



ATTORNEYS AT LAW

CityPlace Tower

525 Okeechobee Boulevard | Suite 1200
West Palm Beach, Florida 33401-6350
P.O. Box 150 | West Palm Beach, Florida 33402-0150
561.659.7070 | fax 561.659.7368
www.carltonfields.com

Atlanta
Florham Park
Hartford
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Wendy Hernandez, PBC Zoning Director
Palm Beach County Zoning Division
2300 Jog Road
West Palm Beach, FL 33411

April 9, 2026

**RE: REQUEST PURSUANT ARTICLE SECTION 2.B.6.E.1 PUBLIC HEARING PROCESS
BY-RIGHT POSTPONEMENTS FOR TIME EXTENSION FOR FINAL DECISION,
TOGETHER WITH PUBLIC HEARING POSTPONEMENT
PBC CONTROL NO: 2015-00085
PBC APP NO: ZC/DOA -2025-01602
PROJECT: CENTRAL PARK COMMERCE CENTER (PROJCT TANGO)**

Ms. Hernandez,

On behalf of the applicant and property owner, PBA Holdings, Inc., we respectfully request (i) an extension of the statutory 180-day final decision period and (ii) a postponement of the currently scheduled Board of County Commissioners (BCC) public hearing from April 23, 2026, to July 15, 2026, pursuant to Article 2.B.6.E.1 of the Palm Beach County Unified Land Development Code.

The application was certified on November 4, 2025. The Zoning Commission approved the requested parking variance and transmitted its recommendation to the BCC on December 4, 2025. On December 10, 2025, the BCC voted to postpone the hearing to April 23, 2026, to provide time for the applicant and County officials to meet with neighboring residents to better understand and address community concerns.

All these actions occurred within Palm Beach County's statutory 180-calendar-day final decision period, and the requested extension represents a continuation of that same process to replace data center square footage with warehouse square footage, reconfigure the site and reduce potential impacts, conduct additional studies including sound, traffic, water, etc., additional technical review, design refinement, and ongoing community engagement.

Approval of this request will allow sufficient time to make the changes to address concerns, submit updated materials, and work through any questions with staff.

Carlton Fields, P.A.

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Carlton Fields, P.A. practices law in California through Carlton Fields, LLP.

As reflected in draft materials provided at the recent town hall meeting and made available on the central park commerce center website, the applicant has undertaken design modifications to the property owned by PBA Holdings, Inc. to address concerns and reduce potential impacts. No changes are proposed to the property owned by WPB Logistics, LLC or the Central Park Commerce Center Property Owners Association, Inc.

Equally important, the additional time will allow for continued coordination with County staff, elected officials, and surrounding residents. Since the initial postponement, the applicant has engaged in outreach to provide accurate information regarding the project and to better understand community concerns. The extension will enable the applicant to continue this collaborative process, incorporate feasible refinements, and ensure that the Board has the benefit of additional technical information and a fully vetted application at the time of public hearing.

Accordingly, the applicant voluntarily agrees to extend the statutory final decision deadline to accommodate the requested July 15, 2026, hearing date.

We appreciate your consideration of this request. Should you have any questions or require additional information, please do not hesitate to contact me (561) 650-8044.

Best regards,

A handwritten signature in blue ink, appearing to read 'Joe Verdone', with a stylized, flowing script.

Joseph Verdone, AICP