

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: Falls PUD, PDD-2025-00750

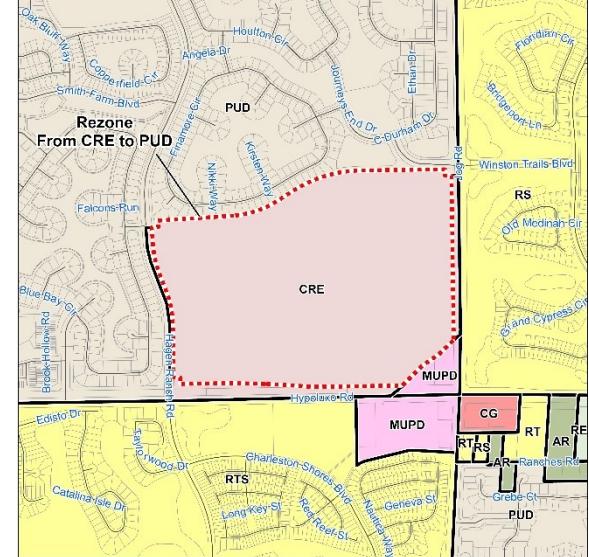
Location: North side of Hypoluxo Road, east side of Hagen Ranch Road, and the west side of Jog Road

Zoning Commission Hearing: February 5, 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: February 26, 2026 at 9:30 a.m.
301 North Olive Avenue
Governmental Center, Chambers 6th Floor
West Palm Beach, Florida 33401

Zoning Staff Contact: Joyce Lawrence, Senior Site Planner
(561) 233-5217 or JRLAWREN@pbc.gov

Notice Date: January 13, 2026



Zoning Application Summary

Application:	Falls PUD, PDD-2025-00750
Control:	The Falls Country Club, 1985-00155
Location:	North side of Hypoluxo Road, east side of Hagen Ranch Road, and the west side of Jog Road
District:	Commission District 2
Title/Request:	Title: an Official Zoning Map Amendment Request: to allow a rezoning from the Commercial Recreation (CRE) Zoning District to the Planned Unit Development (PUD) Zoning District on 167.82 acres

Summary: The application is for the proposed Falls PUD. The site was originally approved by the Board of County Commissioners (BCC) to allow a Private Recreation Facility and Club, including a golf course, swimming pool, and tennis courts granted pursuant to Resolution R-86-241. The site is currently developed with a golf course with club house.

The request proposes to rezone the site from the Commercial Recreation (CRE) Zoning District to the Planned Unit Development (PUD) Zoning District, in order to allow the redevelopment of the Private Recreation Facility and Club with an 800-unit residential development.

The Preliminary Master Plan indicates five Residential Pods (135.55 ac) with 500 Zero Lot Line (ZLL) units and 300 Multifamily (MF) units within in a 6-story building. Additionally, there are two Recreation Pods (6.10 ac), one Civic Pod (3.36 ac), and nine Lakes (34.87 ac). Three access points are proposed from Hagen Ranch Road, Jog Road, and Hypoluxo Road.