

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: South Florida Fairgrounds, DEV-2025-01477

Location: North side of Southern Blvd/SR80, west of West Fairgrounds Road

Board of November 13, 2025 at 9:30 a.m.

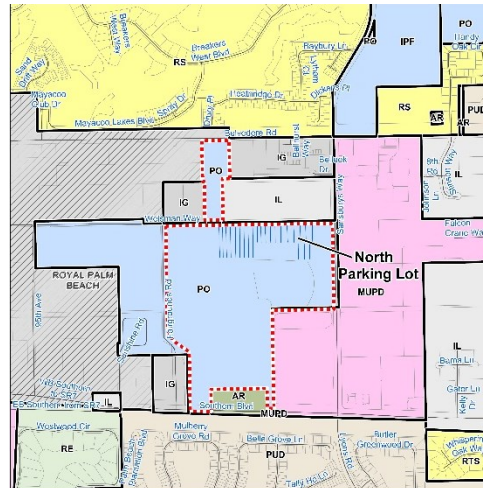
County 301 North Olive Avenue

Commissioners Governmental Center, Chambers 6th Floor

Hearing: West Palm Beach, Florida 33401

Contact: Rob Dinsmore, Urban Design Studio
610 Clematis Street, Ste. CU-02
West Palm Beach, FL 33401
561-366-1100, rdinsmore@udsflorida.com

Notice Date: October 23, 2025



Zoning Application Summary

Application:	South Florida Fairgrounds, DEV-2025-01477
Control:	South Florida Fair and Exposition, 1985-00144
Location:	North side of Southern Blvd/SR80, west of West Fairgrounds Road
District:	Commission District 6
Title/Request:	Title: DEV - Public Ownership Deviation Request: to allow Deviations from parking lot landscape standards (internal islands and divider medians)

Summary:

The proposed deviations from the parking lot landscape requirements of Article 7 are consistent with the applicability of PO Deviations pursuant to ULDC Article 2.B.7.G, Table 2.B.7.G. As part of the proposed improvements associated with the easternmost portion of the north parking lot, the required divider medians, internal parking islands, and associated trees required by ULDC sections Article 7.C.4.A.1.a., 7.C.4.B.1, and Table 7.C.4.A are proposed to be eliminated. The requested deviations propose the elimination of a total of 60 internal landscape islands, two (2) divider medians, and 97 required trees. The planned improvements will feature the relocation of two (2) trees and seven (7) palms currently existing with the parking field and the addition of 101 trees and palms within terminal landscape islands and perimeter buffers. An alternative landscape plan exhibit has been submitted depicting the proposed improvements within the north lot, the required interior landscape plantings, and the proposed plant material within the affected area.