

NOTICE OF A PROPOSED PUBLIC HEARING - ZONING



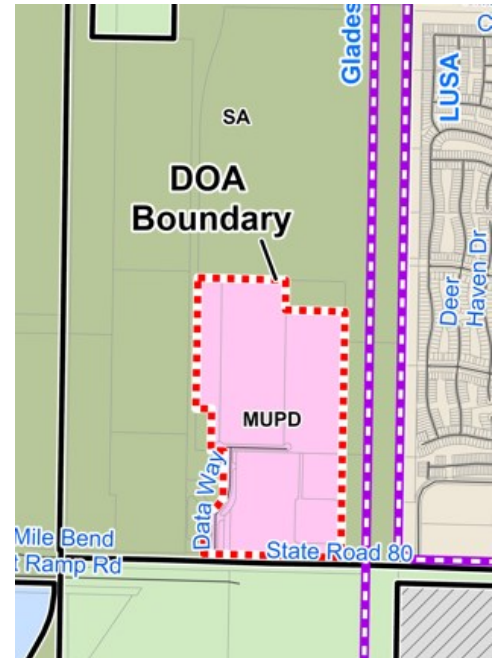
Dear Property Owner:

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:	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 Title: a Type 2 Variance Request: to allow a reduction in parking for Data Information and Processing Use on 202.67 acres

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.

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.

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).