-05-00-011-0020
Future Land Use:	Medium Residential (MR-5)
Zoning District:	Single-Family Residential District (RS)
Tier:	Urban/Suburban
Utility Service:	Palm Beach County Water Utilities
Overlay/Study:	Revitalization and Redevelopment Overlay, Urban Redevelopment Area Overlay
Neighborhood Plan:	N/A
CCRT Area:	N/A
Comm. District:	District 3, Commissioner Joel Flores

III. Staff Assessment & Recommendation

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

STAFF RECOMMENDATION: Staff recommends approval of the request, subject to the Conditions of Approval as indicated in Exhibit C.

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

IV. Hearing History

ZONING COMMISSION: *Scheduled for May 1, 2025*

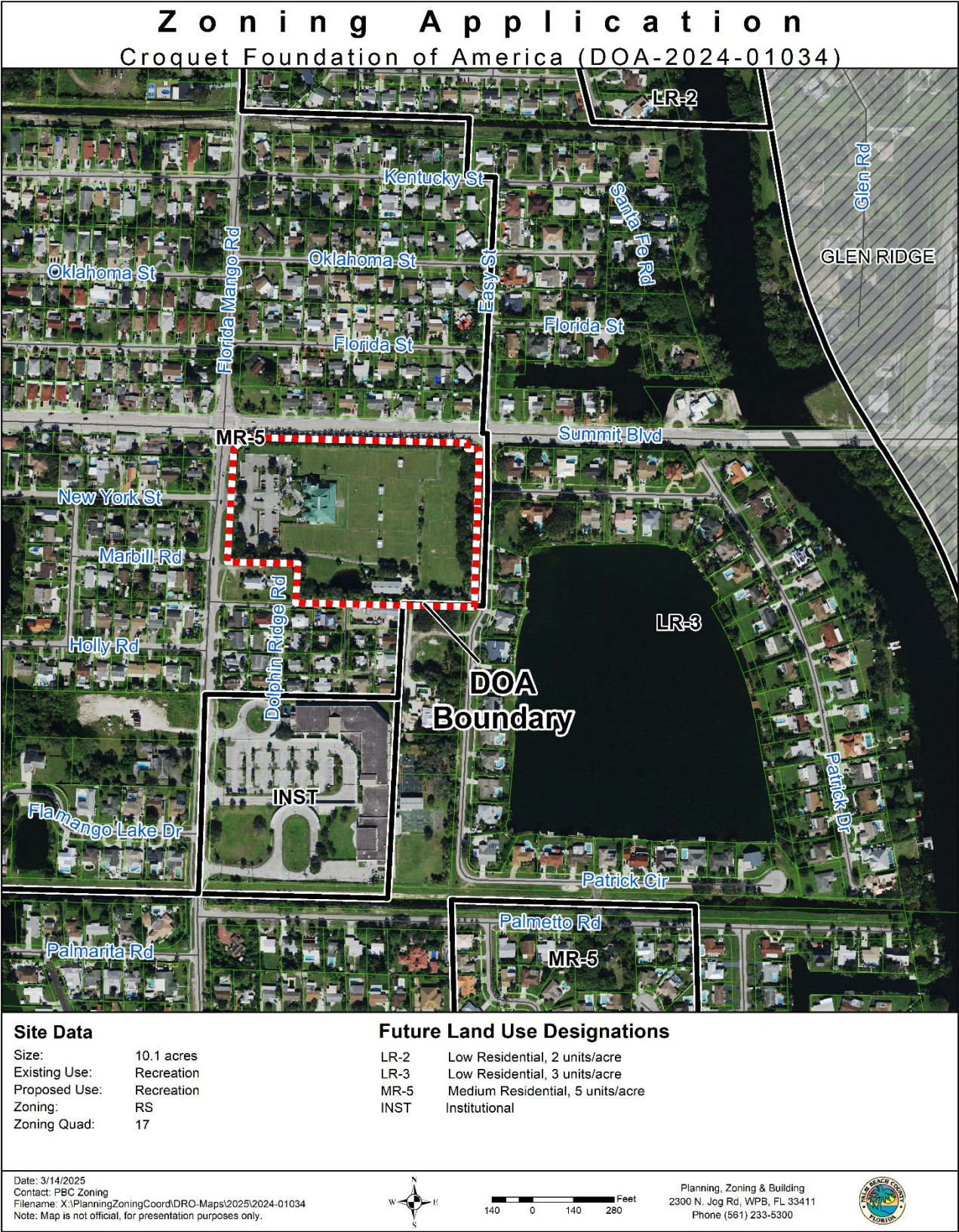
BCC HEARING: *Scheduled May 22, 2025*

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



Croquet Foundation of America
DOA-2024-01034

Exhibit B - Standards Analysis & Findings

Conditional Uses, Official Zoning Map Amendment to a PDD or TDD and Development Order Amendment:

Article 2.B.7.B, Standards for Rezoning to a PDD or a TDD, a Conditional Use, or a Development Order Amendment are indicated below with Staff Analysis. A request that fails to meet any of these Standards shall be deemed adverse to the public interest and shall not be approved by the Commission.

a. Consistency with the Plan - *The proposed use or amendment is consistent with the purposes, goals, objectives and policies of the Plan, including standards for building and structural intensities and densities, and intensities of use.*

○ *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 existing Single Family Residential (RS) Zoning District is consistent with the MR-5 FLU designation. In addition, FLUE Policy 2.2.8-a states that “*Institutional and Public Facility Uses may be allowed in all future land use designations, provided the uses are consistent with the provisions of the Comprehensive Plan and the ULDC.*” A Nonprofit Institutional Assembly Facility is identified as an “*institutional, public, and civic use*” in the ULDC, and as such is consistent with this policy.

○ *Intensity:* The maximum Floor Area Ratio (FAR) of 0.45 is allowed for an Institutional use within any FLU designation in the Urban Suburban Tier per Note 8 of FLUE Table 2.2-e.1, *Maximum FARs for Non-Residential Future Land Use Categories and Non-Residential Uses* (439,118 surveyed sq. ft. or 10.10 acres x 0.45 maximum FAR = 197,603 sq. ft. maximum). The existing 23,977 sq. ft. equates to a FAR of approximately 0.05 (23,977 / 439,118 surveyed sq. ft. or 10.10 acres = 0.05). The request is therefore below the maximum allowed FAR.

○ *Special Overlay District/Neighborhood Plan/Planning Study Area:* The site is located within the Revitalization, Redevelopment and Infill Overlay (RRIO) and the Urban Redevelopment Area (URA) Study Area. The request to expand the existing Institutional use is not inconsistent with the intent of the RRIO and URA, both of which encourage infill and redevelopment.

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.*

○ *Previous Approval:* The proposed amendment is to modify the site plan to add Recreation Amenities (six Croquet Courts). The development was originally approved in 1999 as a Class A Conditional Use to allow a nonprofit institutional assembly facility in the Residential Single Family (RS) Zoning District through Resolution R-1999-1152. The proposed amendment is not in conflict with any portion of the current Code, and is consistent with stated purpose and intent of the Code.

○ *Outdoor Recreation Amenities:* The Croquet Courts are an amenities related to the principal use for the existing nonprofit institutional assembly facility. As stated in Art.5.B.1.A. Outdoor recreation amenities operated by a non-profit assembly and shall comply with the setbacks or separations pursuant to Table 5.B.1.A, Setbacks, requiring 15 foot setbacks.

○ *Property Development Regulations:* The proposed amendment is to modify the site plan to add the six Croquet Courts. These modifications do not alter the Property Development regulations of the site as it relates to minimum lot dimensions and frontage and the required setbacks as indicated in Table 3.D.1.A, Property Development Regulations. The proposed Site Plan shows a minimum rear setback of 38.1 feet and a side setback of 30 feet for the proposed Croquet Courts meeting the minimum setback requirements of Art. 5.B.1.A, Outdoor Recreation Amenities.

○ *Landscaping and buffering:* Previous conditions require a 30-foot wide landscape buffer along the north property line fronting Summit Boulevard, a 30 foot wide landscape buffer supplemented with an average 3 foot high undulating berm is conditioned along the south property line abutting the Palm Bethel Primitive Baptist Church and Beymers Subdivision and the east property line abutting West Patrick Circle, and a 25 foot wide landscape buffer along the west property line fronting Florida Mango Road. All perimeter buffers have been upgraded with additional landscape materials. The current request will have no impact on existing landscaping and buffering. Existing landscaping conditions have been carried forward.

- *Architectural Review:* The proposed amendment does not amend the existing buildings. Architectural conditions of approval, previously approved have been carried forward.
- *Signage:* There are no proposed changes to the existing signs. The existing conditions have been carried forward.
- c. **Compatibility with Surrounding Uses** - *The proposed use or amendment is compatible and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development.*

To the north of the site, across Summit Boulevard (80' right-of-way), is the Patrick's Addition single-family subdivision. The adjacent properties to the south support the Beymers single-family subdivision and the Palm Bethel Primitive Baptist Church. To the east, across West Patrick Circle (60' right-of-way), is the Lake Patrick single-family subdivision. To the west, across Florida Mango Road (80' right-of-way), are the Palm Acre Estates and Flamingo Park single-family subdivisions. The proposed use or amendment is compatible and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development.

- d. **Design Minimizes Adverse Impact** – *The design of the proposed use minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.*

The placement and design of the proposed Croquet Courts is generally consistent with the placement of the existing courts. The new Croquet Courts are not visible from any exiting residential development and will be screen from West Patrick Circle R-O-W with a 30 foot landscape buffer material required by the ULDC. The reconfiguration of the site therefore minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.

- e. **Design Minimizes Environmental Impact** – *The proposed use and design minimizes environmental impacts, including, but not limited to, water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment.*

- *Vegetation Protection:* The application request does not impact native vegetation.
- *Wellfield Protection Zone:* This property is not located within Wellfield Protection Zone.
- *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.
- *Environmental Impacts:* There are no significant environmental issues associated with this petition beyond compliance with ULDC requirements.

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

The proposed amendment is an expansion of an existing use. The development pattern is existing. The amendment is logical and timely for redevelopment and expansion of a non-profit use within the urban service area.

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

TRAFFIC:

The Department of Engineering and Public Works Traffic Division provided comments throughout the review of this application and requested modifications have been incorporated by the Applicant. The proposed addition of 6 croquet fields to an existing site with 12 croquet fields is expected to generate 161 additional net daily trips, 5 additional net AM peak trips, and 14 additional net PM peak hour trips. Overall, the proposed site is expected to generate 482 net daily trips, 14 net AM peak hour trips, and 41 net PM peak hour trips. The build out of the project is assumed to be by 2028.

Since the modifications to the proposed development generates less than 21 peak hour trips, no detailed traffic analysis is required. Access to the site is currently existing through a full access connection to Florida Mango Rd and will continue to be used with the modification. No turn lanes at the driveway is warranted.

LAND DEVELOPMENT:

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 dry detention area will be expanded and conform to the approved bottom elevation, as previously permitted for the existing dry detention system. 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:

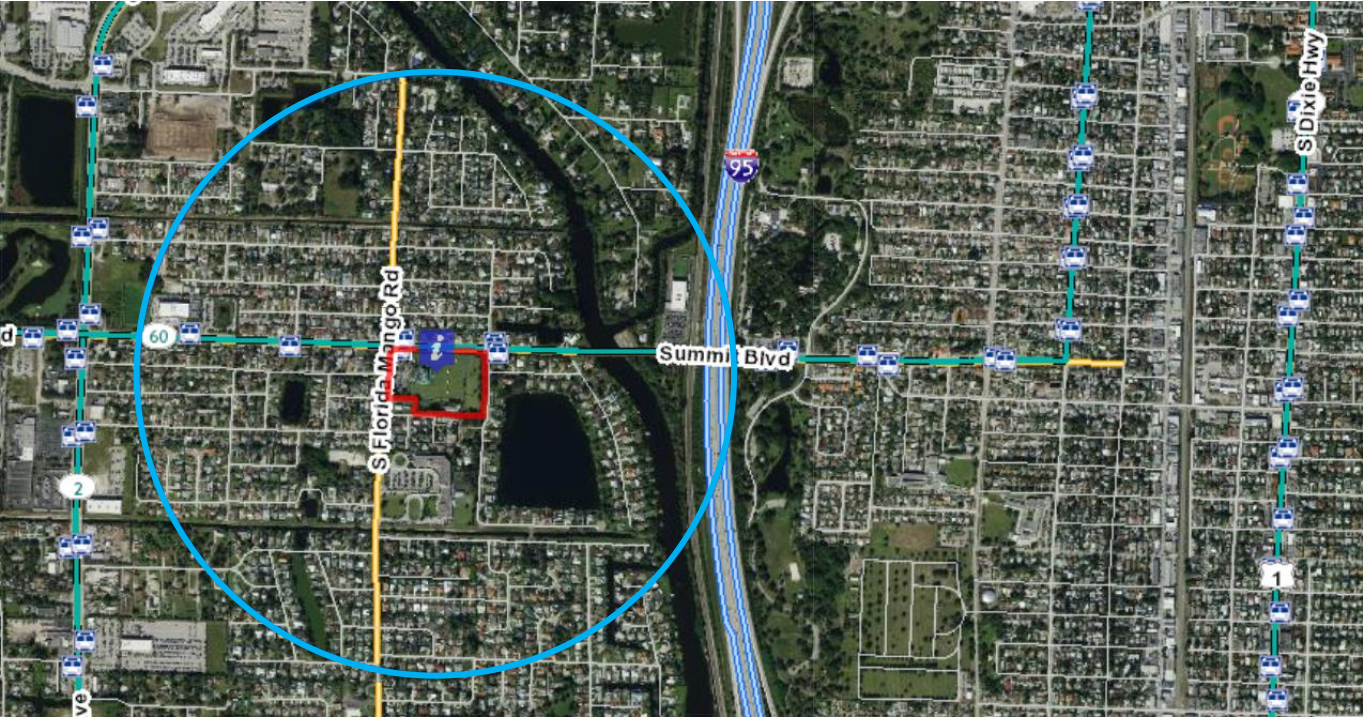
The Property Owner shall submit a drainage study that identifies historical flows that currently enter the site prior to the Final Site Plan approved by the DRO.

The Property Owner shall configure the property into a legal lot of record.

The Property Owner shall relocate the sign currently located within the County right-of-way onto the property.

MASS TRANSIT:

Palm Tran review Staff were provided this application for review, and had no comments during the review or for the Staff Report analysis. There are six bus stops locations with ½ mile of the subject property. The closest route is 60 which runs east west along Summit Boulevard.



DRAINAGE DISTRICT:

The overall development is located within the South Florida Water Management District SFWMD C-51 canal basin (sub-basin 27A) .The Applicant’s engineer states (Exhibit E-5) *“The National Croquet Center is located at 700 S. Florida Mango Road, West Palm Beach, FL 33406. The Property Control Number (PCN) for the subject parcel is 00-43-44-05-00-011-0020. The property contains approximately 10.1 acres which includes a (+/-) 18,000 square foot club house building, a (+/-) 4,000 square foot maintenance building, a parking lot, twelve (12) grass croquet courts, a (+/-) 11,000 square foot wet pond, and a (+/-) 57,000 square foot dry retention area. The property is located within the boundaries of the South Florida Water Management District (SFWMD) C-51 canal basin (sub-basin 27A). The current property land coverage breakdown is approximately 376,000 square feet (86%) pervious vs. approximately 64,000 square feet (14%) impervious. Collected stormwater runoff from the property is treated and attenuated within the (+/-) 57,000 square foot dry retention area. Legal positive outfall is currently available by way of an existing control structure located at the northeast corner of the property which controls allowable discharge from the property before discharging to the Summit Boulevard right-of-way drainage system.”*

WATER AND WASTEWATER PROVIDER:

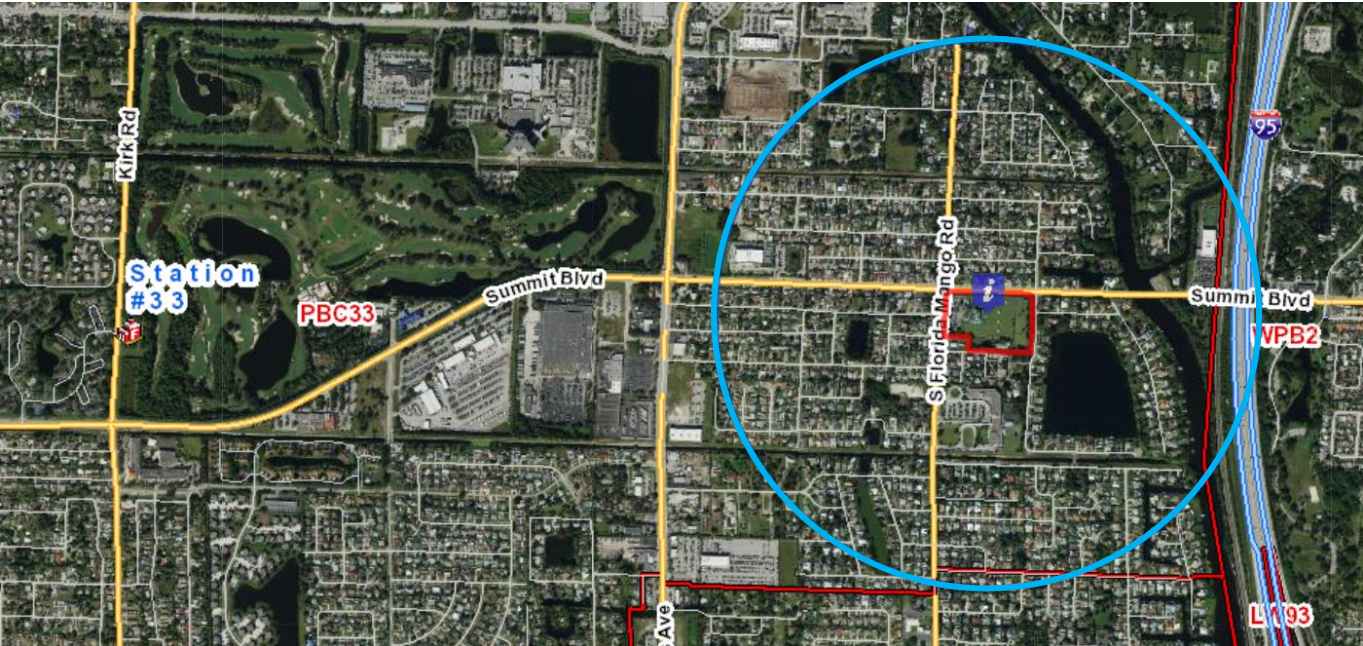
The subject site is within the water and wastewater service boundaries of the Palm Beach County Water Utilities Department (PBCWUD). PBCWUD review Staff provided comments throughout the review of this application. The site is currently service for both potable water and wastewater. Their email, as provided in Exhibit E-6, *“there is no notion of proposed water meters. If there is no additional utility concurrency for this project than a concurrency letter should not be required.”*

PALM BEACH COUNTY HEALTH DEPARTMENT:

The Health Department review Staff were provided this application for review and have no comments.

FIRE PROTECTION:

The Fire Rescue review Staff were provided this application for review and have no comments. The development is within the service boundary of Palm Beach County Fire Rescue Station #33.

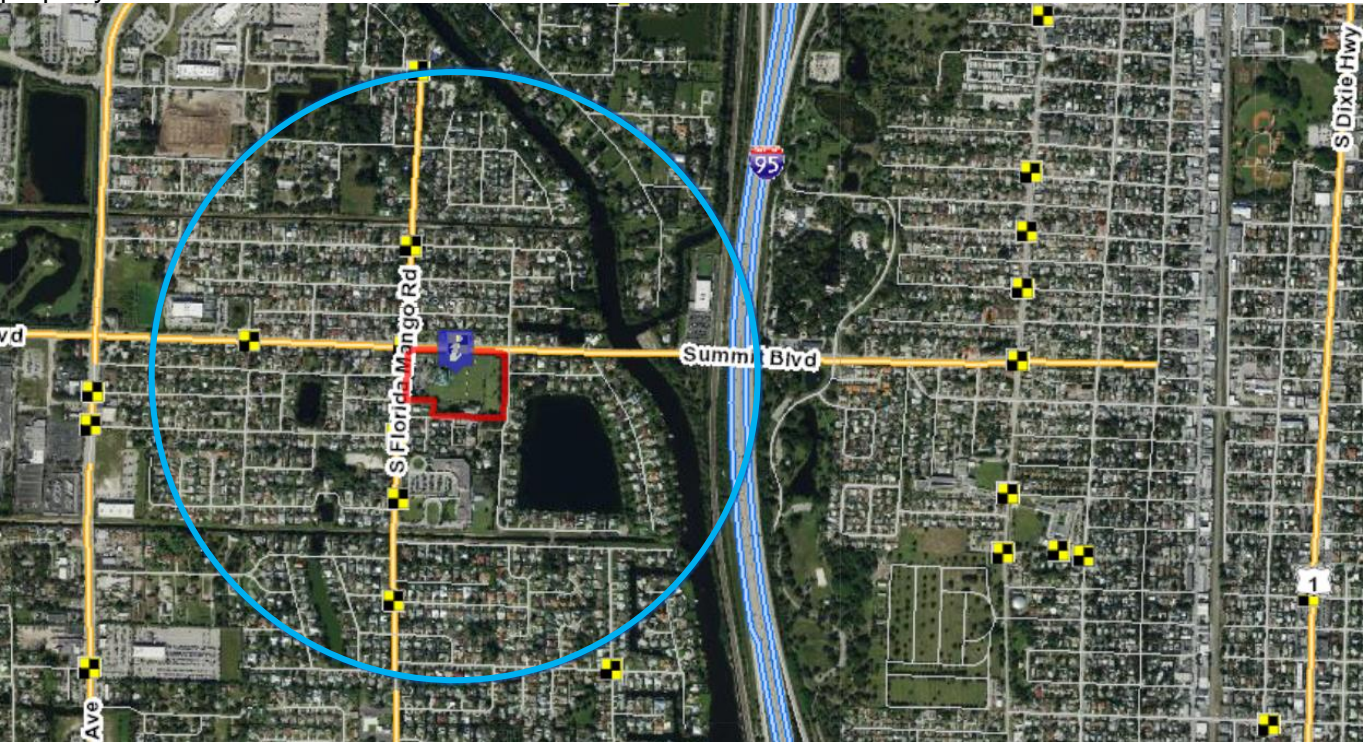


PARKS AND RECREATION:

The Parks and Recreation Department review staff have no comment regarding this application as this is a non-residential site, and the Parks and Recreation ULDC requirements do not apply.

SCHOOL IMPACTS:

The Palm Beach County School District review Staff were provided this application for review and have no comments. There are approximately seven school bus stop locations within a 1/2 mile of the subject property.



- h. 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’s Justification Statement indicates the following justification for their changed conditions of circumstances: *“The Croquet Foundation is seeking to bring the world championships to Palm Beach County and more specifically to be hosted at the Croquet Foundation. The addition of these courts is vital to compete on the world stage as one of the qualities is the number of courts available for a world championship event.”*

Exhibit C-1 - Conditions of Approval

Development Order Amendment

ALL PETITIONS

1. Previous ALL PETITIONS Condition 1 of Resolution R-2003-1282, Control No.1999-00015, which currently states:

All previous Conditions of Approval applicable to the subject property, as contained in Resolution R-99-1152 (Petition 99-015) and R-2001-1450 (Petition 990-015A) have been consolidated as contained herein. The Property Owner shall comply with all previous Conditions of Approval and deadlines previously established by Article 2.E of the Unified Land Development Code (ULDC) and the Board of County Commissioners, unless expressly modified.

Is hereby amended to read:

All previous Conditions of Approval applicable to the subject property, as contained in Resolution R-2003-1282 (Control 1999-0015), have been consolidated as contained herein. The Property Owner shall comply with all previous Conditions of Approval and deadlines previously established by Article 2.E of the Unified Land Development Code (ULDC) and the Board of County Commissioners, unless expressly modified. (ONGOING: MONITORING - Zoning)

2. Previous ALL PETITIONS Condition 2 of Resolution R-2003-1282, Control No.1999-00015, which currently states:

Development of the site is limited to the uses and site design as approved by the Board of County Commissioners. The approved site plan is dated May 7, 2003. All modifications must be approved by the Board of County Commissioners unless the proposed changes are required to meet conditions of approval or are in accordance with the ULDC.

Is hereby amended to read:

Development of the site is limited to the uses and site design as approved by the Board of County Commissioners. The approved site plan is dated February 24, 2024. All modifications must be approved by the Board of County Commissioners unless the proposed changes are required to meet conditions of approval or are in accordance with the ULDC. (ONGOING: ZONING - Zoning)

ARCHITECTURAL REVIEW

1. Similar architectural character and treatment, including but not limited to color, material, fenestration and roof lines, shall be provided on all sides of the building. (Previous ARCHITECTURAL REVIEW Condition 1 of Resolution R-2001-1350, Control No.1999-00015)

BUILDING AND SITE DESIGN

1. Total gross floor area shall be limited to a maximum of 23,977 square feet (including the covered patio). Expansion shall be limited to an increase of five percent (5%) of the total square footage or 1,000 square feet, whichever is less and shall be subject to Traffic Division's approval. (ONGOING/BLDGPM: BUILDING DIVISION - Zoning) (Previous BUILDING AND SITE DESIGN Condition 1 of Resolution R-2003-1282, Control No.1999-00015)

2. The maximum height for the museum/headquarters building, including all air conditioning and mechanical equipment, satellite dishes, measured from finished grade to highest point, shall not exceed thirty five (35) feet. The ornamental spires and decorative architectural elements shall not exceed thirty-nine (39) feet measured from finished grade to highest point. All other buildings shall be limited to one (1) story and not exceed twenty (20) feet measured from finished grade to highest point. (ONGOING/BLDGPM: BUILDING DIVISION - Zoning) (Previous BUILDING AND SITE DESIGN Condition 2 of Resolution R-2003-1282, Control No.1999-00015)

3. All roof or ground mounted air conditioning and mechanical equipment shall be screened from view on all sides in a manner consistent with the color, character and architectural style of the principal structure or equivalent landscape material. (ONGOING/BLDGPM: BUILDING DIVISION - Zoning) (Previous BUILDING AND SITE DESIGN Condition 3 of Resolution R-2003-1282, Control No.1999-00015)

ENGINEERING

1. Prior to issuance of a building permit the property owner shall convey a temporary roadway construction easement along Florida Mango Road to Palm Beach County. Construction by the Applicant within this easement shall conform to all Palm Beach County Standards and Codes. The location, legal sketches and the dedication documents shall be approved by the County Engineer prior to final acceptance. (BLDGPM:

MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 1 of Resolution R-2003-1282, Control No.1999-00015)

2. The property owner shall convey to Palm Beach County Land Development Division by for:
 - a. road right-of-way warranty deed to provide for a 40 foot corner clip at Summit Boulevard and Florida Mango Road; [COMPLETED] (BLDGPMPT: MONITORING - Engineering) [Note: COMPLETED]
 - b. 2b. road right-of-way warranty deed to provide for a 25 foot corner clip at the intersection of West Patrick Circle and Summit Boulevard [COMPLETED] (BLDGPMPT: MONITORING - Engineering) [Note: COMPLETED]
 - c. a line of sight easement in the southwest corner of the intersection of West Patrick Circle and Summit Boulevard in accordance with the State of Florida Green Book Standards [COMPLETED] All right of way or easements shall be conveyed prior to the issuance of the first Building Permit. Right of way conveyance shall be along the projects entire frontage and shall be free of all encumbrances and encroachments. Developer shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Acquisition Section to ensure that the property is free of all encumbrances and encroachments. Right-of-way conveyances shall also include "Corner Clips" where appropriate as determined by the County Engineer. (Previous Condition E.2 of Resolution R-2001-1350, Petition DOA1999-015A) (BLDGPMPT: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 2 of Resolution R-2003-1282, Control No.1999-00015)
3. The Property owner shall construct a pedestrian pathway along the east side of Florida Mango Rd. from Summit Blvd. to the projects south property line.
 - a. 3a. the construction shall be paid by the property owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of way. (BLDGPMPT: MONITORING - Engineering) [Note: COMPLETED]
 - b. Permits required by Palm Beach County for this construction shall be obtained prior to the issuance of the first Building Permit. (BLDGPMPT: MONITORING - Engineering) [Note: COMPLETED]
 - c. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (BLDGPMPT: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 3 of Resolution R-2003-1282, Control No.1999-00015)
4. 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. (BLDGPMPT: MONITORING - Engineering)
5. Prior to Final Site Plan approval by the DRO, remove the right-of-way dedication along Summit Blvd and label the Line of Sight easement recorded in ORB 11955 PG 1966. (DRO: ENGINEERING - Engineering)
6. Prior to Final Site Plan approval by the DRO, add the corner clip dedicated at Summit Blvd and Florida Mango Road recorded in ORB 11656 PG 957. (DRO: ENGINEERING - Engineering)
7. Prior to the issuance of the first building permit, the sign located at the northeast corner of the property shall be relocated out of the right-of-way. (BLDGPMPT: MONITORING - Engineering)
8. No Building Permits for the site may be issued after December 31, 2028. 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)

ENVIRONMENTAL

1. A Phase I and limited Phase II Environmental Audit indicated that there is some localized contamination on the site. Prior to DRC site plan certification, the Petitioner shall meet with ERM Staff with regard to the State requirements for the assessment of the contamination and the remediation of the site. (Previous Condition D.1 of Resolution R-2001-1350, Petition DOA1999-015A) (DRO: ZONING - Zoning) [Note: COMPLETED] (Previous ENVIRONMENTAL Condition 1 of Resolution R-2003-1282, Control No.1999-00015)

LANDSCAPE - INTERIOR

1. One landscape island shall be provided for every ten (10) paved parking spaces. The maximum spacing between landscape islands shall not exceed one hundred (100) linear feet. (ONGOING/BLDGPMPT: ZONING - Zoning) (Previous LANDSCAPE - INTERIOR Condition 1 of Resolution R-2003-1282, Control No.1999-00015)
2. Foundation planting or grade level planters shall be provided along all facades of the museum/headquarters building to consist of the following: a. The minimum width of the required landscape areas shall be five (5) feet; b. The length of the required landscaped areas shall be no less than 50% of the total length of each side of the structure; and c. Landscape areas shall be planted with a minimum equivalent of one (1) tree or palm for each twenty (20) linear foot of building facade and appropriate ground

cover. (Previous Condition G.2 of Resolution R-2001-1350, Petition DOA1999-015A) (ONGOING/BLDGPMPT: ZONING - Zoning) (Previous LANDSCAPE - INTERIOR Condition 2 of Resolution R-2003-1282, Control No.1999-00015)

3. Planting at the intersection of Summit Boulevard and Florida Mango Road shall consist of the following:
a. Two (2) palms or tiered under story planting adjacent to the sign. (ONGOING/BLDGPMPT: ZONING - Zoning) (Previous LANDSCAPE - INTERIOR Condition 3 of Resolution R-2003-1282, Control No.1999-00015)

4. Planting in landscape median for the parking lot shall consist of the following: a. Twenty four (24) inch high shrub or hedge material spaced no more than twenty four (24) inches on center at installation, to be maintained at a minimum height of thirty six (36) inches. (ONGOING/BLDGPMPT: ZONING - Zoning) [(Previous LANDSCAPE - INTERIOR Condition 4 of Resolution R-2003-1282, Control No.1999-00015)

5. Focal Point in the round-about shall consist of the following: a. One large specimen palm (ie. Medjool Date or Paurotis) or clusters of palms, and tiered under story planting; or, b. a fountain or a statue. Prior to final DRC certification, details of the fountain/statue shall be submitted to the Zoning Division for review (ONGOING/BLDGPMPT: ZONING - Zoning) (Previous LANDSCAPE - INTERIOR Condition 5 of Resolution R-2003-1282, Control No.1999-00015)

6. Additional planting on the west side of the museum building shall consist of the following:
A minimum of three (3) specimen palms to be located on each side of the museum building. (ONGOING/BLDGPMPT: ZONING - Zoning) (Previous LANDSCAPE - INTERIOR Condition 6 of Resolution R-2003-1282, Control No.1999-00015)

LANDSCAPING ALONG THE NORTH PROPERTY LINE-LANDSCAPING ALONG THE NORTH PROPERTY LINE (ABUTTING SUMMIT BOULEVARD)

1. Landscaping and buffering along the north property line shall be upgraded to include:
a. A minimum thirty (30) foot wide landscape buffer strip; and
b. A six (6) foot black, vinyl chain link fence. ONGOING/BLDGPMPT (Previous LANDSCAPING ALONG THE NORTH PROPERTY LINE Condition 1 of Resolution R-2003-1282, Control No.1999-00015)

2. The following landscaping requirements shall be installed on the exterior side of the required fence:
a. One (1) Royal palm for each twenty (20) linear feet of the frontage, with a maximum spacing of sixty (60) feet between clusters; and,
b. Twenty four (24) inch high shrub or hedge material spaced no more than twenty four (24) inches on center at installation, to be maintained at a minimum height of thirty six (36) inches. (ONGOING/BLDGPMPT (Previous LANDSCAPING ALONG THE NORTH PROPERTY LINE Condition 2 of Resolution R-2003-1282, Control No.1999-00015)

ZONING - LANDSCAPING

1. All canopy trees required to be planted on the perimeter of the site by this approval shall meet the following minimum standards at installation, unless specified herein:
a. Tree height: fourteen (14) feet;
b. Trunk diameter: 3.5 inches measured 4.5 feet above grade;
c. Canopy diameter: seven (7) feet. Diameter shall be determined by the average canopy radius at 3 points measured from the trunk to the outermost branch tip. Each radius shall measure at least 3.5 feet in length; and,
d. Credit may be given for existing or relocated trees provided they meet current ULDC requirements. (ONGOING/BLDGPMPT: ZONING - Zoning) (Previous ZONING - LANDSCAPING Condition 1 of Resolution R-2003-1282, Control No.1999-00015)

2. All palms required to be planted along the north property line (Summit Boulevard) of the site by this approval shall meet the following minimum standards at installation:
a. Palm heights: six (6) feet of grey wood; overall height minimum eighteen (18) feet;
b. Credit may be given for existing or relocated palms provided they meet current ULDC requirements. (ONGOING/BLDGPMPT: ZONING - Zoning) (Previous ZONING - LANDSCAPING Condition 2 of Resolution R-2003-1282, Control No.1999-00015)

3. All palms required to be planted on the remaining portion of the site by this approval shall meet the following minimum standards at installation:
a. Palm heights: twelve (12) feet clear trunk;
b. Clusters: staggered heights twelve (12) to eighteen (18) feet; and,
c. Credit may be given for existing or relocated palms provided they meet current ULDC requirements. (ONGOING/BLDGPMPT: ZONING - Zoning) (Previous ZONING - LANDSCAPING Condition 3 of Resolution R-2003-1282, Control No.1999-00015)

LANDSCAPING ALONG THE SOUTH AND EAST PROPERTY LINES-LANDSCAPING ALONG THE NORTH PROPERTY LINE (ABUTTING SUMMIT BOULEVARD)

- 1. Landscaping and buffering along the south and east property lines shall be upgraded to include:
 - a. A minimum thirty (30) foot wide landscape buffer strip;
 - b. A minimum two to four-foot-high undulating berm with an average height of three (3) feet measured from top of curb; and,
 - c. A six (6) foot black, vinyl chain link fence. (ONGOING/BLDGPM: ZONING - Zoning) (Previous LANDSCAPING ALONG THE SOUTH AND EAST PROPERTY LINES Condition 1 of Resolution R-2003-1282, Control No.1999-00015)

LANDSCAPING ALONG THE SOUTH AND EAST PROPERTY LINES-LANDSCAPING ALONG THE SOUTH AND EAST PROPERTY LINES (ABUTTING CHURCH, RESIDENTIAL AND WEST PATRICK CI

- 2. The following landscaping requirements shall be installed alternately on both sides of the required fence:
 - a. One (1) canopy tree planted every twenty (20) feet on the center. A group of three (3) or more palm or pine trees may not supersede the requirement for a canopy tree in that location;
 - b. One (1) palm or pine tree for each twenty (20) linear feet, with a maximum spacing of sixty (60) feet between clusters;
 - c. Twenty-four (24) inch high shrub or hedge material spaced no more than twenty-four (24) inches on center at installation, to be maintained at a minimum height of thirty-six (36) inches; and,
 - d. One (1) Wax Myrtle shrub planted for each 300 square feet of the buffer. Shrub shall be seventy-two (72) inch high at installation. (ONGOING/BLDGPM: ZONING - Zoning) (Previous LANDSCAPING ALONG THE SOUTH AND EAST PROPERTY LINES Condition 2 of Resolution R-2003-1282, Control No.1999-00015)

LANDSCAPING ALONG THE WEST PROPERTY LINE-LANDSCAPING ALONG THE WEST PROPERTY LINE (ABUTTING FLORIDA)

- 1. Landscaping and buffering along the west property line shall be upgraded to include:
 - a. A minimum twenty-five (25) foot wide landscape buffer strip;
 - b. A six (6) foot black, vinyl chain link fence. (ONGOING/BLDGPM: ZONING - Zoning) (Previous LANDSCAPING ALONG THE WEST PROPERTY LINE Condition 1 of Resolution R-2003-1282, Control No.1999-00015)
- 2. The following landscaping requirements shall be installed on the exterior side of the required fence:
 - a. One (1) Royal palm planted at twenty (20) feet on center. Palm heights shall be staggered with a minimum average height of twelve (12) feet of greywood;
 - b. One (1) flowering tree planted at twenty (20) feet on center (except for driveway opening). Minimum height of the flowering trees shall be twelve (12) feet in height and
 - c. Twenty-four (24) inch high shrub or hedge material spaced no more than twenty-four (24) inches on center at installation, to be maintained at a minimum height of thirty-six (36). (ONGOING/BLDGPM: ZONING - Zoning) (Previous LANDSCAPING ALONG THE WEST PROPERTY LINE Condition 2 of Resolution R-2003-1282, Control No.1999-00015)

LIGHTING

- 1. All outdoor lighting used to illuminate the subject property and identification signs shall be of low intensity, minimum necessary to satisfy the Palm Beach County Security Code, shielded and directed down and away from adjacent properties and streets. (ONGOING/BLDGPM: BUILDING - Zoning) (Previous LIGHTING Condition 1 of Resolution R-2003-1282, Control No.1999-00015)
- 2. Outdoor lighting fixtures shall not exceed fourteen (14) feet in height, excluding fixtures used to illuminate playing courts, Which shall not exceed twenty-seven (27) feet in height. All outdoor lighting fixtures shall be setback a minimum of fifty (50) feet from any residential property measured from finished grade to highest point. (ONGOING/BLDGPM: BUILDING - Zoning) (Previous LIGHTING Condition 2 of Resolution R-2003-1282, Control No.1999-00015)
- 3. All outdoor lighting shall be extinguished no later than 10:00 p.m., excluding security lighting only. (ONGOING: CODE ENFORCEMENT - Zoning) (Previous LIGHTING Condition 3 of Resolution R-2003-1282, Control No.1999-00015)
- 4. The lighting conditions above shall not apply to proposed security or low voltage landscape/accent type lights used to emphasize plant material. (ONGOING/BLDGPM: BUILDING - Zoning) (Previous LIGHTING Condition 4 of Resolution R-2003-1282, Control No.1999-00015)
- 5. Previous LIGHTING Condition 5 of Resolution R-2003-1282, Control No.1999-00015, which currently states:

Lighting for croquet courts shall be limited to courts 5, 7 and 11 only, as shown on the site plan dated May 7, 2003.

Is hereby amended to read:

Lighting for croquet courts shall be limited to courts 5, 7 and 11 only, as shown on the site plan dated February 24, 2024. (ONGOING/BLDGPMPT: BUILDING - Zoning)

MASS TRANSIT

- 1. The location of an easement for a Bus Stop, Boarding and Alighting Area, subject to the approval of Palm Tran, shall be shown on the final site plan prior to the final approval of the DRC. The purpose of this easement is for the future construction of Mass Transit infrastructure in a manner acceptable to Palm Tran. (DRO: PALM TRAN – Palm Tran) (Previous MASS TRANSIT Condition 1 of Resolution R-2003-1282, Control No.1999-00015)
- 2. Prior to final approval of the DRC, the property owner shall convey to Palm Beach County an easement for a Bus Stop, Boarding and Alighting Area, subject to the approval of Palm Tran. The location sketch, legal description, and dedication documents of this easement shall be approved by Palm Tran prior to the recordation of the documents. (DRO: MONITORING PALM TRAN – Palm Tran) (Previous MASS TRANSIT Condition 2 of Resolution R-2003-1282, Control No.1999-00015)

SIGNS

- 1. Freestanding signs fronting on Florida Mango Road shall be limited as follows:
 - a. Maximum sign height, measured from finished grade to highest point - eight (8) feet;
 - b. Maximum sign face area per side - 80 square feet;
 - c. Maximum number of signs - one (1); and, d. Style - monument style only. (ONGOING/BLDGPMPT: BUILDING - Zoning) (Previous SIGNS Condition 1 of Resolution R-2003-1282, Control No.1999-00015)
- 2. No off-premise signs or relocated billboards shall be permitted on the site. (ONGOING/BLDGPMPT:: ZONING - Zoning) (Previous SIGNS Condition 2 of Resolution R-2003-1282, Control No.1999-00015)
- 3. No wall signs shall be permitted on any buildings. (ONGOING/BLDGPMPT: BUILDING - Zoning) (Previous SIGNS Condition 3 of Resolution R-2003-1282, Control No.1999-00015)

USE LIMITATIONS

- 1. Hours of operation shall not be permitted prior to 6:00 a.m. nor continue later than 12:00 a.m. daily. (ONGOING: CODE ENFORCEMENT - Zoning) (Previous USE LIMITATIONS Condition 1 of Resolution R-2003-1282, Control No.1999-00015)
- 2. All activities shall be conducted within the main building area after 10:00 p.m. daily. Use of the patio or other outdoor facilities after 10:00 p.m. shall be prohibited. (ONGOING: CODE ENFORCEMENT - Zoning) (Previous USE LIMITATIONS Condition 2 of Resolution R-2003-1282, Control No.1999-00015)
- 3. Deliveries shall be prohibited prior to 6:00 a.m. and later than 10:00 p.m. daily. (ONGOING: CODE ENFORCEMENT - Zoning) (Previous USE LIMITATIONS Condition 3 of Resolution R-2003-1282, Control No.1999-00015)
- 4. Storage or placement of any material, refuse, equipment or debris shall not be permitted in the rear of the facility. ONGOING: CODE ENFORCEMENT - Zoning) (Previous USE LIMITATIONS Condition 4 of Resolution R-2003-1282, Control No.1999-00015)
- 5. Repair or maintenance of vehicles or large equipment shall not be permitted on site. ONGOING: CODE ENFORCEMENT - Zoning) (Previous USE LIMITATIONS Condition 5 of Resolution R-2003-1282, Control No.1999-00015)
- 6. Previous USE LIMITATIONS Condition 6 of Resolution R-2003-1282, Control No.1999-00015, which currently states:

Parking of delivery vehicles or trucks shall not be permitted on site except within the designated loading space as indicated on the site plan dated May 7, 2003.

Is hereby amended to read:

Parking of delivery vehicles or trucks shall not be permitted on site except within the designated loading space as indicated on the site plan dated February 24, 2025. (ONGOING: CODE ENFORCEMENT - Zoning)

- 7. No outdoor or amplified music shall be audible from the property lines. (ONGOING: CODE ENFORCEMENT - Zoning) (Previous USE LIMITATIONS Condition 7 of Resolution R-2003-1282, Control No.1999-00015)
- 8. Inward-oriented loudspeakers may be permitted during special events or tournaments. A maximum of six (6) special events or tournaments shall be permitted for a total of fifteen (15) days per year. (ONGOING:

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)

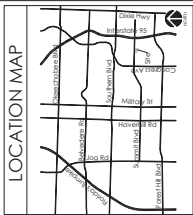
DISCLOSURE

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

Exhibit D - Project History

Application No.	Title & Request	Resolution	Decision	Approval Date
CA-1999-00015	Title: Class A Conditional Use Request: to allow a nonprofit institutional assembly facility in the Residential Single Family (RS) Zoning District	R-1999-01152	Approved	06/29/1999
DOA-1999-00015	Title: Development Order Amendment Request: to modify/delete conditions of approval to a Class A Conditional Use a	R-2001-01350	Approved	08/23/2001
DOA-1999-00015	Title: Development Order Amendment Request: to modify/delete conditions of approval to a Class A Conditional Use a	R-2003-01282	Approved	08/28/2003

Exhibit E-1 - Preliminary Site Plan

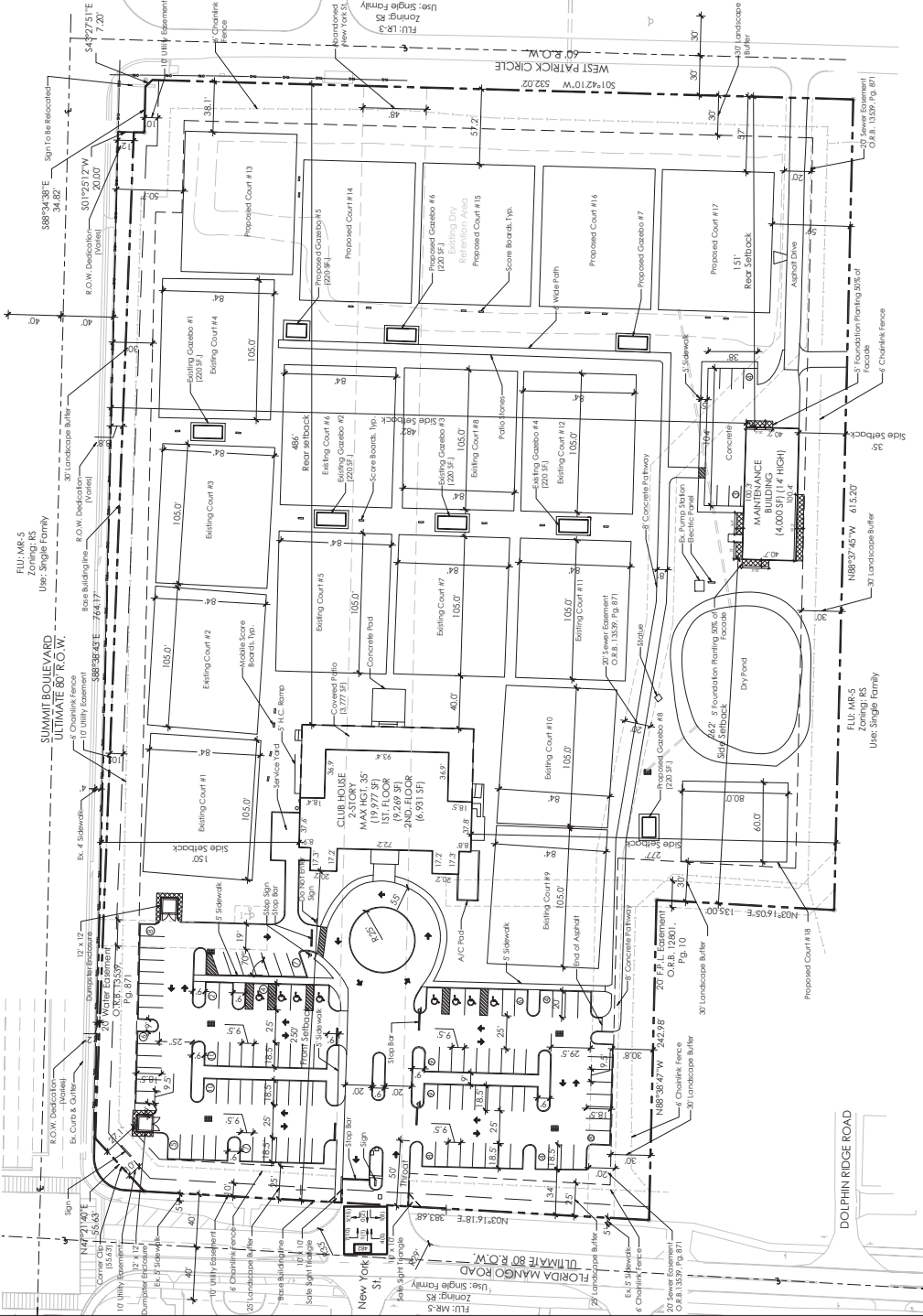


SITE TABULAR DATA	
Application Name	Museum and Headquarters for Central Foundation of America
Control Number	1999-00015
Application Number	DCA-2024-01034
Tier	Urban/Suburban
Existing Future Land Use Designation	MR-5

Palm Beach County, Florida

REVISIONS / SUBMISSIONS
Original Submittal 07/17/24
Insufficiency Resubmittal 09/18/24
Revision Date 10/28/24
Revision Date 12/20/24
Resubmittal 01/23/25
Resubmittal 02/24/25

PSP-1 of 1



PROPERTY DEVELOPMENT REQUIREMENTS						
	ZONING DISTRICT	MINIMUM LOT DIMENSIONS				MAX BLDG COVER
		SIZE	FRONTAGE	DEPTH	FAR	
CODE	RS	6,000 s.f.	65'	65'	0.45	40%
PROP	RS	10,000 AC.	334'	334'	0.05	29%



Exhibit E-2 - Preliminary Regulating Plan



**Museum & Headquarters for
Croquet Foundation of America**
Palm Beach County, Florida

Date	09/18/24
Scale	1" = 40'
Design By	JAN
Drawn By	RC
Checked By	JAN
File No	1147.01
Job No	23-66

REVISIONS / SUBMISSIONS

[illegible]

PRELIMINARY REGULATING PLAN

RP-1 of 2

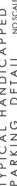


Exhibit E-3 –Previously Approved Site Plan

Exhibit E-4 – Disclosure of Onwership

DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY

[TO BE COMPLETED AND EXECUTED BY THE PROPERTY OWNER(S) FOR EACH APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT OR DEVELOPMENT ORDER]

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 David McCoy, 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 ☒ Chairman [position - e.g., president, partner, trustee] of CROQUET FOUNDATION OF AMERICA, INC. [name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership] that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.
2. Affiant's address is: 2506 Players Court
Wellington, FL33414
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 Property. 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 application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property 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.

David McCoy
David McCoy Affiant
(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

STATE OF ~~FLORIDA~~ New York
COUNTY OF ~~PALM BEACH~~ Schoharie

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
[] online notarization, this 16 day of July, 2024 by
David McCoy (name of person acknowledging). He/she is personally
known to me or has produced a Florida driver's license (type of identification) as
identification and did/did not take an oath (circle correct response). license

Barbara VanValkenburg
(Name - type, stamp or print clearly)

Barbara VanValkenburg
(Signature)

My Commission Expires on: 12/27/2025

Barbara VanValkenburg
Notary Public
Schoharie County, New York
Reg# 01VA6138963
My term expires 12/27/2025

EXHIBIT "A"**PROPERTY****DESCRIPTION:**

PARCEL OF LAND IN GOVERNMENT LOT 11, SECTION 5, TOWNSHIP 44, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGIN AT A POINT WHICH IS THE INTERSECTION OF THE EASTERLY RIGHT OF-WAY LINE OF FLORIDA MANGO ROAD WITH SOUTHERLY RIGHT OF-WAY LINE ILLINIOS STREET, BOTH ACCORDING TO THE PLAT OF REPLAT OF PATRICK'S ADDITION AS RECORDED IN PLAT BOOK 23, PAGE 205, AND FOR THE RECORDS OF PALM BEACH COUNTY, FLORIDA: THENCE EASTERLY ALONG THE SAID SOUTHERLY RIGHT-OF-WY OF ILLINIOS STREET, A DISTANCE OF 840.52 FEET TO A POINT; THENCE SOUTHERLD AT AN ANGLE OF 89 DEGREE 43 MINUTES 29 SECONDS TO THE PREVIOUS COURSE, TURNED FROM WEST TO SOUTH, A DISTANCE OF 213.59 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF NEW YORK STREET ACCORDING TO THE PLAT GOVERNMENT LOT 11. SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK 22, PAGE 18, IN AND FOR THE RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE WESTERLY ALONG THE SAID NORTHERLY RIGHT-OF WAY LINE OF NEW YORK STREET, AT AN ANGLE OF 90 DEGREES 15 MINUTES 53 SECONDS TO THE PREVIOUS COURSE TURNED NORTH TO WEST, A DISTACE OF 846.75 FEET TO A POINT WHICH IS ITS INTERSECTION WITH THE ESTERLY RIGHT OF-WAY LINE OF FLORIDA MANGO ROAD AFORESAID; THENCE NORTHERLY ALONG THE SAID EASTERLY RIGHT OF-WAY LINE AT ANGLE 88 DEGREES 03 MINUTES 52 SECONDS TO THE PREVIOUS COURSE TURNED FROM EAST TO NORTH, A DISTANCE OF 213.56 FEET TO THE POINT OF BEGINNING.

LESS ANS EXCEPT THEREFROM THE RIGHT-OF-WAY SUMMIT BOULEVARD AS NOW LAID OUT AND IN USE, AND LESS THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SUMMIT BOULEVARD RECORDED IN ROAD BOOK 3, PAGES 165-167 AND THE WESTERLY RIGHT-OF-WAY OF EASY STREET RECORDED IN PLAT BOOK 23, PAGE 205 (PATRICK'S ADDITION RECORDS OF PALM BEACH COUNTY FLORIDA: THENCE SOUTHERL ALONG THE WESTERLY PROLONGATION OF EASY STREET A DISTANCE OF 80 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SUMMIT BOULEVARD BEING THE POINT OF BEGINNING OF THE HERIN DESCRIBED LAND THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 40 FEET: THENCE SOUTHERLY FROM AN ANGLE OF 90 DEGREES MESURED EAST TO SOUTH, A DISTANCE OF 20 FEET; THENCE EASTERLY AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF SUMMIT BOULEVARD, A DISTANCE OF 40 FEET; THENCE NORTHERLY, A DISTANCE OF 20 FEET TO THE POINT OF BEGINNING.

AND

GOVERNMENT LOT 11, SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 11, SECTIONS, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; THENCE IN A NORTHERLY DIRECTION NORTH 1 DEGREE 54 MINUTES 49 SECONDS EAST, A DISTANCE OF 1149.16 FEET TO A POINT: THENCE EAST 40.02 FEET TO THE POINT OF BEGINNING, SAID POINT BEING IN THE EASTERLY RIGHT-OF-WAY LINE OF FLORIDA MANGO ROAD: THENCE CONTINUE EAST, A DISTANCE OF 242.98 FEET TO A POINT; THENCE IN A SOUTHERLY DIRECTION SOUTH 1 DEGREE 54 MINUTES 49 SECONDS WEST, A DISTANCE OF 135 FEET TO A POINT; THENCE EAST, A DISTANCE OF 615.20 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF EASY STREET PROJECTED FROM THE REPLAT OF PATRICK'S ADDITION, AS RECORDED IN PLAT BOOK 23, PAGE 205, RECORDS OF PALM BEACH COUNTY, FLORIDA THENCE IN A NORTH ERM DIRECTION ALONG THE WESTERLY LINE OF EASY STREET PROJECTED NORTH O DEGREES 14 MINUTES 38 SECONDS EAST, A DISTANCE OF 323.81 FEET TO A POINT; THENCE

Exhibit E-5 – Drainage Statement



October 25, 2024

DRAINAGE STATEMENT

The National Croquet Center
Palm Beach County, Florida
Zoning Application #DOA-2024-01034

Existing Conditions

The National Croquet Center is located at 700 S. Florida Mango Road, West Palm Beach, FL 33406. The Property Control Number (PCN) for the subject parcel is 00-43-44-05-00-011-0020.

The property contains approximately 10.1 acres which includes a (+/-) 18,000 square foot club house building, a (+/-) 4,000 square foot maintenance building, a parking lot, twelve (12) grass croquet courts, a (+/-) 11,000 square foot wet pond, and a (+/-) 57,000 square foot dry retention area.

The property is located within the boundaries of the South Florida Water Management District (SFWMD) C-51 canal basin (sub-basin 27A). The current property land coverage breakdown is approximately 376,000 square feet (86%) pervious vs. approximately 64,000 square feet (14%) impervious.

Collected stormwater runoff from the property is treated and attenuated within the (+/-) 57,000 square foot dry retention area. Legal positive outfall is currently available by way of an existing control structure located at the northeast corner of the property which controls allowable discharge from the property before discharging to the Summit Boulevard right-of-way drainage system.

Proposed Conditions

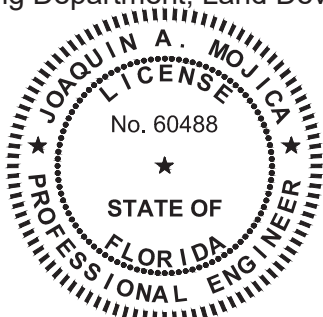
The National Croquet Center proposes expanding the existing dry retention area by approximately 15,000 square feet. The expanded dry retention area will be resodded and striped to accommodate five (5) new croquet courts. Sod replacement shall conform to the originally approved retention area bottom elevation. The proposed use of the expanded dry retention area for croquet play will not adversely impact the capacity, operation or maintenance of the stormwater management system as originally approved.

The proposed improvements shall be in conformance with PBC Land Development Design Standards Manual Section 600. Required approvals shall include Palm Beach County Zoning Department, Engineering Department, Land Development Division and R/W Permitting Section.

Joaquin A. Mojica, P.E.
Director of Engineering
FL PE 60488

Joaquin
A Mojica

Digitally signed by Joaquin A Mojica
DN: c=US, o=MILLER LEGG AND ASSOCIATES INC,
dnQualifier=A01410D00000
18D5B96946400052C1C,
cn=Joaquin A Mojica
Date: 2024.10.25 08:24:53 -0400



This item has been digitally signed and sealed by Joaquin A. Mojica, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Exhibit E-6 – Correspondence

Nour Darwish

From: Stephane Pedemey <SPedemey@pbcwater.com>
Sent: Monday, September 30, 2024 10:51 AM
To: Nour Darwish
Cc: Ebony Foreman; Tanoy Williams
Subject: RE: National Croquet Club_Water and Wastewater Concurrency Letter Request
Attachments: EXHIBIT C Concurrency Letter (2021).pdf; Legal Description.docx; Owner-Applicant Signature Authorization Form.pdf; Survey.pdf; Warranty Deed.pdf; CROQUET FOUNDATION OF AMERICA INC.pdf; PSP-1.dwf

Good morning Nour,

On the UCRF, there is no notion of proposed water meters. If there is no additional utility concurrency for this project than a concurrency letter should not be required.

Please advise.

Stephane Pedemey
Contract Management Specialist
Palm Beach County Water Utilities
8100 Forest Hill Blvd. West Palm Beach, FL 33413
Phone: (561) 493-6052
SPedemey@pbcwater.com



BEST WATER, BEST SERVICE & BEST ENVIRONMENTAL STEWARDSHIP.

Note: Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: Nour Darwish <NDarwish@SNLandPlan.com>
Sent: Monday, September 30, 2024 10:44 AM
To: Stephane Pedemey <SPedemey@pbcwater.com>
Cc: Jackie Michels <JMichels@pbcwater.com>
Subject: National Croquet Club_Water and Wastewater Concurrency Letter Request

Stephane,


Good morning. The purpose of this email is to request a water and waste water concurrency letter for the National Croquet Club project. The subject property consists of 10.24 acres (PCN: 00-43-44-05-00-011-0020) located at the southeast corner of the intersection of Summit Blvd and S Florida Mango Rd. Owner is proposing to expand this use by adding six Courts to the already existing development. Enclosed please find the following:

- EXHIBIT C Concurrency Letter (2021)
- Owner-Applicant Signature Authorization Form

- Legal Description
- Preliminary Site Plan
- Survey
- Warranty Deed
- Sunbiz_ CROQUET FOUNDATION OF AMERICA INC

If you need anything else, please don't hesitate to contact me.

Respectfully,



**SCHMIDT
NICHOLS**
LANDSCAPE ARCHITECTURE
AND URBAN PLANNING

Nour Darwish | Urban Planner

Phone 561.684.6141 ext. 108
Email: ndarwish@snlandplan.com

1551 N Flagler Dr, Ste 102
West Palm Beach, FL 33401
www.snlandplan.com [\[snlandplan.com\]](http://snlandplan.com)

[!\[\]\(f92dd4da798b4dcd89fc51d3c718915d_img.jpg\) \[\\[linkedin.com\\]\]\(https://www.linkedin.com\)](#) [!\[\]\(6c67751db710087d3e7dab80cdf55154_img.jpg\) \[\\[twitter.com\\]\]\(https://twitter.com\)](#) [!\[\]\(6cc54dc9b7e87f655c540c2a55f993c2_img.jpg\) \[\\[instagram.com\\]\]\(https://www.instagram.com\)](#)

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