

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:	Hagen Ranch Assemblage, Z/CA-2025-01317
Location:	East side of Hagen Ranch Road approximately 0.42 miles south of Boynton Beach Blvd
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:	Santiago Zamora, Site Planner II (561) 233-5406 or HZamora@pbc.gov
Notice Date:	December 17, 2025



Zoning Application Summary

Application:	Hagen Ranch Assemblage, Z/CA-2025-01317
Control:	Coughlin Rezoning, 2019-00052
Location:	East side of Hagen Ranch Road approximately 0.42 miles south of Boynton Beach Blvd
District:	Commission District 5
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 9.61 acres Title: a Class A Conditional Use Request: to allow Townhouse dwelling units on 9.61 acres

Summary:

This application is for the proposed Hagen Ranch Assemblage Townhouse development. There are no prior approvals by the Board of County Commissioners (BCC). The site consists of three parcels. The two eastern parcels are developed with single-family homes, and a western parcel is developed with a Singel Family home and a Wholesale Nursery.

The requests include an Official Zoning Map Amendment to allow a rezoning of the site from the Agricultural Residential (AR) Zoning District to the Single Family Residential (RS) Zoning District in order to develop the site with Townhouses (a Class A Conditional Use request). The site's Medium Residential, 5 units per acre (MR-5) future land use designation allows up to 48 dwelling units. The request also includes an administrative increase in density less than 50% (45%) through the Workforce Housing Program (WHP) (22 units). With the increase in density the requests proposes a total of 70 Townhouse units. Five required workforce housing units are proposed to be located off-site.

The Preliminary Subdivision Plan (PSBP) indicates 70 Townhouse units, two recreation areas, dry retention area, a water management tract, and open space. Access is proposed from Hagen Ranch Road.