

# 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.

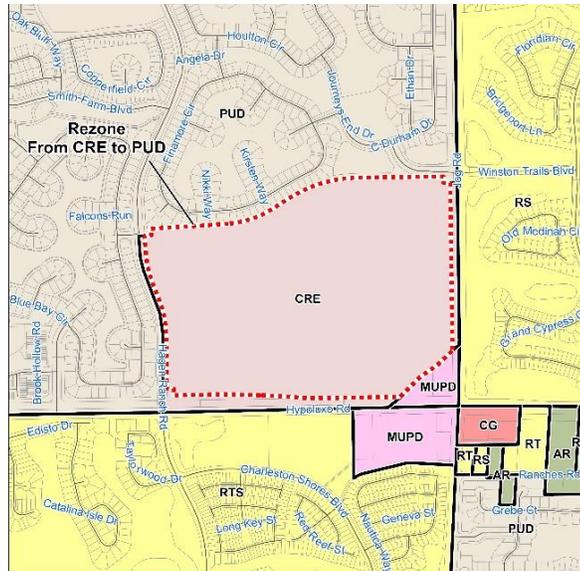
A summary of the request and a map of the subject site is available at the link below or at the QR code on the reverse side.

[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:** Falls PUD, PDD-2025-00750  
**Location:** North side of Hypoluxo Road, east side of Hagen Ranch Road, and 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 I (561) 233-5217 or JRLAWREN@pbc.gov  
**Notice Date:** February 11, 2026



<b>Zoning Application Summary</b>	
<b>Application:</b>	Falls PUD, PDD-2025-00750
<b>Control:</b>	The Falls Country Club, 1985-00155
<b>Location:</b>	North side of Hypoluxo Road, east side of Hagen Ranch Road, and west side of Jog Road
<b>District:</b>	Commission District 2
<b>Title/Request:</b>	<p><b>Title:</b> an Official Zoning Map Amendment <b>Request:</b> to allow a rezoning from the Commercial Recreation (CRE) Zoning District to the Planned Unit Development (PUD) Zoning District on 167.82 acres</p> <p><b>Title:</b> Civic Site cash out of the Falls PUD <b>Request:</b> to allow cash out of the 3.36-acre public Civic Pod obligation in the amount of \$1,899,033.16</p>
<p><b>Summary:</b> 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.</p> <p>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. In addition, the Applicant has requested to Cash Out the provision of a 3.36 acre Civic Pod.</p> <p>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.</p>	