

RESOLUTION NO. ZR-2025-014

RESOLUTION APPROVING ZONING APPLICATION DOA/ZV-2025-01602  
(CONTROL NO. 2015-00085)  
TYPE II VARIANCE (*CONCURRENT*)  
APPLICATION OF PBA Holdings Inc  
BY Carlton Fields, P.A., AGENT  
(PROJECT TANGO)

WHEREAS, the Zoning Commission, pursuant to Article 2 (Application Processes and Procedures) of the Palm Beach County Unified Land Development Code, Ordinance 2003-067 as amended (ULDC), is authorized and empowered to consider, approve, approve with conditions or deny the request;

WHEREAS, the notice and public hearing requirements pursuant to Article 2 (Application Processes and Procedures) of the ULDC have been satisfied;

WHEREAS, Zoning Application DOA/ZV-2025-01602 was presented to the Zoning Commission at a public hearing conducted on December 4, 2025;

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

WHEREAS, the Zoning Commission hereby incorporates by reference the Findings in the staff report addressing the Standards contained in Article 2.B (Public Hearing Processes) for a Type 2 Variance ;

WHEREAS, this approval is subject to Article 2.E (Monitoring) of the ULDC and other provisions requiring that development commence in a timely manner;

WHEREAS, the issuance of this Development Permit does not in any way create any rights on the part of the Applicant and/or Property Owner to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the Applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law;

WHEREAS, this approval shall only become effective upon the adoption of a resolution approving Zoning Application DOA/ZV-2025-01602 by the Board of County Commissioners;

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 action of the Zoning Commission be adopted by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE ZONING COMMISSION OF PALM BEACH COUNTY, FLORIDA, that

1. The foregoing recitals are true and correct and are incorporated herein.
2. Zoning Application DOA/ZV-2025-01602, the Application of PBA Holdings Inc, by Carlton Fields, P.A., Agent, for a Type 2 Variance to allow a reduction in parking for a Data and Information Processing Use on 202.67 acres, on a parcel of land generally described 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 approved on December 4, 2025, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof and subject to the Type 2 Variance Chart as described in Exhibit D, attached hereto and made a part hereof.

Commissioner Vinikoor moved for the approval of the Resolution.

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

James Williams, Chair	- Aye
Cheri Pavlik, Vice-Chair	- Aye
Christopher Kammerer	- Aye
Claudia Mendoza	- Nye
Sam Caliendo	- Aye
Lori Vinikoor	- Aye
Alison Thomas	- Aye
Angella Vann	- Aye
Susan Kennedy	- Aye

The Chair thereupon declared that the resolution was duly passed and adopted on December 4, 2025.

This resolution was filed with the Palm Beach County Zoning Division on 12-4-2025.

This resolution shall only become effective upon the adoption of a resolution approving Zoning Application DOA/ZV-2025-01602 by the Board of County Commissioners.

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA  
BY ITS ZONING COMMISSIONERS

BY:   
\_\_\_\_\_  
COUNTY ATTORNEY

BY:   
\_\_\_\_\_  
CHAIR

**EXHIBIT A**

**LEGAL DESCRIPTION**

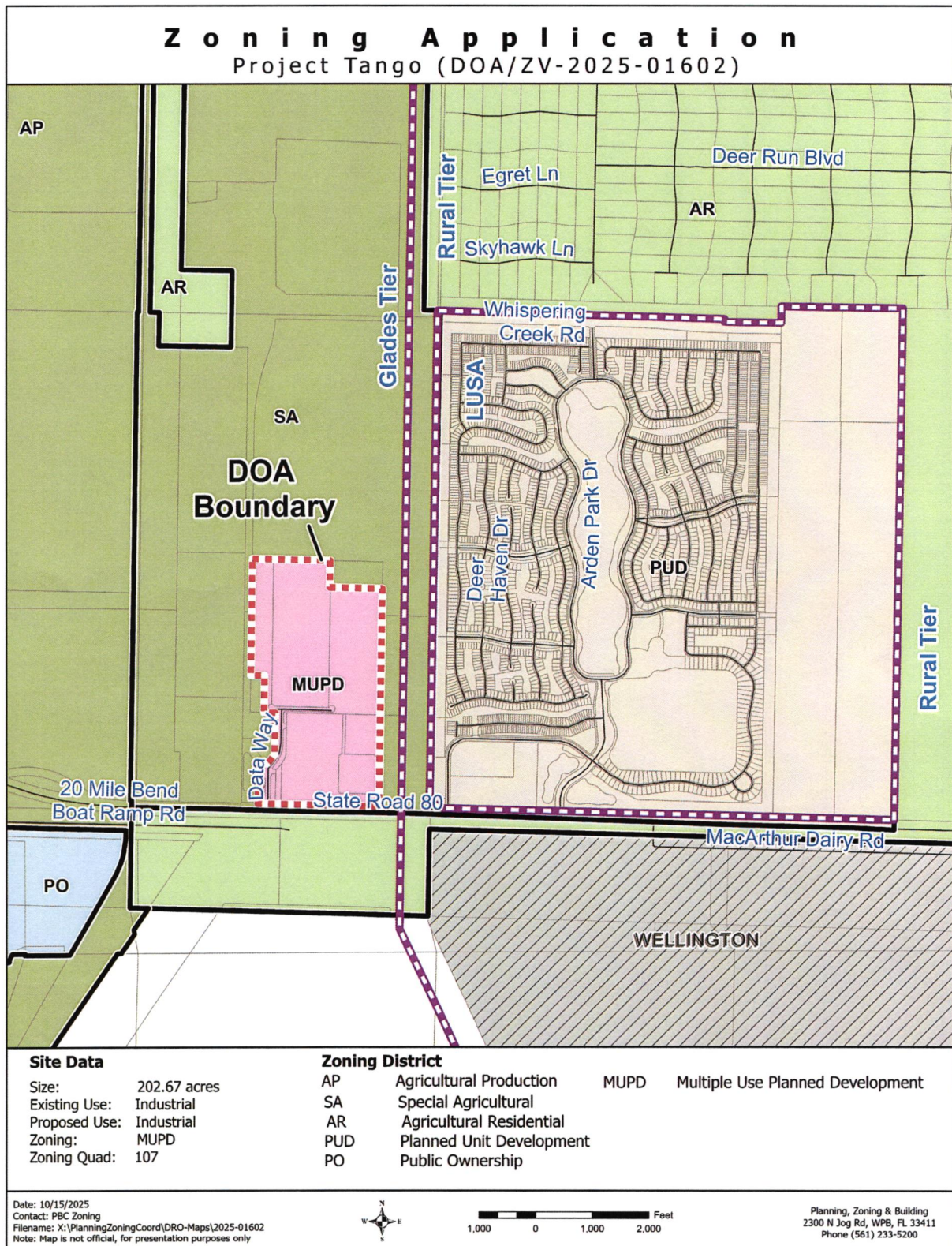
A PORTION OF SECTIONS 29 AND 32, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, AND ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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**



## EXHIBIT C

### CONDITIONS OF APPROVAL

#### Type 2 Variance - Concurrent

##### ALL PETITIONS

1. The approved Preliminary Master Plan is dated November 25, 2025. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners. (ONGOING: ZONING - Zoning)

##### VARIANCE

1. The Development Order for this Variance shall be tied to the Time Limitations of the Development Order for DOA/ZV-2025-01602. The Property Owner shall secure a Building Permit or Commencement of Development to vest this Variance. (ONGOING: MONITORING - Zoning)

2. Prior to the submittal for Final Approval by the Development Review Officer, the approved Variance(s) and any associated Conditions of Approval shall be shown on the Final Site Plan. (DRO/ONGOING: ZONING - Zoning)

3. At time of application for a Building Permit, the Property Owner shall provide a copy of this Variance approval along with copies of the approved Plan to the Building Division. (BLDGPMT/ONGOING: BUILDING DIVISION - Zoning)

##### COMPLIANCE

1. In Granting this Approval, the Zoning Commission relied upon the oral and written representations of the Property Owner/Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the approval to be presented to the Zoning Commission for review under the compliance Condition of this Approval. (ONGOING: ZONING - Zoning)

2. Failure to comply with any of the Conditions of Approval for the subject property at any time may result in:

a. The Issuance of a Stop Work Order; the Issuance of a Cease and Desist Order; the Denial or Revocation of a Building Permit; the Denial or Revocation of a Certificate of Occupancy; the Denial of any other Permit, License or Approval to any developer, owner, lessee, or user of the subject property; the Revocation of any other Permit, License or Approval from any developer, owner, lessee, or user of the subject property; the Revocation of any concurrency; and/or,

b. The Revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other Zoning Approval; and/or,

c. A requirement of the development to conform with the standards of the Unified Land Development Code at the time of the finding of non-compliance, or the addition or modification of Conditions reasonably related to the failure to comply with existing Conditions; and/or

d. Referral to Code Enforcement; and/or

e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any condition of approval. (ONGOING: ZONING - Zoning)

##### DISCLOSURE

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.

**EXHIBIT D**

**REQUEST**

**TYPE II VARIANCE SUMMARY**

ULDC Article	Required	Proposed	Variance
Table 6.B.1.B-1 Minimum Parking	Data and Information Processing (Data Center) - 1 parking space per 250 square feet	Data and Information Processing (Data Center) - 1 parking space per 2,000 square feet	Data and Information Processing (Data Center) 1 parking space per 2,000 square feet

<b>SITUS ADDRESS:</b>	20125 State Road 80 Loxahatchee 33470 20299 State Road 80 Loxahatchee 33470 20419 Data Way Loxahatchee 33470	
<b>OWNER NAME &amp; ADDRESS:</b>	Central Park Commerce Ctr Master Assn Inc; Park Central PBA Holdings Inc; Wpb Logistics Owner LLC 20125 Southern Blvd Loxahatchee, FL 33470-9259	
<b>PCN:</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; 00-40-43-29-01-002-0020 00-40-43-29-01-002-0030; 00-40-43-29-01-002-0040 00-40-43-29-01-002-0050	
<b>ZONING DISTRICT:</b>	MUPD	
<b>BCC DISTRICT:</b>	6	
<b>LAND USE:</b>	EDC	S/T/R: 32-43-40 and 29-43-40
<b>CONTROL #:</b>	2015-00085	
<b>LOT AREA:</b>	202.67 acres +/-	
<b>REQUEST:</b>	to allow a reduction in parking for Data Information and Processing Use on 202.67 acres	