



Future Land Use Atlas Amendment Petition Summary

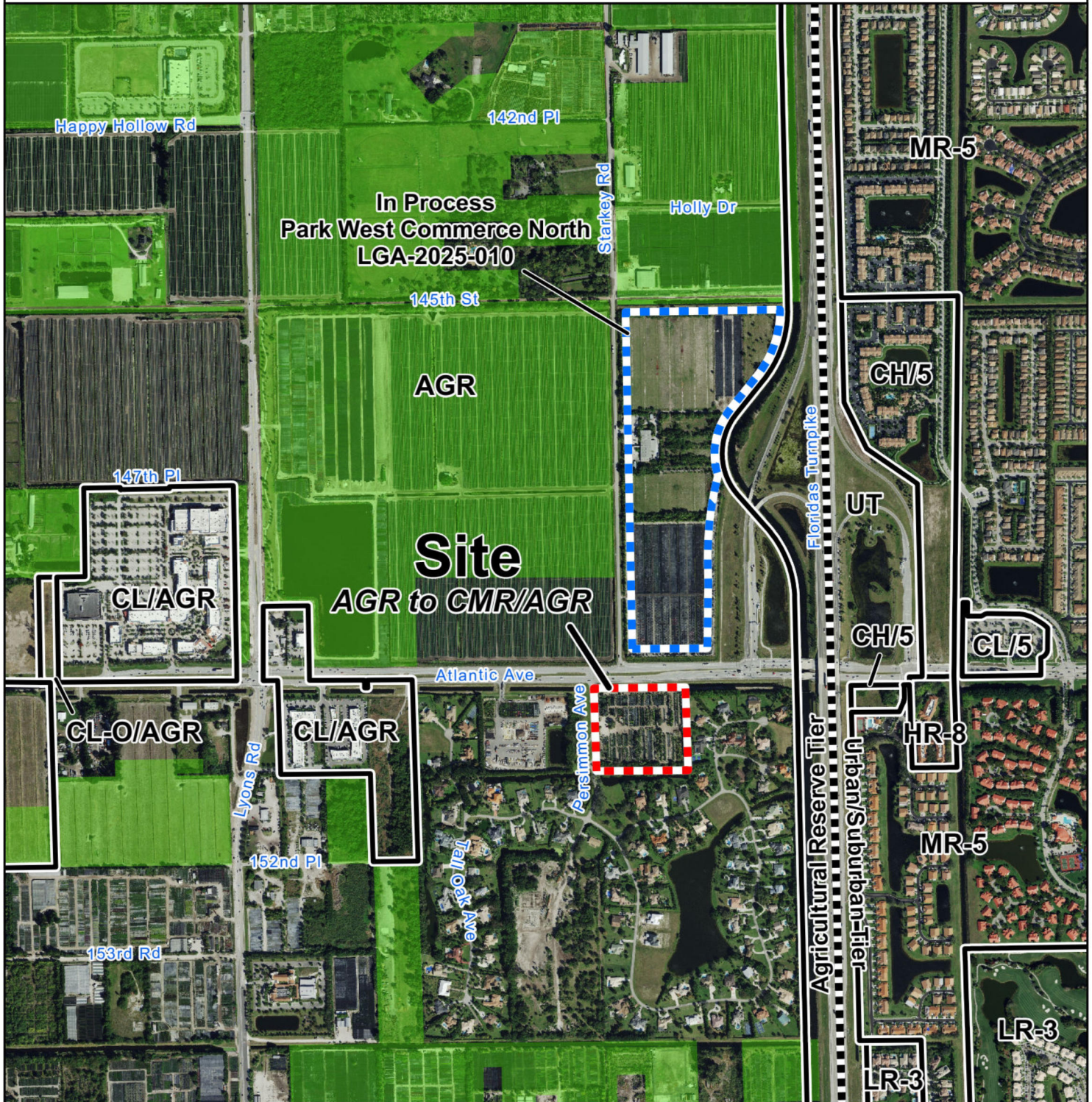
Amendment Name	Park West Commerce South	Round Number	25-B
Amendment No.	LGA 2025-011	Intake Date	11/13/2024
Acres	9.59	Control No.	1997-00120
Location	Southeast corner of Atlantic Avenue and Persimmon Avenue	Zoning App No.	
Status	In Process		
Type	Large Scale Privately Initiated		
Project Manager	Dorian Bellosa		

Agent	JMorton Planning and Landscape Architecture
Applicant	Morningstar Nursery, Inc. (Paul Okean)
Owner	Morningstar Nursery, Inc. (Paul Okean)
Existing Use	Nursery
Current FLU	Agricultural Reserve (AGR)
Current Zoning	Agricultural Reserve (AGR)
Current Potential	Agricultural uses, up to 62,661 sf (0.15 FAR)
Proposed FLU	Commerce with an underlying Agricultural Reserve (CMR/AGR)
Proposed Zoning	Multiple Use Planned Development (MUPD)
Proposed Potential	Light Industrial uses, up to 146,209 sf (0.35 FAR)
Utility Service Area	Palm Beach County Water Utilities Department (WUD)
Annexation Area	None
Plans/Overlays	Agricultural Reserve Master Plan
Tier	Agricultural Reserve
Commissioner	Maria Sachs, District 5

Parcel Control Number(s) **Comments:**
00-42-46-20-01-000-0070

Future Land Use Atlas Amendment

Park West Commerce South (LGA 2025-011)



Site Data

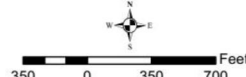
Size: 9.59 acres
 Existing Use: Nursery
 Proposed Use: Light Industrial
 Current FLU: AGR
 Proposed FLU: CMR/AGR

Future Land Use Designations

AGR	Agricultural Reserve	LR-3	Low Residential, 3 units/acre
CH/5	Commercial High, underlying MR-5	MLU	Multiple Land Use
CL-O/AGR	Commercial Low-Office, underlying AGR	MR-5	Medium Residential, 5 units/acre
CL/5	Commercial Low, underlying MR-5	UT	Utilities and Transportation
CL/AGR	Commercial Low, underlying AGR		
HR-8	High Residential, 8 units/acre		

Date: 12/20/2024
 Contact: PBC Planning
 Filename: T:Planning/AMEND/25-B
 Note: Map is not official, for presentation purposes only.

 Site
 Amendments in Process
 AGR Preserves
 Tier Boundaries



Planning, Zoning & Building
 2300 N. Jog Rd, WPB, FL 33411
 Phone (561) 233-5300

