August 19, 2026
Florida YIMBY

Banyan Tree Residences West Palm Beach Secures Unanimous Downtown Action Committee Approval

By: Oscar Nunez
Impressions: 54,928



Credit: Hayes Davidson.

Banyan Tree Residences West Palm Beach has received unanimous approval from the West Palm Beach Downtown Action Committee for the 25-story residential development at 400 Hibiscus Street in Downtown West Palm Beach. Designed by OMA and developed by Mast Capital and Curated JCZM Development in collaboration with Banyan Group, the project will yield 88 condominium residences,

with interiors by Yabu Pushelberg and landscape architecture by Enea Landscape Architecture.

The August 12 vote allows the development to advance with a 5.5 floor area ratio through the use of Transfer of Development Rights incorporated into the current plans. The approval follows approximately one year of coordination with city staff and neighborhood representatives and preserves the proposed scale and massing of the building.

The tower is composed of two interlocking residential volumes rising above a multi-level podium, with broad expanses of glazing, projecting terraces, and landscaped outdoor areas integrated throughout the building. The lower levels are designed with a more articulated streetwall along Hibiscus Street and South Dixie Highway, while landscaped areas by Enea Landscape Architecture surround portions of the podium and help screen the parking levels from the surrounding streetscape.

The Downtown Action Committee also reviewed the treatment of the building's base, including the pedestrian frontage, garage screening, landscaping, and circulation around the property. The podium incorporates commercial and residential entrances at street level, with the parking structure positioned within the lower portion of the building.

"This unconditional approval and the unanimous vote by the West Palm Beach Downtown Action Committee is a landmark moment for the project. It's a powerful validation of the exceptional team, including OMA, Yabu Pushelberg, and Enea Landscape Architecture, and further proof of the caliber of design we set out to deliver from day one. As West Palm Beach continues to evolve into one of the country's most dynamic markets, we're proud to be an integral part of the city's new chapter, and this approval gives us a clear, unobstructed path to bring that vision to life." – Camilo Miguel Jr., CEO and founder of Mast Capital

Banyan Tree Residences West Palm Beach will mark the first residential development in the United States under Banyan Group's flagship Banyan Tree brand. The development will contain one- to four-bedroom residences and a penthouse collection, with wraparound terraces providing multiple exposures across Downtown West Palm Beach and the surrounding area.

Amenities will be distributed across several levels of the building, including a full-floor wellness program with spa facilities, a meditation dome and garden, rainforest

showers, cryotherapy facilities, a hammam, steam room, sauna, soaking baths, and a cold plunge. Additional spaces will include a resort-style swimming pool with cabanas, an open-air cinema, indoor and outdoor fitness areas, a Pilates studio, children's spaces, and a private porte cochère.

The property occupies the southeastern corner of Hibiscus Street and South Dixie Highway, one block east of CityPlace and several blocks west of the Intracoastal Waterway. Sales are being handled by Douglas Elliman Development Marketing.

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