



**ZONING COMMISSION
AMENDMENTS TO THE AGENDA
JULY 2, 2026**

REGULAR AGENDA

AMEND – To modify the Regular Agenda Section B. as shown with the deleted text struck

- B. Zoning Applications** ~~with current Future Land Use applications~~
- D. Previously Postponed Zoning Applications**
- 7. [ZV/DOA-2025-01602 Project Tango](#) (2015-00085)**

AMEND – To modify Staff Report Section IV. Hearing History as shown with the deleted text struck added text underlined:

ZONING COMMISSION:

...{omitted for brevity}

Commissioner Vinikoor made a motion to approve the Type 2 Variance, seconded by Commissioner Caliendo approving the request by a vote of 8-1-0, with Commissioner Mendoza dissenting. For the Development Order Amendment request, Commissioner Vinikoor made the motion to recommend approval, with conditions mitigating the sound, and was seconded by Commissioner Caliendo, the ZC recommended approval of the DOA request by a vote of 7-2-0, with Commissioners Mendoza and Kammerer dissenting.

BCC HEARING: At the December 10, 2025 BCC Zoning Hearing, this item was on the Regular Agenda. The Applicant requested a postponement of the application to the ~~January~~ February 26, 2026 BCC hearing. Several members of the public were present to speak on the application and request to postpone. Following the public comment and board discussion, the Applicant requested a modification to the request to postpone to the April 23, 2026 hearing. Vice Mayor Woodward made the motion to approve the postponement and was seconded by Commissioner Weiss. The motion passed 7-0.

AMEND – To modify the Development Order Amendment Conditions of Approval as indicated in Exhibit C and shown with the added text underlined:

ALL PETITIONS

- 6. Prior to final approval of the Master Plan by the Development Review Officer, the Preliminary Phasing Plan is dated November 7, 2025 and shall be updated to correct the number of phases and the site tabular information consistent with the Preliminary Master Plan and Regulating Plan. (DRO:ZONING – Zoning)

ENGINEERING

~~13. Prior to the issuance of the first building permit, the Property Owner shall configure the property and the offsite water management tract into legal lot(s) of record in accordance with the provisions of Article 11 of the Unified Land Development Code. This includes any residual parcels created by this subdivision. (BLDGPM: MONITORING – Engineering)~~

~~The Property Owner shall make the following Proportionate Share payments, based on the following schedule. Note that while this proportionate share payment is based on proportionate cost of a specific roadway improvement, the County, in its sole discretion may apply such payment to one or more mobility improvements to regionally significant transportation facilities. The proportionate share payment shall be adjusted at the time of payment by the escalator calculation set forth in a later condition. Proportionate share payments made pursuant to the Proportionate Share Agreement shall establish road impact fee credits. The proportionate share payment is sufficient to accomplish one or more mobility improvements that will benefit a regionally significant transportation facility in the area.~~

~~a. No building permits for development generating more than 249 PM peak hour directional trips (which allows the development of the entire data center plus 1,860,000 SF of warehouse) shall be issued until the Property Owner makes a proportionate share payment in the amount of \$136,881.00 (BLDGPM: MONITORING – Engineering)~~

NOISE

~~1. The Applicant/Property Owner shall submit a Noise Impact Assessment (NIA), signed and certified by a professional engineer. The NIA is a document that will provide a systematic evaluation of the potential noise and vibration impacts resulting from the proposed development or activity.~~

~~Methodologies that must be included in the assessment include field measurements, mathematical modeling and scenario analysis. Factors that need to be incorporated into the assessment include, but are not limited to Buildings height, density, materials to construct buildings and locations/placement of the buildings on the site; Mechanical equipment and permanent generator location/placement and associated acoustical enclosures and barriers; Cooling Technologies; Surface material, such as asphalt, concrete or vegetation that influence sound absorption and reflection; Topography/geography such as landscape berms or barriers that can dampen or channel noise; and Weather conditions.~~

~~a. Prior to final approval by the Development Review Officer, the Applicant/Property Owner shall submit a Preliminary Noise Impact Assessment that provides the baseline noise measurement occurring at the site and at the property line of the receiving residential development to the east. The noise measurement shall be recorded at multiple locations along the east property line and the west property line of the Arden development to the east. The recorded measurements shall be completed along the property lines at a maximum interval of 400 feet and completed at varying times over a 24-hour period. The existing baseline noise levels are for information and are exempt from the maximum noise levels of Condition. (DRO: ZONING – Zoning)~~

~~b. Prior to the issuance of a building permit, the Final Noise Impact Assessment (NIA) shall be submitted, reviewed and approved by the Zoning Division. The building permits and site development permits shall be consistent with the final assessment documenting how the noise is mitigated. (BLDGPM: ZONING – Zoning)~~

~~2. The maximum noise levels at the receiving residential development to the east shall be a maximum of:~~

~~a. Fixed Mechanical Equipment: Any time maximum is 60 dB~~

~~b. Permanent generators: During applicable times of testing and power outages Testing shall be during the day between the hours of 10 am and 2 pm. Maximum is 75 dB.~~

~~c. All sources: 7:00 am to 8:00 pm 60 dB~~

8:00 pm to 10:00 pm 55 dB
10:00 pm to 7:00 am 50 dB (ONGOING/BLDGPMT: CODE COMPLIANCE
/ZONING – Zoning)

3. All external backup power generators shall be setback a minimum of eight hundred (800) feet from the east property line of the MUPD (BLDGPMT/ONGOING: ZONING – Zoning)

WATER AND WASTEWATER SERVICE

8. Prior to the issuance of a Building Permit, the Property Owner/Applicant shall include applicable documentation that the Water and Wastewater Service Conditions are included and depicted in the construction documents. (BLDGPMT: BLDG DIVISION – PBCWUD)

ADD – To add PBA Holdings Inc. Disclosure of Ownership to the Applicant’s Exhibits on this [link](#)

ADD – To add additional correspondence on the following links:

[G-1 Earth Justice attachments - 2021 Battery Storage Fire Safety](#)

[G-1 Earth Justice attachments - 2026 Press Release New Study](#)

[G-1 Earth Justice attachments – 06-30-2026 Letter for WPBCA](#)

[G-10 General Correspondence - Why this is NOT Light Industrial Lisa Johnson](#)