

RESOLUTION NO. R-2026-0860

RESOLUTION DENYING ZONING APPLICATION ZV/DOA-2025-01602
(CONTROL NO. 2015-00085)
a Development Order Amendment
APPLICATION OF PBA Holdings, Inc. - Enrique Tomeu
BY Carlton Fields, P.A., and WGINC, AGENTS
(Project Tango)

WHEREAS, the Board of County Commissioners, as the governing body of Palm Beach County, Florida, pursuant to the authority vested in Chapter 163 and Chapter 125, Florida Statutes, is authorized and empowered to consider applications relating to zoning;

WHEREAS, the notice and public hearing requirements pursuant to Article 2 (Application Processes and Procedures) of the Palm Beach County Unified Land Development Code, Ordinance 2003-067 as amended (ULDC), have been satisfied;

WHEREAS, Zoning Application ZV/DOA-2025-01602 was presented to the Board of County Commissioners at a public hearing conducted on July 15, 2026;

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the Applicant and other interested parties, the recommendations of the various County Review Agencies, and the recommendation of the Zoning Commission;

WHEREAS, the Board of County Commissioners pursuant to Article 2 (Application Processes and Procedures) of the ULDC is authorized and empowered to consider, approve, approve with conditions or deny the request;

WHEREAS, the Board of County Commissioners hereby finds that the Zoning Application did not meet all the Standards contained in Article 2.B (Public Hearing Processes) including Consistency with the Plan, Consistency with the Code, Compatibility with Surrounding Uses, Design Minimizes Adverse Impact, and Adequate Public Facilities;

WHEREAS, the Palm Beach County Survey Section may administratively correct any scrivener's errors that will not significantly impact the overall boundary of the adopted legal description; and,

WHEREAS, Article 2.B.6.C (Board Action) of the ULDC requires that the action of the Board of County Commissioners be adopted by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

1. The foregoing recitals are true and correct and are incorporated herein.
2. Zoning Application ZV/DOA-2025-01602, the Application of PBA Holdings, Inc. - Enrique Tomeu, by Carlton Fields, P.A. and WGINC, Agents, for a Development Order Amendment 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, on a parcel of land generally escribed as shown on the legal description in EXHIBIT A, attached hereto and made a part hereof, and generally located as shown on a vicinity sketch as indicated in EXHIBIT B, attached hereto and made a part hereof, was denied on July 15, 2026, without prejudice.

Commissioner ~~Joel G. Flores~~ moved for approval of the Resolution.

The motion was seconded by Commissioner Gregg Weiss and, upon being put to a vote, the vote was as follows:

Commissioner Sara Baxter, Mayor
Commissioner Marci Woodward, Vice Mayor
Commissioner Maria G. Marino
Commissioner Gregg K. Weiss
Commissioner Joel G. Flores
Commissioner Maria Sachs
Commissioner Bobby Powell, Jr.

- Absent
- AYC
- Nay
- AYC
- AYC
- AYC
- AYC
- AYC

The Vice Mayor thereupon declared the resolution was duly passed and adopted on July 15, 2026.

Filed with the Clerk of the Board of County Commissioners on JUL 28 2026.

This resolution is effective when filed with the Clerk of the Board of County Commissioners.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

MICHAEL A. CARUSO
CLERK & COMPTROLLER

BY: 
COUNTY ATTORNEY

BY: 
DEPUTY CLERK



EXHIBIT A

LEGAL DESCRIPTION

A PORTION OF SECTIONS 29 AND 32, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, AND ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 40 EAST; WHICH IS THE SAME AS THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE NORTH 88°20'18" WEST 918.66' ALONG THE SOUTH LINE OF SAID SECTION 29 TO A POINT ON THE EAST LINE OF CENTRAL PARK COMMERCE CENTER MUPD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 135, PAGE 101, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 00°57'24" WEST, ALONG SAID EAST LINE AND THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 3374.06 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROUTE 80, BEING 203.00 FEET WIDE, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 93120-2515; THENCE NORTH 88°28'42" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1839.11 FEET TO THE SOUTHEAST CORNER OF TRACT R/W OF THE AFOREMENTIONED CENTRAL PARK COMMERCE CENTER MUPD PLAT; THENCE NORTH 01°31'46" EAST ALONG THE EAST LINE OF SAID TRACT R/W, A DISTANCE OF 17.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT R/W; THENCE NORTH 88°28'42" WEST, ALONG THE NORTH LINE OF SAID TRACT R/W, A DISTANCE OF 308.38 FEET TO A POINT ON THE WEST LINE OF THE AFOREMENTIONED CENTRAL PARK COMMERCE CENTER MUPD PLAT; THE FOLLOWING FOURTEEN (14) CALLS BEING ALONG THE BOUNDARY OF SAID PLAT; THENCE NORTH 01°31'46" EAST, A DISTANCE OF 572.82 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 125.00 FEET, AND A CENTRAL ANGLE OF 103°05'12"; THENCE NORTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 224.90 FEET; THENCE NORTH 45°55'57" EAST, A DISTANCE OF 64.02 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A RADIAL BEARING OF NORTH 44°03'19" WEST, A RADIUS OF 395.00 FEET AND A CENTRAL ANGLE OF 20°41'41"; THENCE NORTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 142.67 FEET; THENCE NORTH 00°56'55" EAST, A DISTANCE OF 742.78 FEET; THENCE NORTH 88°23'35" WEST, A DISTANCE OF 198.48 FEET; THENCE NORTH 00°56'55" EAST, A DISTANCE OF 650.00 FEET; THENCE NORTH 88°23'35" WEST, A DISTANCE OF 247.05 FEET; THENCE NORTH 00°56'55" EAST, A DISTANCE OF 1111.41 FEET; THENCE NORTH 00°49'13" EAST, A DISTANCE OF 930.70 FEET; THENCE SOUTH 88°27'45" EAST, A DISTANCE OF 1376.21 FEET; THENCE SOUTH 00°57'24" WEST, A DISTANCE OF 467.02 FEET; THENCE SOUTH 88°27'45" EAST, A DISTANCE OF 933.05 FEET; THENCE SOUTH 00°57'24" WEST, A DISTANCE OF 468.66 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 202.665 ACRES, MORE OR LESS.

EXHIBIT B

VICINITY SKETCH

