



# PALM BEACH COUNTY ZONING DIVISION

## PRE-APPLICATION REVIEW RESPONSE

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### I. General

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<b>Application Name:</b>	Central Park Commerce Center, PAR-2026-00811
<b>Control Name:</b>	Central Park Commerce Center, 2015-00085
<b>Applicant:</b>	WPB Logistics Owner, LLC
<b>Owner:</b>	WPB Logistics Owner, LLC; PBA Holdings, Inc., and Park Central
<b>Agent:</b>	Joni Brinkman and Shayne Broadnix, Urban Design Studios
<b>Acres:</b>	202.67 acres
<b>Address or Location:</b>	20419 Data Way Loxahatchee, FL 33470
<b>Parcel Control:</b>	00-40-43-32-00-000-1030; 00-40-43-32-00-000-1050; 00-40-43-29-01-001-0000 00-40-43-29-01-015-0000; 00-40-43-29-01-023-0000; 00-40-43-32-01-012-0030 00-40-43-29-01-002-0010; 00-40-43-29-01-002-0040; 00-40-43-29-01-002-0050
<b>Future Land Use:</b>	Economic Development Center (EDC)
<b>Zoning District:</b>	Multiple Use Planned Development (MUPD)
<b>Overlay:</b>	Glades Area Protection Overlay (GAPO)

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**Request Summary:** Site Plan modifications include removing Bldg. C, 1,200,000 sf. of Warehouse use and replacing it with four Data Center Buildings (Buildings 1 through 4) each with 289,250 square feet (sq. ft.) totaling 1,157,000 sq. ft. Together with the two approved Data Center Buildings (Buildings A and B) which totals 200,000 sf., the site plan now reflects a proposed total of 1,357,000 sf. for Data Information Processing uses. An additional 26,000 sq. ft. of accessory office within the data center buildings is being proposed on the applicant's land area, as well as a 3,000 sq. ft. of security building/guard house and a 20,000 sq. ft. water treatment building.

### II. Preliminary Findings

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Pre-Application Review is intended to provide a dialogue between the prospective applicant and Zoning staff to confirm the appropriate approval process. This Response is valid for 6 months. Additional requests, documents, and fees may be required following submittal of an application.

Email [PZB-ZoningIntake@pbc.gov](mailto:PZB-ZoningIntake@pbc.gov) to request an appointment and Reference number for application submittal. Include this Response and General Application Form. Requests for intake are due by the Thursday before intake date. See Zoning Calendar for intake dates, and Technical Manual and Checklist for required forms and documents.

<b>Project Reviewer:</b>	Nancy Frontany Bou, Senior Site Planner I
<b>Response Date:</b>	May 21, 2026
<b>Zoning Findings:</b>	Pre-Application Review responses and comments are attached.
<b>Attachments:</b>	Project History and tentative Fee Schedule

### III. Pre-Review Responses

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#### ZONING

1. The project reviewer is Nancy Frontany Bou, Senior Site Planner I, who can be contacted at 561-233-5584 or NFrontanybou@pbc.gov to discuss these Zoning comments/issues.

2. QUESTION 1: Confirm the Application Type identified above is correct for this request.

**RESPONSE:** Based on what has been provided, the request for the Site Plan modifications is subject to a modification of the previous Development Order through the administrative full Development Review application due to the changes of use. Additionally, a second request would be required for the modification of uses and square footages as depicted on the Master Plan, and a third request to abandon to previous Warehouse with accessory office use. It should be noted that there is an application in process to modify the Master Plan, and it requires approval by the Board of County Commissioners. That Applicant is currently scheduled to go to the Board of County Commissioners in July. This request may be affected by any decision made by the BCC.

3. QUESTION 2: Please confirm if a traffic study, survey with title work and/or a drainage statement will be required.

**RESPONSE:** These documents will be required.

4. QUESTION 3: Will the approved master plan for the MUPD on file be required to be amended to reflect the increase to the maximum square footage of 206,000 for data center and can that be done administratively pursuant to a traffic equivalency being provided attesting that the trip limitation in the land use condition is complied with?

**RESPONSE:** Yes, the Master Plan for the overall MUPD must be amended to reflect the correct use allocations and to ensure consistency with any previous approvals, the ULDC and the Plan. A modification to adequate public facilities would require a new reservation and not an equivalency.

5. QUESTION 4: Will the guard house on the site plan be required to credit towards the FAR? Can the owner pull permits based on the current plat in place on the project before the replat(s) take place?

**RESPONSE:** Yes, the guard house on the Site Plan counts towards the FAR. Please refer to Article 1 of the ULDC for the Floor Area Ratio definition. Plat process must be completed prior to the issuance of a Building Permit. Modifications of the lots will require a modification to the subdivision plan approved by the Zoning Division.

6. QUESTION: Can the final site plan revision application for the applicant's 60+ parcel be submitted while another application (final site plan and subdivision applications DRO-2025-01675)?

**RESPONSE:** Yes, however, the Applicants should coordinate with the each other to ensure all plans continue to be consistent with previous approvals. For a MUPD, it is the applicant's responsibility to update the master plan tabular data, if inconsistent, to reflect approvals granted as part of the administrative review process and must continue to be consistent with any previous approvals, the ULDC and Plan.

7. **DOCUMENTS/FORMS/PLANS:** See Checklist for required forms for the type of requests at <https://discover.pbc.gov/pzb/zoning/Pages/Applications-Forms.aspx> and <https://discover.pbc.gov/pzb/zoning/PDF/ApplicationsForms/00-DRO%20Instructions%2011-2025.pdf>. The application must meet the Technical Manual requirements at <https://www.pbcgov.com/techmanual/>

8. **SURVEY:** An abstracted survey is required for this application.

9. **FEES:** Fees must be paid at time of Intake. Please have available the traffic trips related to this application to be provided to Zoning staff at time of the appointment request, that information will be used to issue the invoice you this application

## ATTACHMENTS

### PROJECT HISTORY:

Application No.	Title & Request	Resolution	Decision	Approval Date
ZV/PDD-2015-02166	<b>Title:</b> a Type II Variance <b>Request:</b> to allow an increase in the number of freestanding structures in a Multiple Use Planned Development (MUPD); and to modify the parking calculation for a Data Information and Processing Use.	ZR-2016-00027	Adopted With Conditions	04/07/2016
LGA-2016-00005	<b>Title:</b> Central Park Commerce Center, Large Scale Land Use Amendment <b>Request:</b> To change a future land use designation from Rural Residential, 1 unit per 10 acres (RR-10) to Economic Development Center (EDC)	2016-00026	Adopted	04/27/2016
ZV/PDD-2015-02166	<b>Title:</b> a Official Zoning Map Amendment to a Planned Development District <b>Request:</b> to allow rezoning from the Special Agriculture (SA) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District, and allow an Alternative Landscape Buffer.	R-2016-00551	Adopted With Conditions	04/28/2016
ZV-2016-01648	<b>Title:</b> a Type II Variance <b>Request:</b> to allow a 10-foot fence in the perimeter landscape buffer; a reduction in the number of interior trees; a reduction in the number of required pedestrian amenities; eliminate the interconnectivity between uses in and adjacent to the project; and, a reduction in the required parking at the side or rear of the building.	ZR-2017-00009	Adopted With Conditions	04/06/2017
LGA-2018-00027	<b>Title:</b> Central Park Commerce Center II, Large Scale Land Use Amendment <b>Request:</b> To change the condition date on the previously adopted Ordinance 2016-026 from June 30, 2019 to June 30, 2022	2018-00012	Adopted With Conditions	07/23/2018
PDD/DOA-2024-00309	<b>Title:</b> an Official Zoning Map Amendment <b>Request:</b> to allow a rezoning from the Special Agricultural (SA) Zoning District to Multiple Use Planned Development (MUPD) planned development district on 64.46 acres	R-2025-00122	Adopted	01/30/2025
PDD/DOA-2024-00309	<b>Title:</b> a Development Order Amendment <b>Request:</b> to modify the overall MUPD Master Plan to add land area (64.46 acres) and to modify the Conditions of Approval on 202.67 acres	R-2025-00123	Adopted With Conditions	01/30/2025

**FEES ESTIMATE:**

**\*\*\* FEES MUST BE PAID AT TIME OF INTAKE \*\*\***

**Please have available the traffic trips related to this application to be provided to Zoning staff at time of the appointment request, that information will be used to issue the invoice you this application.**

**Fees**

<b>Fee Code</b>	<b>Fee Description</b>	<b>Base Amount</b>	<b>Qty.</b>	<b>Unit Type</b>	<b>Amount/Unit</b>	<b>Adj. Amt.</b>	<b>Amount</b>
03551	Modification to Zoning Plan	0.00	1	REQ	1,853.00	0	1,853.00
03580	Development Order Abandonment	359.00			0.00	0	359.00
03839	Final DRO Review	4,079.00			0.00	0	4,079.00
04021	Concurrency Reservation	393.00			0.00	0	393.00
04350	ERM Review	438.00			0.00	0	438.00
04670	LDev: DRO Application	225.00			0.00	0	225.00
04740	PalmTran: Public Hearing and Final DRO Review (includes 2 resubmittals)	487.00			0.00	0	487.00
04780	ENG TPS Review Fee	0.00	0	TRIP	2.90	0	440.00
05550	Planning DRO Review	523.00			0.00	0	523.00

**Estimate of fee to be paid: \$8,797.00**