



Board of County Commissioners
County Administrator, Joseph Abruzzo
Department of Planning, Zoning, & Building
2300 N. Jog Road
West Palm Beach, FL 33411
Phone: 561-233-5200

BOARD OF COUNTY COMMISSIONERS

ZONING PUBLIC HEARING

Wednesday, July 15, 2026, 9:30 AM

BCC Chambers 6th Floor, Jane M. Thompson Memorial Chambers
301 N. Olive Avenue, West Palm Beach, FL 33401

CALL TO ORDER

- A. Roll Call
- B. Invocation and Pledge of Allegiance
- C. Notice
- D. Proof of Publication
- E. Swearing In

AGENDA APPROVAL

- A. Additions, Deletions Substitutions
- B. Adoption of the Agenda
- C. Request to Pull Items From Consent

POSTPONEMENTS/WITHDRAWALS AGENDA

CONSENT AGENDA

REGULAR AGENDA

COMMENTS

ADJOURNMENT

Web address: www.pbcgov.com/pzb/

Disclaimer: Agenda subject to changes at or prior to the public hearing

**ZONING PUBLIC HEARING AGENDA
PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
Wednesday, July 15, 2026**

CALL TO ORDER

- A. Roll Call – 9:30 a.m.
- B. Invocation and Pledge of Allegiance
- C. Notice

Zoning hearings are quasi-judicial in nature and must be conducted to afford all parties due process. The Board of County Commissioners has adopted Procedures for conduct of Quasi-Judicial Hearings to govern the conduct of such proceedings. The Procedures include the following requirements:

Any communication with commissioners, which occurs outside the public hearing, must be fully disclosed at the hearing.

Applicants and persons attending the hearing may question commissioners regarding their disclosures. Such questions shall be limited solely to the disclosures made at the hearing or the written communications made a part of the record at the hearing.

Any person representing a group or organization must provide documentation that the person representing the group has the actual authority to do so regarding the matter before the Commission.

Any person who wishes to speak at the hearing will be sworn in and may be subject to cross-examination.

The Applicant and County Staff may cross-examine witnesses. Any other persons attending the hearing may submit cross-examination questions, including follow up questions, to the Mayor, who will conduct the examination. The scope of cross-examination is limited to the facts alleged by the witness in relation to the application.

Public comment is encouraged and all relevant information should be presented to the commission in order that a fair and appropriate decision can be made.

- D. Proof of Publication - **Motion** to receive and file
- E. Swearing In - County Attorney

AGENDA APPROVAL

- A. Additions, Deletions Substitutions
- B. Request to Pull Items from Consent and/or request to reorganize Agenda
- C. Adoption of the Agenda – **Motion** to adopt the Agenda

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

- A. POSTPONEMENTS - REMANDS
- B. WITHDRAWALS

- END OF POSTPONEMENTS/WITHDRAWALS AGENDA –

CONSENT AGENDA

- A. REQUESTS TO PULL ITEMS FROM CONSENT
- B. DISCLOSURES FOR THE CONSENT ITEMS
- C. ZONING APPLICATIONS

- END OF CONSENT AGENDA –

REGULAR AGENDA

- A. ZONING APPLICATIONS
- 1. [ZV/DOA-2025-01602 Project Tango \(2015-00085\)](#)

DISCLOSURE

Zoning Application of PBA Holdings, Inc. - Enrique Tomeu by Carlton Fields P.A. & WGINC

Location: Approximately 3.7 miles west of Seminole Pratt Whitney Road on the North side of Southern Boulevard

Project Manager: Wendy N. Hernández, Zoning Director

BCC District: 6

Zoning Commission: Recommended denial by a vote of 6-0-0

Staff Recommendation: Staff recommends approval of the requests, subject to the Conditions of Approval as indicated in Exhibit C-1.

- a. **Title:** a Development Order Amendment **Request:** to amend the previously approved Master Plan the overall Economic Development Center MUPD, to add square footage and modify phasing on 202.67 acres

MOTION: To adopt a resolution approving item 1.a

COMMENTS

- A. COUNTY ATTORNEY
- B. ZONING DIRECTOR
- C. PLANNING DIRECTOR

- D. EXECUTIVE DIRECTOR
- E. ASSISTANT COUNTY ADMINISTRATOR
- F. COMMISSIONERS

ADJOURNMENT

Be advised that anyone choosing to appeal any action with respect to any matter discussed by the Board of County Commissioners will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.