



**PALM BEACH COUNTY
ZONING DIVISION**

NOTIFICATION OF POSTPONEMENT

I. General

Application Name: Seminole Orange Plaza, DOA/W 2025-00967
Control Name: Seminole Orange Plaza, 2006-00012
Agent: Mr Brian Terry,
Agent Address: 3601 PGA Blvd, Ste 220
Palm Beach Gardens, FL 33410

II. Findings

This letter is to provide confirmation that Applicant's request for a postponement meets the requirements of Article 2.B.6.E.1 the application administratively. The Zoning Director has approved the associated 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: May 19, 2026
Project Manager: Matthew Boyd, Senior Site Planner I
561-233-5344, MBoyd@pbc.gov
Request Date: May 13, 2026
Scheduled Hearing: May 28, 2026 Board of County Commissioners
New Hearing: June 17, 2026 Board of County Commissioners
Prior Deadline: Original 180 Deadline January 22, 2026
Current Time Extension for a final Decision: May 28, 2026
Time Extension: 30 Days from Last extension
New Deadline: Final Decision Deadline June 17, 2026

May 13, 2026

Wendy Hernandez
Zoning Director
Palm Beach County, Zoning Division
2300 N Jog Rd.
West Palm Beach, FL 33411

Re: Seminole Orange Plaza
DOA/W-2025-00967
Postponement

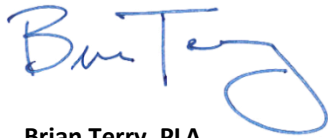
Dear Wendy,

This letter is to formally request a one month postponement of the Seminole Orange Plaza project (Application No. DOA/W-2025-00967) from the May 28, 2026 Board of County Commissioners meeting to the June 17, 2026 Board of County Commissioners meeting.

We appreciate your consideration of this request and please contact our office if you have any questions or need further information.

Should you have any questions, please contact me at brianterry@insitestudio.com

Sincerely,



Brian Terry, PLA
Principal
Insite Studio, Inc.

May 15, 2026

Matthew Boyd | Senior Site Planner
Palm Beach County, Zoning Division
West Palm Beach, FL 33411

RE: DOA/W-2025-00967 – Seminole Orange Plaza
Time Extension Request Letter

Dear Matthew,

On behalf of the Applicant, we respectfully request a 30-day time extension for Application No. DOA/W-2025-00967, Seminole Orange Plaza. The Applicant is working with the property ownership and association to ensure the ability to comply with the proposed conditions.

Below is the anticipated schedule for final decision based on the number of outstanding comments.

Application	DOA/W-2025-00967 – Seminole Orange Plaza	Proposed Time Extension
Intake/ Submittal	March 19 th , 2025	
Sufficiency/ Commence Review	April 2 nd , 2025	
1 st DRO Comments	April 11 th , 2025	
Last Resubmittal	October 27 th , 2025	January 26 th , 2025
Certification Date (120)		February 2026
Final Decision (180)		June 2026

Should you have any questions, please contact me at cswanson@insitestudio.com

Sincerely,

Camille Swanson
Senior Project Manager

NOTICE OF A PROPOSED PUBLIC HEARING - ZONING



Dear Property Owner:

This is a courtesy notice for a proposed zoning application for land within 1000 feet of your property.

The County will consider the application at public hearings provided below. Contact the Zoning Staff for more information.

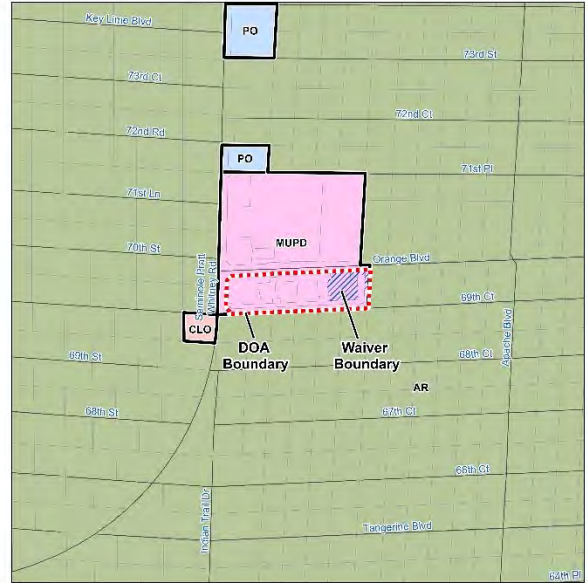
A summary of the request and a map of the subject site is available at the link below or at the QR code on the reverse side.

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: Seminole Orange Plaza, DOA/W-2025-00967
Location: Southeast corner of Seminole Pratt Whitney Road and Orange Boulevard
Zoning Commission Hearing: **March 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: **March 26, 2026** at 9:30 a.m.
 301 North Olive Avenue Governmental Center, Chambers 6th Floor West Palm Beach, Florida 33401
Zoning Staff Contact: Matthew Boyd, Senior Site Planner I (561) 233-5344 or MBoyd@pbc.gov
Notice Date: February 9, 2026



Zoning Application Summary

Application:	Seminole Orange Plaza, DOA/W-2025-00967
Control:	Seminole Orange Plaza, 2006-00012
Location:	Southeast corner of Seminole Pratt Whitney Road and Orange Boulevard
District:	Commission District 6, Mayor Baxter
Title/Request:	<p>Title: a Development Order Amendment Request: to modify the overall MUPD Site Plan to add square footage, modify the uses, reconfigure parking and on-site circulation, and modify Conditions of Approval on 11.89 acres</p> <p>Title: a Type 2 Waiver Request: to allow 24 hours of operation within 250-feet of residential use on 1.77 acres</p>

Summary: The application is for Seminole Orange Plaza Development. The overall Multiple Use Planned Development (MUPD) was previously approved by the Board of County Commissioners (BCC). The site consists of multiple parcels built with commercial uses. The easternmost portion of the site is vacant and subject to this application.

The request proposes a Development Order Amendment to modify the overall MUPD Site Plan to add square footage, modify the uses, reconfigure parking and on-site circulation, and modify Conditions of Approval in order to develop a Free-Standing Emergency Department. In addition, the application includes a request for a Type 2 Waiver to allow 24-hour operation within 250-feet of a residential use on 1.77 acres. This application is contingent on a Privately initiated ULDC Amendment to establish regulations for the Free-Standing Emergency Department in Article 4 of the Unified Land Development Code (ULDC).

The Preliminary Site Plan depicts a total of six buildings and a total of 45,081 square feet (sq. ft.), with a mix of commercial uses, including Retail, Type 1 Restaurant, Professional and Medical Office, and the proposed Free-standing Emergency Department. The plan indicates 253 parking spaces, an existing Water Management tract and perimeter buffering. Primary and secondary vehicle access to the MUPD remains from four points along Orange Boulevard.