

RESOLUTION NO. R-2025- 1585

RESOLUTION APPROVING ZONING APPLICATION Z-2024-01620
(CONTROL NO. 2024-00138)
an Official Zoning Map Amendment
APPLICATION OF Palm Beach Bath & Tennis Homeowners Assn
BY Keiser Legal PLLC, AGENT
(Little Tropical Lakes)

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 Z-2024-01620 was presented to the Board of County Commissioners at a public hearing conducted on October 23, 2025;

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the Applicant and other interested parties, the recommendations of the various County Review Agencies, and the recommendation of the Zoning Commission;

WHEREAS, the Board of County Commissioners pursuant to Article 2 (Application Processes and Procedures) of the ULDC is authorized and empowered to consider, approve, approve with conditions or deny the request;

WHEREAS, the Board of County Commissioners hereby incorporates by reference the Findings in the staff report addressing the Standards contained in Article 2.B (Public Hearing Processes) for an Official Zoning Map Amendment and Article 3.B.3 for a Conditional Overlay Zone (COZ);

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 Z-2024-01620, the Application of Palm Beach Bath & Tennis Homeowners Assn, by Keiser Legal PLLC, Agent, for an Official Zoning Map Amendment to allow a rezoning from the Planned Unit Development (PUD) Zoning District to the Residential Single Family (RS) Zoning District with a Conditional Overlay Zone (COZ) on 0.36 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 October 23, 2025, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Weiss moved for the approval of the Resolution.

The motion was seconded by Commissioner Sachs and, upon being put to a vote, the vote was as follows:

Commissioner Maria G. Marino, Mayor	- Aye
Commissioner Sara Baxter, Vice Mayor	- Aye
Commissioner Gregg K. Weiss	- Aye
Commissioner Joel G. Flores	- Aye
Commissioner Marci Woodward	- Absent
Commissioner Maria Sachs	- Aye
Commissioner Bobby Powell, Jr.	- Aye

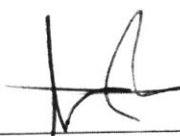
The Mayor thereupon declared that the resolution was duly passed and adopted on October 23, 2025.

Filed with the Clerk of the Board of County Commissioners on October 23, 2025.

This resolution is effective when filed with the Clerk of the Board of County Commissioners.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

BY: 
COUNTY ATTORNEY

MICHAEL A. CARUSO,
CLERK & COMPTROLLER

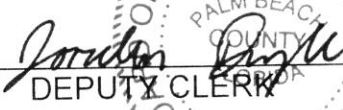
BY: 
DEPUTY CLERK



EXHIBIT A

LEGAL DESCRIPTION

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 B

VICINITY SKETCH

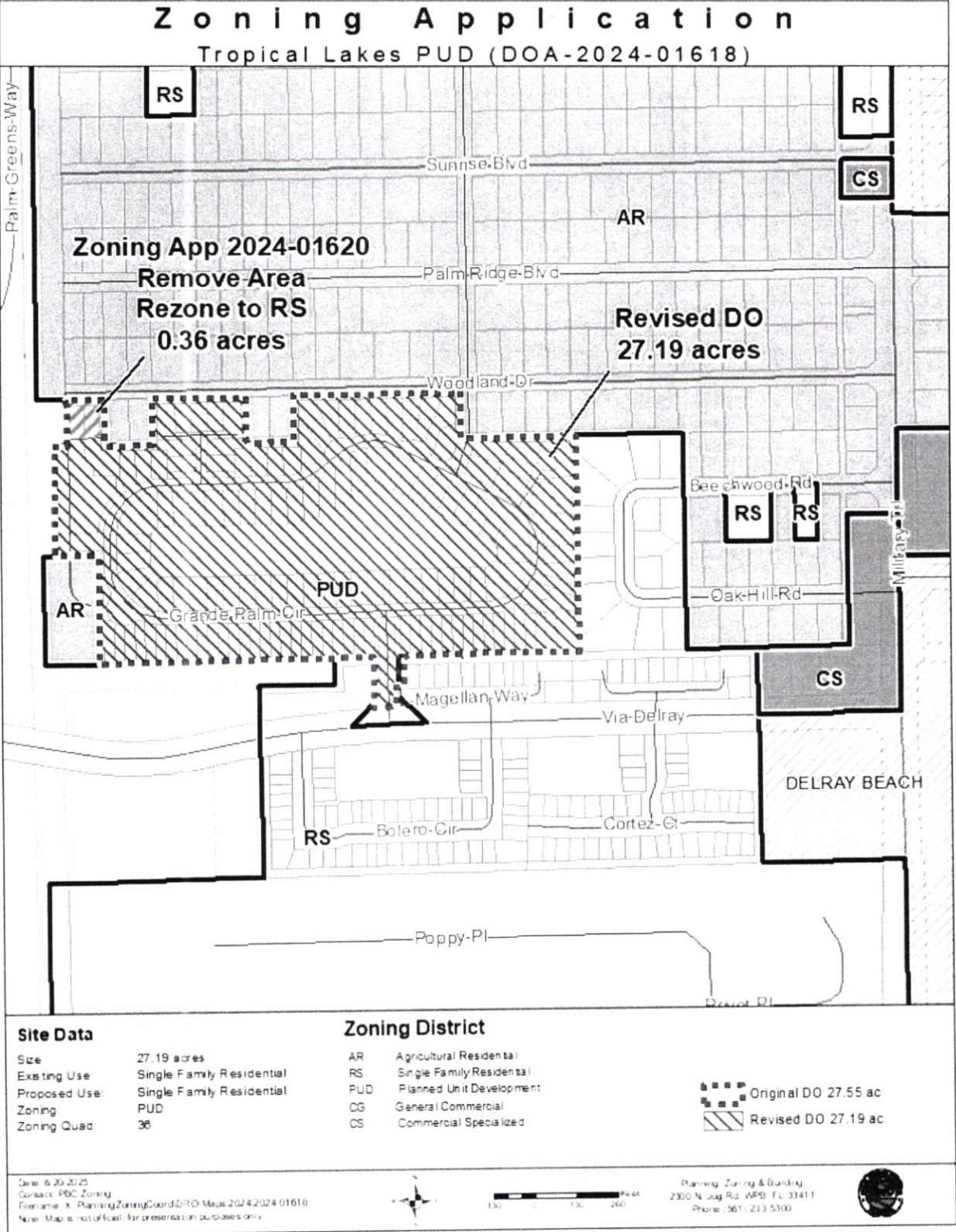


EXHIBIT C

CONDITIONS OF APPROVAL

Official Zoning Map Amendment 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 of Tract C, Tract P, and a portion of Track K of the Tropical Lakes PUD Phase 2. (Control No. 1992-00026). (BLDGPMT: 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. (BLDGPMT: BUILDING DIVISION – 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.