



**PALM BEACH COUNTY  
ZONING DIVISION**

---

**NOTIFICATION OF BCC HEARING POSTPONEMENT**

**I. General**

---

**Application Name:** Seminole Orange Plaza, DOA/W 2025-00967  
**Control Name:** Seminole Orange Plaza, 2006-00012  
**Agent:** Brian Terry, Insite Studio, Inc.  
Camille Swanson, Insite Studio, Inc.  
**Agent Address:** 3601 PGA Blvd, Ste 220  
Palm Beach Gardens, FL 33410

---

**II. Findings**

---

This letter is to inform you that the application referenced below was postponed at the Board of County Commissioners (BCC) at the scheduled public hearing to the new hearing date below.

This application will be heard at new date provided below 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:** April 2, 2026  
**Project Manager:** Matthew Boyd, Senior Site Planner I  
561-233-5344, [MBoyd@pbc.gov](mailto:MBoyd@pbc.gov).  
**Request Date:** March 26, 2026  
**Scheduled Hearing:** March 26, 2026  
**New Hearing:** May 28, 2026

March 25, 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**

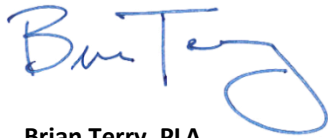
Dear Wendy,

This letter is to formally request a one month postponement of the Seminole Orange Plaza project (Application No. DOA/W-2025-00967) from the March 26, 2026 Board of County Commissioners meeting to the April 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](mailto:brianterry@insitestudio.com)

Sincerely,



**Brian Terry, PLA**  
Principal  
Insite Studio, Inc.

# 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.

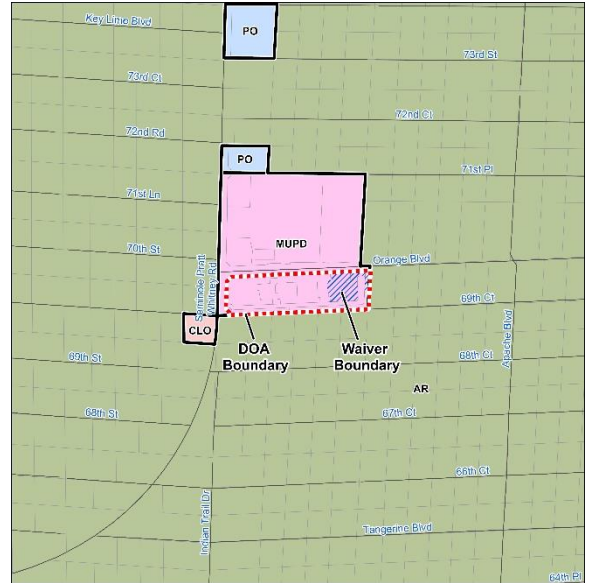
A summary of the request and a map of the subject site is available at the link below or at the QR code on the reverse side.

[www.pbc.gov/pzb/notices](http://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 10, 2026



<b>Zoning Application Summary</b>	
<b>Application:</b>	<b>Seminole Orange Plaza, DOA/W-2025-00967</b>
<b>Control:</b>	Seminole Orange Plaza, 2006-00012
<b>Location:</b>	Southeast corner of Seminole Pratt Whitney Road and Orange Boulevard
<b>District:</b>	Commission District 6, Mayor Baxter
<b>Title/Request:</b>	<b>Title:</b> a Development Order Amendment <b>Request:</b> to reconfigure the overall Site Plan to add square footage on 11.89 acres <b>Title:</b> a Type 2 Waiver <b>Request:</b> to allow 24 hours of operation within 250-feet of residential use on 11.89 acres
<b>Summary:</b>	
<p>The application is for the 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.</p> <p>The application is proposed in order to develop a Free-Standing Emergency Department on the easternmost vacant portion of the site. The application includes a Development Order Amendment to reconfigure the overall site plan to add square footage and modify/delete Conditions of Approval. In addition, the application includes a request for a Type 2 Waiver to allow 24-hour operation within 250-feet of a residential use for the new 1.77 acre use. 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).</p> <p>The Preliminary Site Plan identifies the existing commercial uses concentrated in the west and central portion of the site, including Retail, Type 1 Restaurant, Office space and Medical Office totaling approximately 33,985 square feet, supported by surface parking. The site has an existing Water Management tract that extends along the south and east portions of the MUPD.</p> <p>Primary and secondary vehicle access to the MUPD remains only along Orange Boulevard, the proposed modification uses the preapproved east access point.</p>	