

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 South, Z/CA/ZV-2025-00300

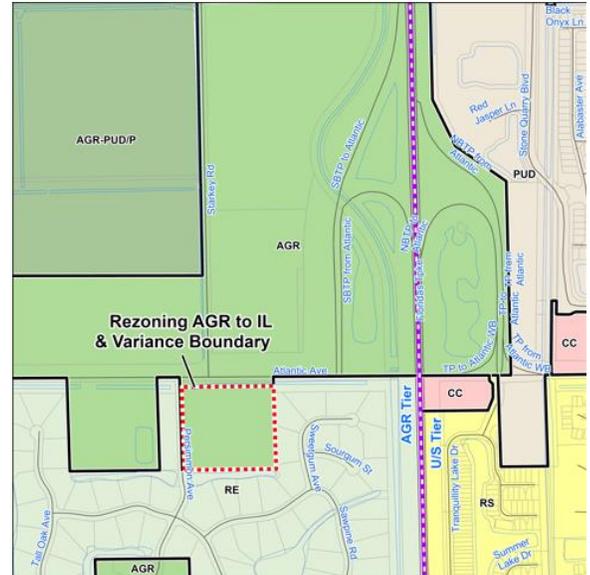
Location: Southeast corner of Atlantic Avenue and Persimmon Avenue

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 South, Z/CA/ZV-2025-00300 |
| Control: | Park West Commerce South, 2024-00132 |
| Location: | Southeast corner of Atlantic Avenue and Persimmon Avenue |
| District: | Commission District 5 |
| Title/Request: | <p>Title: an Official Zoning Map Amendment Request: to allow a rezoning from Agriculture Reserve (AGR) Zoning District to the Light Industrial (IL) Zoning District with a Conditional Overlay Zone on 9.59 acres</p> <p>Title: a Class A Conditional Use Request: to allow a Single Use (Warehouse) over 100,000 sq. ft. in the Commerce Future Land Use</p> <p>Title: a Type 2 Variance Request: to allow an increase in the spacing of interior landscape islands from 80 feet to 140 feet on 9.59 acres</p> |
| Summary: | |
| <p>The application is for the proposed development Park West Commerce South. There has been no prior approval from the Board of County Commissioners (BCC) on the site. The site is currently operating as a Wholesale Nursery.</p> <p>This application is being processed concurrently with and is contingent on a Future Land Use (FLU) Amendment to change from the Agricultural Reserve (AGR) future land to Commerce with an underlying AGR (CMR/AGR).</p> <p>This request is to allow a rezoning from the AGR Zoning District to the Light Industrial (IL) Zoning District on 9.59 acres. The request also include a Conditional use to allow a single use over 100,000 square feet (sq. ft.) within the Commerce FLU for the development of Warehouses that allow the storage of vehicles. Lastly, the request includes a Type 2 Variance to allow an increase in the distance between landscape islands from 80 feet to 140 feet.</p> <p>The Preliminary Site Plan depicts four buildings totaling 145,159 square feet (sq. ft.), for the warehouse use. Other site elements include 90 parking spaces, loading, water management tracts, and landscape buffering. While the site is located within the Agricultural Reserve Tier, because the site is less than 16 acres a Preserve Area is not required. Access (ingress and egress) to the site is from Atlantic Avenue and egress only access from Persimmon Avenue.</p> | |