

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.

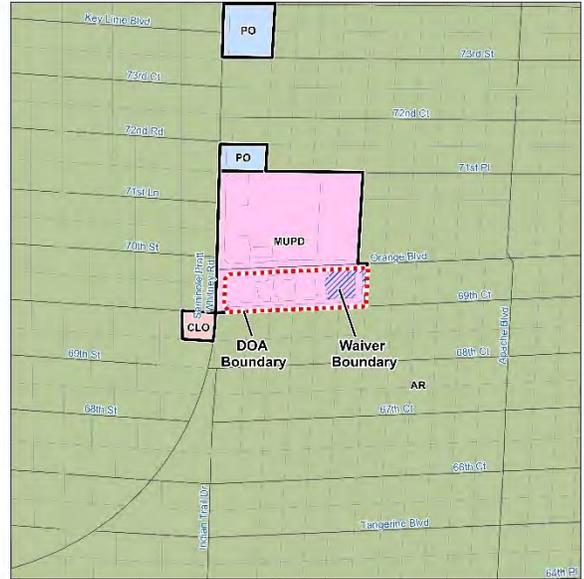
A summary of the request and a map of the subject site is available at the link below or at the QR code on the reverse side.

www.pbc.gov/pzb/notices

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 9, 2026



Zoning Application Summary

Application:	Seminole Orange Plaza, DOA/W-2025-00967
Control:	Seminole Orange Plaza, 2006-00012
Location:	Southeast corner of Seminole Pratt Whitney Road and Orange Boulevard
District:	Commission District 6, Mayor Baxter
Title/Request:	<p>Title: a Development Order Amendment Request: to modify the overall MUPD Site Plan to add square footage, modify the uses, reconfigure parking and on-site circulation, and modify Conditions of Approval on 11.89 acres</p> <p>Title: a Type 2 Waiver Request: to allow 24 hours of operation within 250-feet of residential use on 1.77 acres</p>

Summary: The application is for 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.

The request proposes a Development Order Amendment to modify the overall MUPD Site Plan to add square footage, modify the uses, reconfigure parking and on-site circulation, and modify Conditions of Approval in order to develop a Free-Standing Emergency Department. In addition, the application includes a request for a Type 2 Waiver to allow 24-hour operation within 250-feet of a residential use on 1.77 acres. 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).

The Preliminary Site Plan depicts a total of six buildings and a total of 45,081 square feet (sq. ft.), with a mix of commercial uses, including Retail, Type 1 Restaurant, Professional and Medical Office, and the proposed Free-standing Emergency Department. The plan indicates 253 parking spaces, an existing Water Management tract and perimeter buffering. Primary and secondary vehicle access to the MUPD remains from four points along Orange Boulevard.