

# 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.

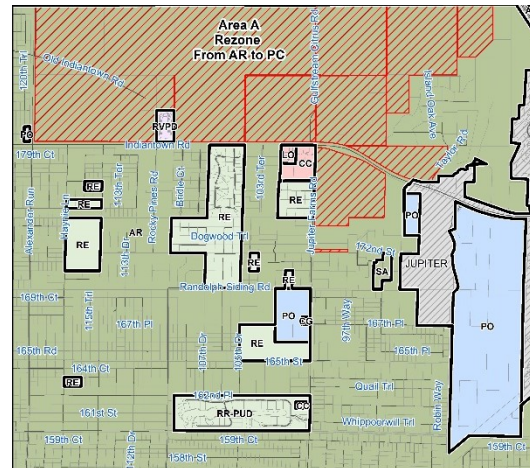
A summary of the request and a map of the subject site is available at the link below or at the QR code on the reverse side.

[www.pbc.gov/pzb/notices](http://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:** Natural Areas Rezoning, Z-2025-00316  
**Location:** Various  
**Zoning Commission Hearing:** September 4, 2025 at 9:00 a.m.  
 2300 North Jog Road, Vista Center, VC-1W-47,  
 West Palm Beach, Florida 33411  
**Board of County Commissioners Hearing:** September 25, 2025, October 23, 2025 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:** August 12, 2025



## Zoning Application Summary

<b>Application:</b>	Natural Areas Rezoning, Z-2025-00316
<b>Control:</b>	Natural Areas Rezoning, 2025-00019
<b>Location:</b>	Various
<b>District:</b>	Commission District 1
<b>Title/Request:</b>	<b>Title:</b> an Official Zoning Map Amendment <b>Request:</b> to allow a rezoning from the Agricultural Residential (AR), Light Industrial (IL), General Commercial (CG), Multi-Family Residential High Density (RH), Single Family Residential (RS), and Public Ownership (PO) Zoning Districts to the Preservation/Conversation (PC) Zoning District on 13,264.52 acres

### Summary:

This is a County Initiated application requested by the Environmental Resources Management Department (ERM) to change the zoning on properties purchased by the County as Natural Areas.

The subject parcels all have been subject to future land use amendments to assign the Conservation (CON) future land use designation by ordinance adopted by the Board of County Commissioners (BCC) between 1994 to 2025. This application proposes to rezone the site from their various zoning districts to the Preservation/Conversation (PC) Zoning District for consistency with the CON future land use designation and to support the Natural Area initiatives implemented by ERM. The land area is comprised of approximately 1,576 parcels on 13,264.52 acres grouped into 13 sub-areas. Each of the sub-areas is identified below with the current zoning district.

- A. Cypress Creek Natural Area, Agricultural Residential (AR) Zoning District on 1,984.12 acres
- B. High Ridge Scrub Natural Area, Single Family Residential (RS) Zoning District on 39.32 acres
- C. Hungryland Slough Natural Area, AR Zoning District on 2,167.35 acres
- D. Jackson Riverfront Pines Natural Area, RS Zoning District on 3.12 acres
- E. Juno Dunes Natural Area, Public Ownership (PO) Zoning District on 2.18 acres
- F. Limestone Creek Natural Area, Multi-Family Residential High Density (RH) Zoning District on 22.22 acres
- G. Loxahatchee Slough Natural Area, AR Zoning District on 27.49 acres

- H. Palm Beach Heights (Pal Mar Ecosite), AR Zoning District on 375.77 acres
- I. Pawpaw Natural Area, General Commercial (CG) Zoning District on 3.23 acres
- J. Pine Glades Natural Area, AR and Light Industrial (IL) Zoning Districts on 6,389.25 acres
- K. Pond Cypress Natural Area, AR and RS Zoning Districts on 1,818.59 acres
- L. Royal Palm Beach Pines Natural Area, AR Zoning District on 320.91 acres
- M. Sandhill Crane Wetlands Natural Area, AR Zoning District on 102.47 acres