

NOTICE OF A PROPOSED PUBLIC HEARING - ZONING



Dear Property Owner:

This is a courtesy notice for a proposed zoning application for land within 500 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: Park West Commerce North, PDD/CA/ZV-2025-00293

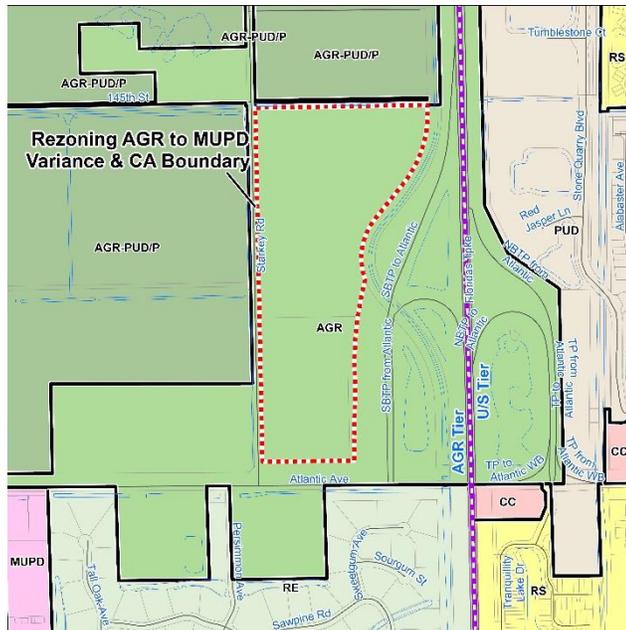
Location: Northeast corner of Atlantic Avenue and Starkey Road

Zoning Commission Hearing: April 2, 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: April 23, 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: March 18, 2026



Zoning Application Summary	
Application:	Park West Commerce North, PDD/CA/ZV-2025-00293
Control:	Morning Star Nursery Property, 1985-50131
Location:	Northeast corner of Atlantic Avenue and Starkey Road
District:	Commission District 5
Title/Request:	<p>Title: an Official Zoning Map Amendment Request: to allow a rezoning from the Agriculture Reserve (AGR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 50.99 acres</p> <p>Title: a Class A Conditional Use Request: to allow Limited Access Self Storage Facility on 50.99 acres</p> <p>Title: a Class A Conditional Use Request: to allow Manufacturing and Processing Use (with a Brewery Taproom) on 50.99 acres</p> <p>Title: a Type 2 Variance Request: to allow a 100 percent landscape buffer overlap within a Preserve Area on 50.99 acres</p>
Summary:	<p>The application is for the proposed Park West Commerce North MUPD. There has been no prior approval from the Board of County Commissioners (BCC) on the subject parcels. The site consists of a total three parcels of land that are partially utilized for a Wholesale Nursery.</p> <p>This application is being processed concurrently with, and is contingent on, Future Land Use Amendment application LGA-2025-00010 to allow a change in land use from Agricultural Reserve (AGR) future land use to Commerce with an underlying AGR (CMR/AGR).</p> <p>This request is seeking to modify the zoning from Agriculture Reserve (AGR) Zoning District to the Multiple Use Planned Development (MUPD) on an overall 50.99 acres, and two requests for Class A Conditional Uses to allow a Limited Access Self Storage Facility and Manufacturing and Processing (with a Brewery Taproom). In addition, the Applicant seeks approval of a Type 2 Variance to allow a perimeter landscape buffer to overlap the Preserve Area.</p>

The Preliminary Site Plan indicates 36.63-acre Development Area and 13.76 acres of Preservation Area. The Development Area includes ten buildings totaling 730,026 square feet (sq. ft.) consisting of a mix of industrial, commercial, and commercial recreational uses. The Plan indicates Building A as a 150,000 sq. ft. Limited Access Self Storage Facility (Conditional Use). Building B proposed total of 45,000 sq. ft with Fitness Center and Warehouse uses, Buildings C is a total 94,938 sq. ft. of Warehouse with office (73,939 sq. ft.) and Manufacturing and Processing (Conditional use) (21,000), and Building D-J and 462,588 of Warehouse with office. The plan provides 830 parking spaces and includes loading bays for each of Buildings C through J. A 6.5-acre Water Management Tract is incorporated within the Preserve area.

Primary access to the site is proposed via an ingress/egress point on Atlantic Avenue, supplemented by two secondary access points along Starkey Road.