

RESOLUTION NO. R-2026- 0101

RESOLUTION APPROVING ZONING APPLICATION Z/CA-2025-00966  
(CONTROL NO. 2024-00140)  
an Official Zoning Map Amendment  
APPLICATION OF Hibiscus Development LLC – Darryn Dunn  
BY Managed Land Entitlements, LLC, AGENT  
(Hibiscus Gardens)

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/CA-2025-00966 was presented to the Board of County Commissioners at a public hearing conducted on January 22, 2026;

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;

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/CA-2025-00966, the Application of Hibiscus Development LLC – Darryn Dunn, by Managed Land Entitlements, LLC, Agent, for an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Single Family Residential (RS) Zoning District on 5.55 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 January 22, 2026, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Flores moved for the approval of the Resolution.

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

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

The Mayor thereupon declared that the Resolution was duly passed and adopted on January 22, 2026.

Filed with the Clerk of the Board of County Commissioners on January 22, 2026

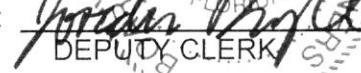
This Resolution is effective when filed with the Clerk of the Board of County Commissioners.

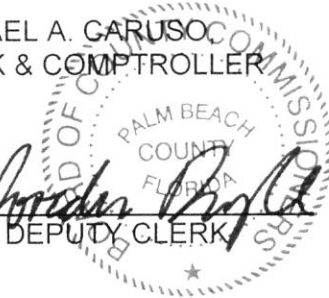
APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

MICHAEL A. CARUSO  
CLERK & COMPTROLLER

BY:   
COUNTY ATTORNEY

BY:   
DEPUTY CLERK



## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; EXCEPTING THE NORTH 330 FEET, AND ALSO EXCEPTING THE SOUTH 165 FEET THEREFROM. LESS THE RIGHT-OF-WAY FOR MILITARY TRAIL.

#### PARCEL 2:

THE SOUTH 165 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. LESS THE RIGHT-OF-WAY FOR MILITARY TRAIL.

#### ALSO DESCRIBED AS:

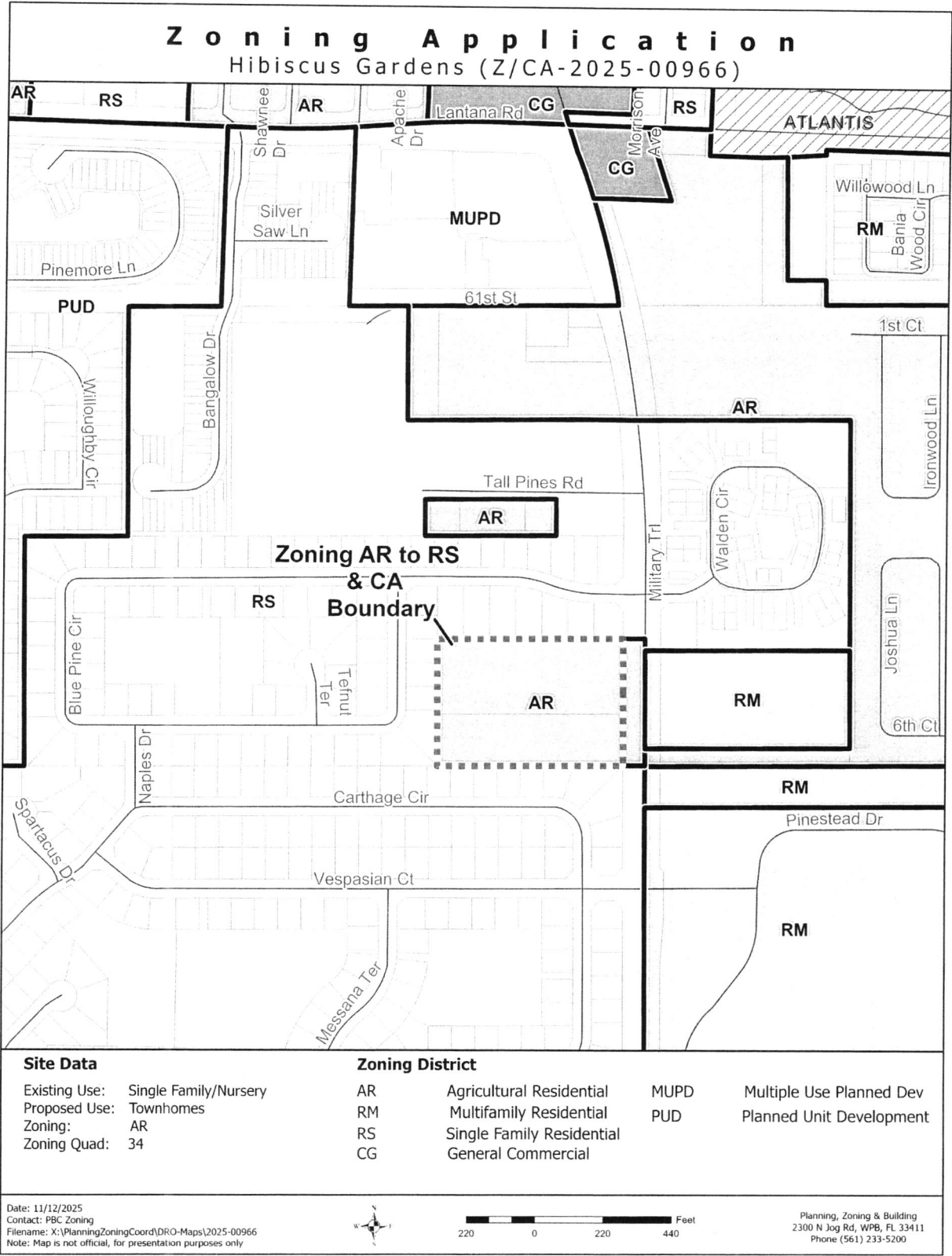
A PORTION OF THE NORTHWEST ¼ OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER OF SAID SECTION 1; THENCE SOUTH 0°11'39" EAST ALONG THE NORTH-SOUTH ONE QUARTER SECTION LINE, THE NORTH-SOUTH QUARTER SECTION LINE IS ASSUMED TO BEAR SOUTH 0°11'39" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO, A DISTANCE OF 1064.94 FEET; THENCE SOUTH 89°36'03" WEST A DISTANCE OF 67.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF MILITARY TRAIL (STATE ROAD NO. 809) AND THE SOUTHEAST CORNER OF LOT 56 CONCEPT HOMES OF LANTANA PLAT NO. 5 AS LAID OUT AND IN USE AND AS RECORDED IN PLAT BOOK 40, PAGE 122, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE SOUTH 89°36'03" WEST ALONG THE SOUTH LINE OF SAID CONCEPT HOMES OF LANTANA PLAT NO. 5 AS LAID OUT AND IN USE A DISTANCE OF 598.86 FEET; THENCE SOUTH 00°13'48" EAST, ALONG THE EAST LINE OF CONCEPT HOMES OF LANTANA PLAT NO. 5 AS LAID OUT AND IN USE, A DISTANCE OF 403.15 FEET TO THE NORTH LINE OF CONCEPT HOMES OF LANTANA PLAT NO. 1 AS RECORDED IN PLAT BOOK 35, PAGE 104, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA THENCE NORTH 89°45'17" EAST ALONG THE NORTH LINE OF SAID CONCEPT HOMES OF LANTANA PLAT NO. 1, AS LAID OUT AND IN USE A DISTANCE OF 598.60 FEET TO A POINT BEING THE NORTHEAST CORNER OF LOT 4 CONCEPT HOMES OF LANTANA PLAT NO. 1 AND THE WEST RIGHT OF WAY OF SOUTH MILITARY TRAIL (STATE ROAD 809) THENCE NORTH 00°11'39" WEST ALONG THE WEST RIGHT OF WAY OF SAID OF SOUTH MILITARY TRAIL, A DISTANCE OF 404.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.552 ACRES MORE OR LESS.

EXHIBIT B

VICINITY SKETCH



**EXHIBIT C**  
**CONDITIONS OF APPROVAL**

**DISCLOSURE**

1. All applicable State or Federal permits shall be obtained before commencement of the development authorized by this Development Permit.