

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.

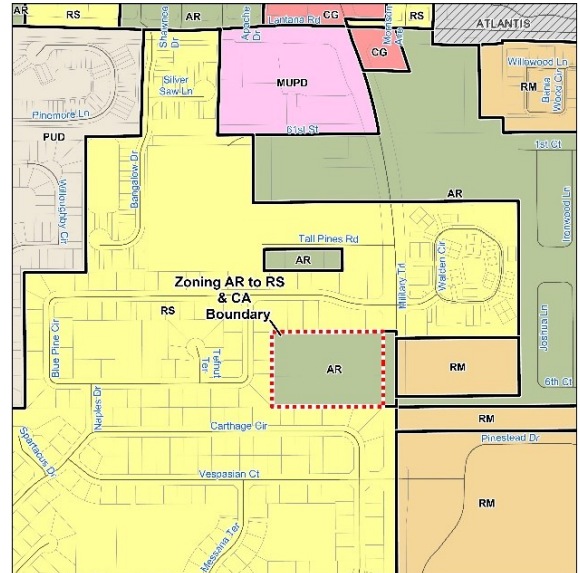
The County will consider the application at public hearings provided below. Contact the Zoning Staff for more information. A summary of the request and a map of the subject site is available at the link below or at the QR code on the reverse side.

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: Hibiscus Gardens, Z/CA-2025-00966
Location: West side of South Military Trail, approximately 1,645 feet south of Lantana Road
Zoning Commission Hearing: January 8, 2026 at 9:00 a.m.
2300 North Jog Road, Vista Center, VC-1W-47,
West Palm Beach, Florida 33411
Board of County Commissioners Hearing: January 22, 2026 at 9:30 a.m.
301 North Olive Avenue
Governmental Center, Chambers 6th Floor
West Palm Beach, Florida 33401
Zoning Staff Contact: Alex Biray, Senior Site Planner
(561) 233-5243 or ABiray@pbc.gov
Notice Date: December 17, 2025



Zoning Application Summary

Application:	Hibiscus Gardens, Z/CA-2025-00966
Control:	Hibiscus Gardens, 2024-00140
Location:	West side of South Military Trail, approximately 1,645 feet south of Lantana Road
District:	Commission District 2
Title/Request:	Title: an Official Zoning Map Amendment Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Single Family Residential (RS) Zoning District on 5.55 acres Title: a Class A Conditional Use Request: to allow Townhouse dwelling units on 5.55 acres Title: a Class A Conditional Use Request: to allow a combined increase in density greater than two units per acre through the Workforce Housing Program (WHP) and Transfer of Development Rights (TDRs) on 5.55 acres

Summary:

The application is for the proposed Hibiscus Gardens Townhouse development. The site has no prior approvals by the Board of County Commissioners (BCC). The site consists of two parcels, one of which has been built with a Single-Family home.

The requests include an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Single Family Residential (RS) Zoning District in order to develop the site with Townhouses (a Conditional Use request). The site's Medium Residential, 5 unit per acre (MR-5) Future Land Use designation allows up to 28 dwelling units. The third request in this application is to allow a combined increase in density greater than 50% through the Workforce Housing Program (WHP) (14 units) and Transfer of Development Rights (TDR) Program (6 units). With the increase in density the request proposes a total of 48 Townhouse units. Five required workforce housing units are proposed to be located on site as for-sale units.

The Preliminary Subdivision Plan (PSBP) indicates the 48 Townhouse units in nine two-story buildings, a dry detention area, and a recreation area and open spaces. Access to the site is from South Military Trail.