



COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING OF: July 8, 2025

INFORMATION ONLY

AGENDA ITEM 8.D

SUBJECT:

Quarterly Progress Report #9 from Pulte Home Company, LLC for the Cottage District Workforce Housing Project (April 2025 - June 2025)

SUMMARY:

On February 25, 2023, the Purchase and Development Agreement (PDA) between the CRA and Pulte Home Company, LLC (Pulte) for the Cottage District Project was executed (see Attachment I). On September 12, 2023, the Board approved the First Amendment to the PDA that extended the time frame for all parties to agree on the Form of Restrictive Covenant prior to Closing and allow the plat application to be submitted within 90 days of site plan approval for consistency with the City's development review process (see Attachment II).

On May 14, 2024, the Board approved the Second Amendment to the PDA which extended the closing date of the sale of the property to Pulte on or before December 26, 2024. The Second Amendment to the PDA was approved by the CRA Board on July 9, 2024 (see Attachment III). On December 13, 2024, the closing on the property took place.

The Cottage District consists of 41 for sale homes and will be offered to eligible homebuyers within the Palm Beach County Workforce Housing Program's Low Income (21 townhomes) and Moderate 1 (19 single family detached units) income categories. The project will be providing much needed affordable homeownership opportunities as envisioned by the CRA Plan.

Pursuant to Section 22.I of the PDA, Pulte is required to provide a written quarterly report to the CRA Board. The June 30, 2025 letter, report and construction schedule (see Attachments IV, V & VI) indicates the project is proceeding on schedule and includes the following updates:

- Townhome Model permit are on hold by City
- Single Family Model Home construction commenced on March 18, 2025
- Marketing Plan provided on April 11, 2025 and is on schedule (see Attachment VII)
- Ground Site Improvement Permit was issued on June 23, 2025 (see Attachment VIII)
- Website launched June 30, 2025 - <https://www.liveatcottagedistrict.com/>
- Final Local Hiring Plan provided along with Local Hiring Report June 27, 2025 (see Attachments IX & X)
- Groundbreaking Dusty Boots Tour is scheduled for July 17, 2025
- Current aerial construction photos (see Attachment XI)

FISCAL IMPACT:

No Fiscal Impact

CRA PLAN/PROJECT/PROGRAM:

2016 Boynton Beach Community Redevelopment Plan

ATTACHMENTS:**Description**

- [Attachment I - Purchase and Development Agreement](#)
- [Attachment II - First Amendment to Purchase and Development Agreement](#)
- [Attachment III - Second Amendment to Purchase and Development Agreement](#)
- [Attachment IV - June 30. 2025 Report Letter](#)
- [Attachment V - Cottage District Report #9](#)
- [Attachment VI - Cottage District Construction Schedule 06.30.25](#)
- [Attachment VII - Marketing Plan 04.10.25](#)
- [Attachment VIII - Ground Site Permits Building-2025.02.1259 & 2025.02.1260](#)
- [Attachment IX - Local Hiring Plan](#)
- [Attachment X - Cottage District Local Hiring Report 2 - 2Q25 - 6.27.25](#)
- [Attachment XI - Construction Aerial Photos](#)