



## **PALM BEACH COUNTY ZONING DIVISION**

---

### **NOTIFICATION OF POSTPONEMENT**

#### **I. General**

---

**Application Name:** Park West Commerce North, PDD/CA/ZV 2025-00293  
**Control Name:** Morning Star Nursery Property, 1985-50131  
**Agent:** Alex Ahrenholz and Laurent McClellan,  
JMorton Planning & Landscape Architecture  
**Agent Address:** 3920 RCA Blvd, Ste 2002  
Palm Beach Gardens, FL 33410

---

#### **II. Findings**

---

This letter is to provide confirmation that Applicant's request for a postponement meets the requirements of Article 2.B.6.E.1 the application administratively. The Zoning Director has approved the associated Time extension request.

This application will be heard at new date provided below provided that the postponement fee is paid to the Zoning Division within 10 days of the date of this letter.

If you have any questions, please contact the Project Manager.

---

**Notice Date:** August 26, 2026  
**Project Manager:** Matthew Boyd, Senior Site Planner 1  
561-233-5344, [MBoyd@pbc.gov](mailto:MBoyd@pbc.gov).  
**Request Date:** August 21, 2026  
**Scheduled Hearings:** September 3, 2026 Zoning Commission  
September 24, 2026 Board of County Commission  
**New Hearings:** October 1, 2026 Zoning Commission  
October 22, 2026 Board of County Commission  
**Prior Deadline:** Original 180 deadline August 28, 2025  
Current Time Extension for a Final Decision: September 24, 2026  
**New Time Extension:** 30 days from last extension  
**New Deadline:** Final Decision deadline October 22, 2026



August 21, 2026

Jeff Gagnon, Interim Planning Director  
Planning Division  
&  
Wendy Hernandez, Zoning Director  
Zoning Division  
Palm Beach County PZB Department  
2300 N. Jog Road  
West Palm Beach, Florida 33411

**Re: Park West Commerce North (LGA 2025-010 & ZV/PDD/CA-2025-00293) Postponement Request**

Dear Jeff & Wendy;

On behalf of the Applicant, we respectfully request a 30-day postponement for the above referenced applications.

The Applicant is requesting a postponement to allow additional time to evaluate and address a draft condition provided by Land Development regarding the proposed roadway alignment and to continue to work with FDOT on the issue. The alignment contemplated by the draft condition would extend through property not owned or controlled by the Applicant, requiring further coordination to determine a feasible path forward.

The Applicant respectfully requests that the applications be rescheduled for the October 1, 2026 Zoning Commission public hearing and the October 22, 2026 Board of County Commissioners public hearing. We appreciate your consideration of this request. Should you need any additional information, please feel free to contact me.

Sincerely,

**JMorton Planning & Landscape Architecture, Inc.**

A handwritten signature in blue ink that reads 'Lauren L. McClellan'.

Lauren McClellan  
Director of Planning

cc: Jennifer Morton, JMorton Planning & Landscape Architecture  
Brian Seymour, Gunster  
Whitney Carroll, PZB Director  
Dorian Bellosa, Planner I  
Matthew Boyd, Site Planner II

## 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](http://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

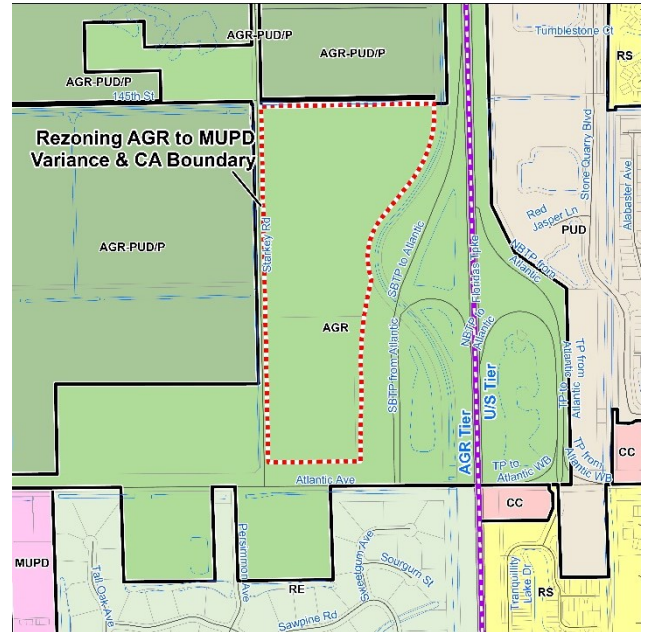
**Location:** Northeast corner of Atlantic Avenue and Starkey Road

**Zoning Commission Hearing:** September 3, 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:** September 24, 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:** August 11, 2026



### Zoning Application Summary

|                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application:</b>   | Park West Commerce North, PDD/CA/ZV-2025-00293                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Control:</b>       | Morning Star Nursery Property, 1985-50131                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Location:</b>      | Northeast corner of Atlantic Avenue and Starkey Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>District:</b>      | Commission District 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Title/Request:</b> | <p><b>Title:</b> an Official Zoning Map Amendment <b>Request:</b> 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><b>Title:</b> a Class A Conditional Use <b>Request:</b> to allow Limited Access Self Storage Facility on 50.99 acres</p> <p><b>Title:</b> a Class A Conditional Use <b>Request:</b> to allow Manufacturing and Processing Use (with a Brewery Taproom) on 50.99 acres</p> <p><b>Title:</b> a Type 2 Variance <b>Request:</b> to allow a 100 percent landscape buffer overlap within a Preserve Area on 50.99 acres</p> |

#### Summary:

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.

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).

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.

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.



## **PALM BEACH COUNTY ZONING DIVISION**

---

### **NOTIFICATION OF POSTPONEMENT**

#### **I. General**

---

**Application Name:** Park West Commerce North, PDD/CA/ZV 2025-00293  
**Control Name:** Morning Star Nursery Property, 1985-50131  
**Agent:** Alex Ahrenholz and Laurent McClellan,  
JMorton Planning & Landscape Architecture  
**Agent Address:** 3920 RCA Blvd, Ste 2002  
Palm Beach Gardens, FL 33410

---

#### **II. Findings**

---

This letter is to provide confirmation that Applicant's request for a postponement meets the requirements of Article 2.B.6.E.1 the application administratively. The Zoning Director has approved the associated Time extension request.

This application will be heard at new date provided below provided that the postponement fee is paid to the Zoning Division within 10 days of the date of this letter.

If you have any questions, please contact the Project Manager.

---

**Notice Date:** July 21, 2026  
**Project Manager:** Matthew Boyd, Senior Site Planner 1  
[MBoyd@pbc.gov](mailto:MBoyd@pbc.gov).  
**Request Date:** July 20, 2026  
**Scheduled Hearings:** August 6, 2026 Zoning Commission  
August 27, 2026 Board of County Commission  
**New Hearings:** September 3, 2026 Zoning Commission  
September 24, 2026 Board of County Commission  
**Prior Deadline:** Original 180 deadline August 28, 2025  
Current Time Extension for a Final Decision: August 27, 2026  
**New Time Extension:** 30 days from last extension  
**New Deadline:** Final Decision deadline September 24, 2026

July 20, 2026

Jeff Gagnon, Interim Planning Director  
Planning Division  
&  
Wendy Hernandez, Zoning Director  
Zoning Division  
Palm Beach County PZB Department  
2300 N. Jog Road  
West Palm Beach, Florida 33411

**Re: Park West Commerce North (LGA 2025-010 & ZV/PDD/CA-2025-00293) Postponement Request**

Dear Jeff & Wendy;

On behalf of the Applicant, we respectfully request a 30-day postponement for the above referenced applications. This request is being made to accommodate continued discussions with FDOT regarding the alignment of Starkey Road and Persimmon Avenue.

The Applicant respectfully requests that the applications be rescheduled for the September 3 Zoning Commission public hearing and the September 24 Board of County Commissioners public hearing. We appreciate your consideration of this request. Should you need any additional information, please feel free to contact me.

Sincerely,

**JMorton Planning & Landscape Architecture, Inc.**



Lauren McClellan  
Director of Planning

cc: Jennifer Morton, JMorton Planning & Landscape Architecture  
Brian Seymour, Gunster  
Alan Ciklin, Jones Foster  
Whitney Carroll, PZB Director  
Dorian Bellosa, Planner I  
Matthew Boyd, Site Planner II



## **PALM BEACH COUNTY ZONING DIVISION**

---

### **NOTIFICATION OF POSTPONEMENT**

#### **I. General**

---

**Application Name:** Park West Commerce North, PDD/CA/ZV 2025-00293  
**Control Name:** Morning Star Nursery Property, 1985-50131  
**Agent:** Alex Ahrenholz and Laurent McClellan,  
JMorton Planning & Landscape Architecture  
**Agent Address:** 3920 RCA Blvd, Ste 2002  
Palm Beach Gardens, FL 33410

---

#### **II. Findings**

---

This letter is to provide confirmation that Applicant's request for a postponement meets the requirements of Article 2.B.6.E.1 the application administratively. The Zoning Director has approved the associated Time extension request.

This application will be heard at new date provided below provided that the postponement fee is paid to the Zoning Division within 10 days of the date of this letter.

If you have any questions, please contact the Project Manager.

---

**Notice Date:** June 22, 2026  
**Project Manager:** Matthew Boyd, Senior Site Planner 1  
[MBoyd@pbc.gov](mailto:MBoyd@pbc.gov).  
**Request Date:** June 1, 2026  
**Scheduled Hearings:** July 2, 2026 Zoning Commission  
July 14, 2026 Board of County Commission  
**New Hearings:** August 6, 2026 Zoning Commission  
August 27, 2026 Board of County Commission  
**Prior Deadline:** Original 180 deadline August 28, 2025  
Current Time Extension for a Final Decision: July 15, 2026  
**New Time Extension:** 30 days from last extension  
**New Deadline:** Final Decision deadline August 27, 2026



June 22, 2026

Jeff Gagnon, Interim Planning Director  
Planning Division  
&  
Wendy Hernandez, Zoning Director  
Zoning Division  
Palm Beach County PZB Department  
2300 N. Jog Road  
West Palm Beach, Florida 33411

**Re: Park West Commerce North (LGA 2025-010 & ZV/PDD/CA-2025-00293) Postponement Request**

Dear Jeff & Wendy;

On behalf of the Applicant, we respectfully request a 30-day postponement for the above referenced applications. This request is being made to accommodate a July 9, 2026 meeting with FDOT regarding the alignment of Starkey Road and Persimmon Avenue.

The Applicant respectfully requests that the applications be rescheduled for the August 6 Zoning Commission public hearing and the August 27 Board of County Commissioners public hearing. We appreciate your consideration of this request. Should you need any additional information, please feel free to contact me.

Sincerely,

**JMorton Planning & Landscape Architecture, Inc.**

Lauren McClellan  
Director of Planning

cc: Jennifer Morton, JMorton Planning & Landscape Architecture  
Brian Seymour, Gunster  
Alan Ciklin, Jones Foster  
Whitney Carroll, PZB Director  
Dorian Bellosa, Planner I  
Matthew Boyd, Site Planner II



## **PALM BEACH COUNTY ZONING DIVISION**

### **NOTIFICATION OF POSTPONEMENT**

#### **I. General**

---

**Application Name:** Park West Commerce North, PDD/CA/ZV 2025-00293  
**Control Name:** Morning Star Nursery Property, 1985-50131  
**Agent:** Alex Ahrenholz and Laurent McClellan,  
JMorton Planning & Landscape Architecture  
**Agent Address:** 3920 RCA Blvd, Ste 2002  
Palm Beach Gardens, FL 33410

---

#### **II. Findings**

---

This letter is to provide confirmation that Applicant's request for a postponement meets the requirements of Article 2.B.6.E.1 the application administratively. The Zoning Director has approved the associated Time extension request.

This application will be heard at new date provided below provided that the postponement fee is paid to the Zoning Division within 10 days of the date of this letter.

If you have any questions, please contact the Project Manager.

**Notice Date:** June 4, 2026  
**Project Manager:** Matthew Boyd, Senior Site Planner 1  
[MBoyd@pbc.gov](mailto:MBoyd@pbc.gov).  
**Request Date:** June 1, 2026  
**Scheduled Hearings:** June 4, 2026 Zoning Commission  
June 17, 2026 Board of County Commission  
**New Hearings:** July 2, 2026 Zoning Commission  
July 15, 2026 Board of County Commission



June 1, 2026

Thuy Shutt, Planning Director  
Planning Division  
&  
Wendy Hernandez, Zoning Director  
Zoning Division  
Palm Beach County PZB Department  
2300 N. Jog Road  
West Palm Beach, Florida 33411

**Re: Park West Commerce North (LGA 2025-010 & ZV/PDD/CA-2025-00293) Postponement Request**

Dear Thuy & Wendy;

On behalf of the Applicant, we respectfully request a 30-day postponement for the above referenced applications. This request is being made out of respect for the O'Donnell family during this difficult time.

The Applicant respectfully requests that the applications be rescheduled for the July 2 Zoning Commission hearing and the July 15 Board of County Commissioners public hearing. We appreciate your consideration of this request. Should you need any additional information, please feel free to contact me.

Sincerely,

**JMorton Planning & Landscape Architecture, Inc.**

A handwritten signature in blue ink that reads 'Lauren L. McClellan'.

Lauren McClellan  
Director of Planning

cc: Jennifer Morton, JMorton Planning & Landscape Architecture  
Brian Seymour, Gunster  
Alan Ciklin, Jones Foster  
Joe O'Donnell  
Robert Hartsell, Hartsell Ozery  
Maria Sachs, District 5 Commissioner  
Whitney Carroll, PZB Director  
Dorian Bellosa, Planner I  
Matthew Boyd, Site Planner II



## **PALM BEACH COUNTY ZONING DIVISION**

---

### **NOTIFICATION OF POSTPONEMENT**

#### **I. General**

---

|                          |                                                                                    |
|--------------------------|------------------------------------------------------------------------------------|
| <b>Application Name:</b> | <b>Park West Commerce North, PDD/CA/ZV 2025-00293</b>                              |
| <b>Control Name:</b>     | Morning Star Nursery Property, 1985-50131                                          |
| <b>Agent:</b>            | Alex Ahrenholz and Laurent McClellan,<br>JMorton Planning & Landscape Architecture |
| <b>Agent Address:</b>    | 3920 RCA Blvd, Ste 2002<br>Palm Beach Gardens, FL 33410                            |

---

#### **II. Findings**

---

This letter is to provide confirmation that Applicant's request for a postponement meets the requirements of Article 2.B.6.E.1 the application administratively. The Zoning Director has approved the associated Time extension request.

This application will be heard at new date provided above provided that the postponement fee is paid to the Zoning Division within 10 days of the date of this letter.

If you have any questions, please contact the Project Manager.

---

|                            |                                                                                                    |
|----------------------------|----------------------------------------------------------------------------------------------------|
| <b>Notice Date:</b>        | March 24, 2026                                                                                     |
| <b>Project Manager:</b>    | Matthew Boyd, Senior Site Planner 1<br>MBoyd@pbc.gov.                                              |
| <b>Request Date:</b>       | March 23, 2026                                                                                     |
| <b>Scheduled Hearings:</b> | April 2, 2026 Zoning Commission<br>April 23, 2026 Board of County Commission                       |
| <b>New Hearings:</b>       | June 4, 2026 Zoning Commission<br>June 17, 2026 Board of County Commission                         |
| <b>Prior Deadline:</b>     | Original 180 deadline August 28, 2025<br>Current Time Extension for a Final Decision: May 28, 2026 |
| <b>New Time Extension:</b> | 30 days from last extension                                                                        |
| <b>New Deadline:</b>       | Final Decision deadline June 17, 2026                                                              |



March 23, 2026

Thuy Shutt, Planning Director  
Planning Division  
&  
Wendy Hernandez, Zoning Director  
Zoning Division  
Palm Beach County PZB Department  
2300 N. Jog Road  
West Palm Beach, Florida 33411

**Re: Park West Commerce North (LGA 2025-010 & ZV/PDD/CA-2025-00293) Postponement Request**

Dear Thuy & Wendy;

On behalf of the Applicant, we respectfully request a 60-day postponement for the above referenced applications. We would like to be heard at the June 4 Zoning Commission and June 17 Board of County Commission public hearings. This request assumes that Florida DEO grants an additional 180 day time extension for the Comprehensive Plan Amendment Adoption Hearing.

If DEO does not approve the 180 day time extension, we respectfully request a 30 day postponement to the May 7 Zoning Commission and May 28 Board of County Commissioner public hearings.

We appreciate your consideration of this request. Should you need any additional information, please feel free to contact me.

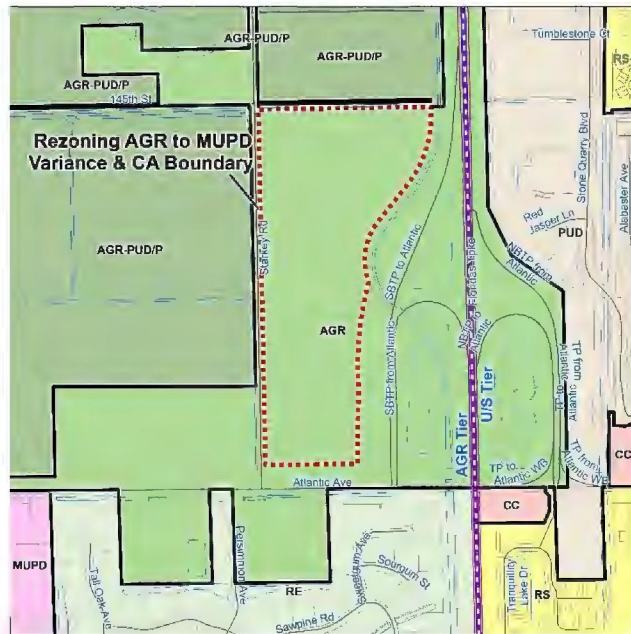
Sincerely,

**JMorton Planning & Landscape Architecture, Inc.**

A handwritten signature in blue ink that reads 'Lauren L. McClellan'.

Lauren McClellan  
Director of Planning

cc: Jennifer Morton, JMorton Planning & Landscape Architecture  
Brian Seymour, Gunster  
Whitney Carroll, PZB Director  
Dorian Bellosa, Planner I  
Matthew Boyd, Site Planner II



|                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application:</b>   | <b>Park West Commerce North, PDD/CA/ZV-2025-00293</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Control:</b>       | Morning Star Nursery Property, 1985-50131                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Location:</b>      | Northeast corner of Atlantic Avenue and Starkey Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>District:</b>      | Commission District 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Title/Request:</b> | <b>Title:</b> an Official Zoning Map Amendment <b>Request:</b> to allow a rezoning from the Agriculture Reserve (AGR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 50.99 acres<br><b>Title:</b> a Class A Conditional Use <b>Request:</b> to allow Limited Access Self Storage Facility on 50.99 acres<br><b>Title:</b> a Class A Conditional Use <b>Request:</b> to allow Manufacturing and Processing Use (with a Brewery Taproom) on 50.99 acres<br><b>Title:</b> a Type 2 Variance <b>Request:</b> to allow a 100 percent landscape buffer overlap within a Preserve Area on 50.99 acres |

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.

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.