

NOTICE OF A PROPOSED PUBLIC HEARING - ZONING



Dear Property Owner:

This is a courtesy notice for a proposed zoning application for land within 500 feet of your property.

The County will consider the application at public hearings provided below. Contact the Zoning Staff for more information.

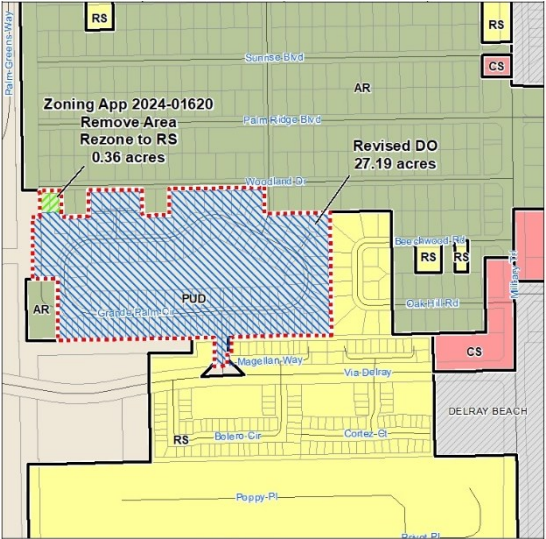
A summary of the request and a map of the subject site is available at the link below or at the QR code on the reverse side.

[www.pbc.gov/pzb/notices](http://www.pbc.gov/pzb/notices)

Hearing Agendas and Reports are available one week in advance here:

<https://discover.pbc.gov/pzb/zoning/Pages/Hearings-and-Meetings.aspx>

**Application:** Tropical Lakes PUD, DOA-2024-01618  
**Location:** North side of Via Delray approximately 0.62 miles west of Military Trail  
**Zoning Commission Hearing:** October 3, 2025 at 9:00 a.m.  
2300 North Jog Road, Vista Center, VC-1W-47, West Palm Beach, Florida 33411  
**Board of County Commissioners Hearing:** October 23, 2025 at 9:30 a.m.  
301 North Olive Avenue  
Governmental Center, Chambers 6th Floor  
West Palm Beach, Florida 33401  
**Zoning Staff Contact:** Joyce Lawrence, Senior Site Planner  
(561) 233-5217 or JRLAWREN@pbc.gov  
**Notice Date:** September 9, 2025



Zoning Application Summary	
Application:	Tropical Lakes PUD, DOA-2024-01618
Control:	Tropical Lakes PUD, 1992-00026
Location:	North side of Via Delray approximately 0.62 miles west of Military Trail
District:	Commission District 5
Title/Request:	<b>Title:</b> a Development Order Amendment <b>Request:</b> to reconfigure the Planned Unit Development (PUD) boundary to delete land area within the Private Recreation and Civic Pods, and to modify a Condition of Approval (Site Design) on 27.19 acres
<b>Summary:</b> The application is for Tropical Lakes PUD. The Planned Unit Development (PUD) was originally approved by the Board of County Commissioners (BCC) on December 6, 1993 to allow an Official Zoning Map Amendment to rezone the property from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) Zoning District.  The request proposes to modify the boundary of the PUD, to delete land area within the Private Recreation and the Civic Pods, and to amend a Condition of Approval (Site Design). The Preliminary Master Plan indicates a residential Pod (92 ZLL units, and 44 Multi Family dwelling units) for a total of 136 units, with no change to the dwelling units, a Private Civic and Recreation Pods, and an existing Lake. Access to the site will remain from Via Delray Road, and Crestwood Avenue.	