

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.

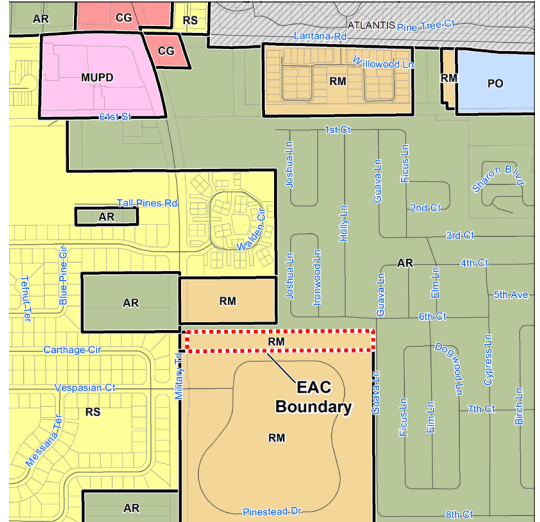
A summary of the request and a map of the subject site is available at the link below or at the QR code on the reverse side.

www.pbc.gov/pzb/notices

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

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

Application: Trails Landing, EAC-2024-01770
Location: East side of S Military Trail, approx. 0.4 miles south of Lantana Road
Board of County Commissioners Hearing: **March 27, 2025** at 9:30 a.m.
 301 North Olive Avenue
 Governmental Center, Chambers 6th Floor
 West Palm Beach, Florida 33401
Zoning Staff Contact: Michael Birchland, Site Planner II
 (561) 233-5408 or MBirchland@pbc.gov
Notice Date: March 11, 2025



Zoning Application Summary	
Application:	Trails Landing, EAC-2024-01770
Control:	Trails Landing, 2016-01670
Location:	East side of S Military Trail, approx. 0.4 miles south of Lantana Road
District:	Commission District 2
Title/Request:	Title: an Expedited Application Consideration Request: to modify a Conditional Overlay Zone Conditions of Approval for Workforce Housing on 3.86 acres
Summary:	
<p>The application is for the Trails Landing residential development. The site was last approved by the Board of County Commissioners (BCC) on January 8, 2019 for a Rezoning from the Agricultural Residential (AR) Zoning District to the Multifamily Residential (RM) Zoning District (R-2019-0003) with a Conditional Overlay Zone. The site is approved for 35 multifamily dwelling units.</p> <p>The request proposes to modify a Condition of Approval to modify the disposition of the five Workforce Housing unit obligation from built-on-site to the pay-in-lieu fee option.</p> <p>There are no changes to the site plan and access will remain from Military Trail.</p>	