

RESOLUTION NO. R-2026- 0109

RESOLUTION APPROVING ZONING APPLICATION Z/CA-2025-01317

(CONTROL NO. 2019-00052)

a Class A Conditional Use

APPLICATION OF Pulte Home Company - Aimee Carlson

BY Urban Design Studio, AGENT

(Hagen Ranch Assemblage)

WHEREAS, the Board of County Commissioners, as the governing body of Palm Beach County, Florida, pursuant to the authority vested in Chapter 163 and Chapter 125, Florida Statutes, is authorized and empowered to consider applications relating to zoning;

WHEREAS, the notice and public hearing requirements pursuant to Article 2 (Application Processes and Procedures) of the Palm Beach County Unified Land Development Code, Ordinance 2003-067 as amended (ULDC), have been satisfied;

WHEREAS, Zoning Application Z/CA-2025-01317 was presented to the Board of County Commissioners at a public hearing conducted on January 22, 2026;

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the Applicant and other interested parties, the recommendations of the various County Review Agencies, and the recommendation of the Zoning Commission;

WHEREAS, the Board of County Commissioners pursuant to Article 2 (Application Processes and Procedures) of the ULDC is authorized and empowered to consider, approve, approve with conditions or deny the request;

WHEREAS, the Board of County Commissioners hereby incorporates by reference the Findings in the staff report addressing the Standards contained in Article 2.B (Public Hearing Processes) for a Class A Conditional Use;

WHEREAS, this approval is subject to Article 2.E (Monitoring), of the ULDC and other provisions requiring that development commence in a timely manner;

WHEREAS, the issuance of this Development Permit does not in any way create any rights on the part of the Applicant and/or Property Owner to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the Applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law;

WHEREAS, the Palm Beach County Survey Section may administratively correct any scrivener's errors that will not significantly impact the overall boundary of the adopted legal description; and,

WHEREAS, Article 2.B.6.C (Board Action) of the ULDC requires that the action of the Board of County Commissioners be adopted by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

1. The foregoing recitals are true and correct and are incorporated herein.
2. Zoning Application Z/CA-2025-01317, the Application of Pulte Home Company - Aimee Carlson, by Urban Design Studio, Agent, for a Class A Conditional Use to allow Townhouse dwelling units on 9.61 acres, on a parcel of land generally described as shown on the legal description in EXHIBIT A, attached hereto and made a part hereof, and generally located as shown on a vicinity sketch as indicated in EXHIBIT B, attached hereto and made a part hereof, was approved on January 22, 2026, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Sachs moved for the approval of the Resolution.

The motion was seconded by Commissioner Flores and, upon being put to a vote, the vote was as follows:

Commissioner Sara Baxter, Mayor	- Aye
Commissioner Marci Woodward, Vice Mayor	- Aye
Commissioner Maria G. Marino	- Aye
Commissioner Gregg K. Weiss	- Aye
Commissioner Joel G. Flores	- Aye
Commissioner Maria Sachs	- Aye
Commissioner Bobby Powell, Jr.	- Absent

The Mayor thereupon declared that the resolution was duly passed and adopted on January 22, 2026.

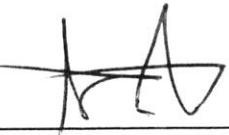
Filed with the Clerk of the Board of County Commissioners on January 22, 2026

This resolution is effective when filed with the Clerk of the Board of County Commissioners.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

BY:


COUNTY ATTORNEY

MICHAEL A CARUSO,
CLERK & COMPTROLLER

BY:


DEPUTY CLERK


PALM BEACH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

EXHIBIT A

LEGAL DESCRIPTION

TRACT 58, BLOCK 55, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE; LESS THE SOUTH 396 FEET OF THE WEST 110 FEET OF TRACT 58, BLOCK 55, PALM BEACH FARMS CO. PLAT NO. 3.

TOGETHER WITH:

THE SOUTH 396 FEET OF THE WEST 110 FEET OF TRACT 58, BLOCK 55, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

TRACT 57, LESS THE WEST 25 FEET THEREOF, BLOCK 55, PALM BEACH FARMS COMPANY PLAT #3, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 418,812 (9.614 ACRES), MORE OR LESS.

EXHIBIT B

VICINITY SKETCH

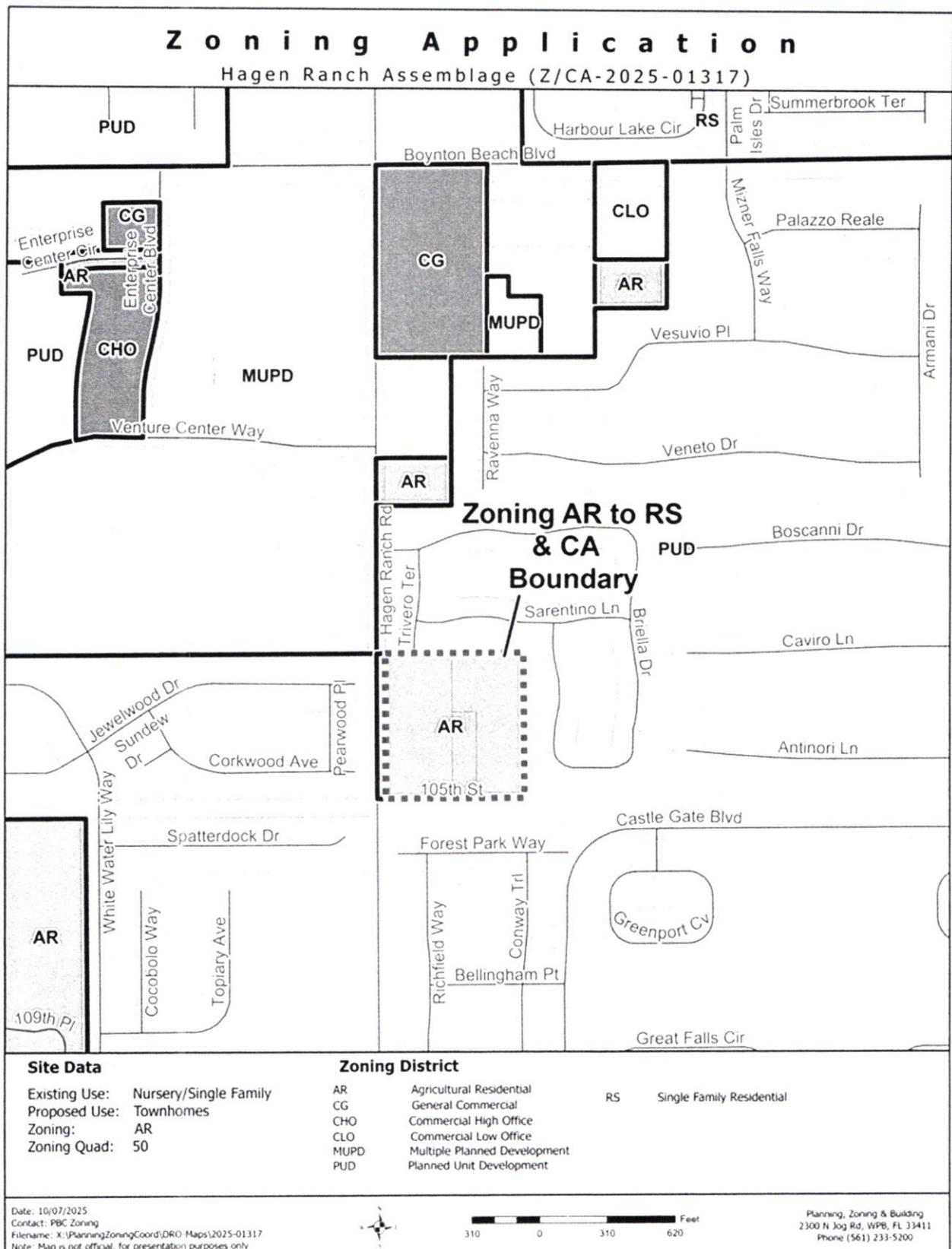


EXHIBIT C

CONDITIONS OF APPROVAL

Class A Conditional Use - Townhouses

ALL PETITIONS

1. The approved Preliminary Subdivision Plan is dated November 13, 2025. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners. (ONGOING: ZONING - Zoning)
2. Drainage easements and landscape buffer easements/tract shall not be located within the limits of the Townhouse lots as depicted on the Preliminary Subdivision Plan dated November 13, 2025. (ONGOING: ZONING – Zoning)

ENGINEERING

1. Prior to issuance of the first building permit, the Property Owner shall plat the subject property in accordance with provisions of Article 11 of the Unified Land Development Code, or as otherwise approved by the County Engineer. The platting of this property may be phased in accordance with a phasing plan acceptable to the Office of the County Engineer and approved by the Development Review Officer. A phase should not be larger than what would reasonably be expected to be completed within the time frame of the posted surety. (BLDGPMT: MONITORING - Engineering)
2. The Property Owner shall restripe the median on Hagen Ranch Road to provide a left turn lane southbound approach at the project's main entrance. Any and all costs associated with the construction shall be paid by the Property Owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way.
 - a. Permits required from Palm Beach County for this construction shall be obtained prior to the issuance of the first building permit. If approved by the County Engineer, the Property Owner may submit payment in lieu of construction in an amount approved by the County Engineer and the entire condition shall be considered satisfied. (BLDGPMT: MONITORING - Engineering)
 - b. Construction shall be completed prior to issuance of the first Certificate of Occupancy. (CO: MONITORING - Engineering)
3. Prior to the issuance of the first building permit, the Property Owner shall abandon or release, and relocate if necessary, any and all easements shown in conflict with the existing or proposed structures. (BLDGPMT: MONITORING - Engineering)
4. Pursuant to the Traffic Analysis, the Buildout Date is 2030. No Building Permits for the site may be issued after December 31, 2030. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Art. 2.E of the Unified Land Development Code. (DATE: MONITORING - Engineering)

ENVIRONMENTAL

1. Prior to the final approval by the Development Review Officer, a Phase I Environmental Site Assessment shall be provided to ERM for review (DRO: ENVIRONMENTAL RESOURCES MANAGEMENT - Environmental Resources Management)

PLANNING

1. The subject Development Order for the 70 for sale units with a 5-unit Workforce Housing Program (WHP) obligation was calculated based on Limited Incentive Development Option with the WHP units to be provided off-site utilizing the Off-Site Construction/Same Developer option. A 45% (22 units) WHP Density Bonus was utilized. Should a reduction in overall units occur, the WHP obligation may be reduced subject to a new analysis, and the timing mechanisms adjusted administratively as needed. (ONGOING: PLANNING - Planning)
2. Should any required WHP units be provided off-site as rentals, the WHP obligation shall be 1.5 times the obligation per ULDC Article 5.G.1.C.4.b. (ONGOING: PLANNING - Planning)
3. The Developer shall notify Planning and the Department of Housing and Economic Development (DHED) at the commencement of sales. (ONGOING: PLANNING - Planning)
4. Prior to the issuance of the first residential Building Permit, the Property Owner shall submit all contracts or related agreements for any off-site option evidencing site control and necessary approvals, and these shall be approved by the County Administrator, or designee. (BLDGPMT: MONITORING - Planning)

5. Prior to the issuance of the first residential Building Permit, the Property Owner shall record in the public records of Palm Beach County Declarations of Restrictive Covenants for the receiving site of the workforce housing obligation, and a Notice of Disposition for the subject site, in a form acceptable to and approved by the Palm Beach County Attorney. (BLDGPMT: MONITORING - Planning)

6. Prior to the issuance of the first residential Building Permit, the Property Owner shall provide documentation, such as an affidavit on a form provided by the County, demonstrating compliance with the required Workforce Housing Program (WHP) design standards, including but not limited to compatible exteriors and the provision of a model. (BLDGPMT: MONITORING - Planning)

7. Prior to issuance of the first Certificate of Occupancy (CO), the site plan and other appropriate documents shall be modified to include the OR Book and Page of the recorded Declaration of Restrictive Covenants, the name of the Off-Site Project(s), and the total number of WHP units and the number in each applicable WHP income category. (CO: MONITORING - Planning)

8. Prior to the issuance of fifty percent of the residential Building Permits (35 du) at Hagen Ranch Assemblage (Control No. 2019-00052), a minimum of fifty percent (3 du) of the required WHP units to be constructed off-site shall receive Certificate of Occupancy (CO). (BLDGPMT: MONITORING - Planning)

9. Prior to the issuance of eighty five percent of the residential Building Permits (60 du) at Hagen Ranch Assemblage (Control No. 2019-00052), all 5 of the required WHP units to be constructed off-site must receive Certificates of Occupancy (CO). (BLDGPMT: MONITORING - Planning)

SCHOOL BOARD

1. The property owner shall post a notice of annual boundary school assignments for students from this development. A sign 11" X 17" shall be posted in a clear and visible location in all sales offices and models with the following: "NOTICE TO PARENTS OF SCHOOL AGE CHILDREN"

School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and, by direction of the Superintendent, public school attendance zones are subject to change. Please contact the Palm Beach County School District Boundary Office at (561) 434-8100 for the most current school assignment(s). (DRO/ONGOING: SCHOOL BOARD - School Board)

COMPLIANCE

1. In Granting this Approval, the Board of County Commissioners relied upon the oral and written representations of the Property Owner/Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the Approval to be presented to the Board of County Commissioners for review under the Compliance Condition of this Approval. (ONGOING: MONITORING - Zoning)

2. Failure to comply with any of the Conditions of Approval for the subject property at any time may result in:

- a. The Issuance of a Stop Work Order; the Issuance of a Cease and Desist Order; the Denial or Revocation of a Building Permit; the Denial or Revocation of a Certificate of Occupancy; the Denial of any other Permit, License or Approval to any developer, owner, lessee, or user of the subject property; the Revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; the Revocation of any concurrency; and/or
- b. The Revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
- c. A requirement of the development to conform with the standards of the Unified Land Development Code at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing Conditions of Approval; and/or
- d. Referral to Code Enforcement; and/or
- e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any Condition of Approval. (ONGOING: MONITORING - Zoning)

DISCLOSURE

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.