



PALM BEACH COUNTY ZONING DIVISION

NOTIFICATION OF POSTPONEMENT

I. General

Application Name: Project Tango, ZV/DOA 2025-01602
Control Name: Central Park Commerce Center, 2015-00085
Agent: Mr Joseph Verdone,
Agent Address: 525 Okeechobee Blvd, Ste 1200
West Palm Beach, FL 33401-6350

II. Findings

This letter is to provide confirmation that Applicant's request for a postponement from the April 23, 2026, Board of County Commissioner (BCC) Zoning Hearing meets the requirements of Article 2.B.6.E.1, Continuance or Postponement of Hearings, for administrative approval by right due to the timing of this request. The Zoning Director has approved the time extension request.

This application will be heard at new date provided above provided that the postponement fee is paid to the Zoning Division within 10 days of the date of this letter.

If you have any questions, please contact the Project Manager.

Notice Date: April 9, 2026
Project Manager: Wendy N. Hernández, Zoning Director
561-233-5218, wnhernan@pbc.gov.
Request Date: April 9, 2026
Scheduled Hearing: April 23, 2026, Board of County Commissioners Zoning Hearing
New Hearing: **July 15, 2026** Board of County Commissioners Zoning Hearing
Time Extension: 3 months
Prior Deadline: April 23, 2026
New Deadline: July 15, 2026



ATTORNEYS AT LAW

CityPlace Tower
525 Okeechobee Boulevard | Suite 1200
West Palm Beach, Florida 33401-6350
P.O. Box 150 | West Palm Beach, Florida 33402-0150
561.659.7070 | fax 561.659.7368
www.carltonfields.com

Atlanta
Florham Park
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Wendy Hernandez, PBC Zoning Director
Palm Beach County Zoning Division
2300 Jog Road
West Palm Beach, FL 33411

April 9, 2026

**RE: REQUEST PURSUANT ARTICLE SECTION 2.B.6.E.1 PUBLIC HEARING PROCESS
BY-RIGHT POSTPONEMENTS FOR TIME EXTENSION FOR FINAL DECISION,
TOGETHER WITH PUBLIC HEARING POSTPONEMENT
PBC CONTROL NO: 2015-00085
PBC APP NO: ZC/DOA -2025-01602
PROJECT: CENTRAL PARK COMMERCE CENTER (PROJCT TANGO)**

Ms. Hernandez,

On behalf of the applicant and property owner, PBA Holdings, Inc., we respectfully request (i) an extension of the statutory 180-day final decision period and (ii) a postponement of the currently scheduled Board of County Commissioners (BCC) public hearing from April 23, 2026, to July 15, 2026, pursuant to Article 2.B.6.E.1 of the Palm Beach County Unified Land Development Code.

The application was certified on November 4, 2025. The Zoning Commission approved the requested parking variance and transmitted its recommendation to the BCC on December 4, 2025. On December 10, 2025, the BCC voted to postpone the hearing to April 23, 2026, to provide time for the applicant and County officials to meet with neighboring residents to better understand and address community concerns.

All these actions occurred within Palm Beach County's statutory 180-calendar-day final decision period, and the requested extension represents a continuation of that same process to replace data center square footage with warehouse square footage, reconfigure the site and reduce potential impacts, conduct additional studies including sound, traffic, water, etc., additional technical review, design refinement, and ongoing community engagement.

Approval of this request will allow sufficient time to make the changes to address concerns, submit updated materials, and work through any questions with staff.

As reflected in draft materials provided at the recent town hall meeting and made available on the central park commerce center website, the applicant has undertaken design modifications to the property owned by PBA Holdings, Inc. to address concerns and reduce potential impacts. No changes are proposed to the property owned by WPB Logistics, LLC or the Central Park Commerce Center Property Owners Association, Inc.

Equally important, the additional time will allow for continued coordination with County staff, elected officials, and surrounding residents. Since the initial postponement, the applicant has engaged in outreach to provide accurate information regarding the project and to better understand community concerns. The extension will enable the applicant to continue this collaborative process, incorporate feasible refinements, and ensure that the Board has the benefit of additional technical information and a fully vetted application at the time of public hearing.

Accordingly, the applicant voluntarily agrees to extend the statutory final decision deadline to accommodate the requested July 15, 2026, hearing date.

We appreciate your consideration of this request. Should you have any questions or require additional information, please do not hesitate to contact me (561) 650-8044.

Best regards,

A handwritten signature in blue ink, appearing to read 'Joe Verdone', is positioned above the typed name.

Joseph Verdone, AICP
Joseph Verdone, AICP

NOTICE OF A PROPOSED PUBLIC HEARING - ZONING



Dear Property Owner:

This is a courtesy notice for a proposed zoning application for land within 1,000 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: Project Tango, DOA/ZV-2025-01602
Location: Approximately 3.7 miles west of Seminole Pratt Whitney Road on the North side of Southern Boulevard
Zoning Commission Hearing: December 4, 2025, at 9:00 a.m.
 2300 North Jog Road, Vista Center, VC-1W-47, West Palm Beach, Florida 33411
Board of County Commissioners Hearing: December 10, 2025, at 9:30 a.m.
 301 North Olive Avenue Governmental Center, Chambers 6th Floor West Palm Beach, Florida 33401
Zoning Staff Contact: Donna Adelsperger, Senior Site Planner (561) 233-5224 or dadelspe@pbc.gov
Notice Date: November 18, 2025



Zoning Application Summary	
Application:	Project Tango, DOA/ZV-2025-01602
Control:	Central Park Commerce Center, 2015-00085
Location:	Approximately 3.7 miles west of Seminole Pratt Whitney Road on the North side of Southern Boulevard
District:	Commission District 6
Title/Request:	<p>Title: a Development Order Amendment Request: to amend the previously approved the Master Plan the overall Economic Development Center MUPD to add square footage and modify phasing on 202.67 acres</p> <p>Title: a Type 2 Variance Request: to allow a reduction in parking for Data Information and Processing Use on 202.67 acres</p>
<p>Summary: The proposed application is for the Central Park Commerce Center Development. The site was last approved by the Board of County Commissioners (BCC) on January 30, 2025 for a rezoning to Multiple Use Planned Development (MUPD) on approximately 64.46 acres and a Development Order Amendment to add land area and modify Conditions of Approval, which at that time no additional intensity was requested.</p> <p>The requests proposed are for a Type 2 Variance to allow for modification to the required parking calculation for Data and Information Processing to be 1 space per 2,000 square feet of data area; and to modify the overall Master Plan to add square footage and reconfigure/add phasing. The development currently has an approved Type 2 Variance to allow modification for the parking requirements for the Data Information Processing use, however this only applies on the original 138-acres of the MUPD. The Applicant is requesting the variance, for a second time, for modification to the parking calculation so that it is applicable for the entire 202.67-acre parcel.</p> <p>The development order has a current approval for a total of 2,020,000 square feet for Warehouse and other industrial uses allowed within EDC Future Land Use. The Applicant is requesting additional square footage in the amount of 1,672,000 for a maximum total of 3,692,000 square footage as allowed via ORD-2025-003. The existing/approved uses on site consist of Warehouse, Data and Information Processing, and three non-conforming mine accessory uses (a concrete plant, an asphalt plant, and a contractor storage yard); along with the FPL grid infrastructure resiliency laydown yard. These previously approved uses are allowed to remain on site until they are replaced with EDC uses. Access to the development will remain from Southern Boulevard (SR-80).</p>	