



PALM BEACH COUNTY ZONING DIVISION

NOTIFICATION OF ZC HEARING POSTPONEMENT

I. General

Application Name: Park West Commerce South, Z/CA/ZV 2025-00300
Control Name: Park West Commerce South, 2024-00132
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 inform you that the application referenced below was postponed at the Zoning Commission (ZC) at the scheduled public hearing to the new hearing date below.

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.

Notice Date: August 26, 2026
Project Manager: Matthew Boyd, Senior Site Planner 1
561-233-5344, MBoyd@pbc.gov.
Request Date: August 21, 2026
Scheduled Hearing: September 3, 2026 Zoning Commission
September 24, 2026 Board of County Commission
New Hearing: 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: August 27, 2026
New Time Extension: 30 days from last extension New
Deadline: Final Decision deadline September 24, 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 South (LGA 2025-011 & ZV/Z/CA-2025-00300) 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.



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

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

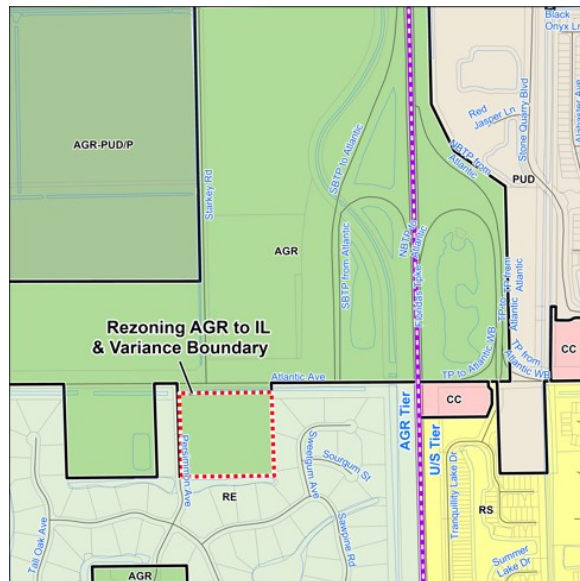
Location: Southeast corner of Atlantic Avenue and Persimmon Avenue

Zoning Commission Hearing: 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

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:	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 Title: a Class A Conditional Use Request: to allow a Single Use (Warehouse) over 100,000 sq. ft. in the Commerce Future Land Use 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

Summary:

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.

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).

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.

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.



PALM BEACH COUNTY ZONING DIVISION

NOTIFICATION OF ZC HEARING POSTPONEMENT

I. General

Application Name: Park West Commerce South, Z/CA/ZV 2025-00300
Control Name: Park West Commerce South, 2024-00132
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 inform you that the application referenced below was postponed at the Zoning Commission (ZC) at the scheduled public hearing to the new hearing date below.

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.

Notice Date: July 21, 2026
Project Manager: Matthew Boyd, Senior Site Planner 1
MBoyd@pbc.gov.
Request Date: July 20, 2026
Scheduled Hearing: August 6, 2026 Zoning Commission
August 27, 2026 Board of County Commission
New Hearing: 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 South (LGA 2025-011 & ZV/Z/CA-2025-00300) 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 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 South, Z/CA/ZV 2025-00300
Control Name: Park West Commerce South, 2024-00132
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 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.

Notice Date: June 22, 2026
Project Manager: Matthew Boyd, Senior Site Planner 1
MBoyd@pbc.gov.
Request Date: March 23, 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 Commissioners
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 South (LGA 2025-011 & ZV/Z/CA-2025-00300) 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 ZC HEARING POSTPONEMENT

I. General

Application Name: Park West Commerce South, Z/CA/ZV 2025-00300
Control Name: Park West Commerce South, 2024-00132
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 inform you that the application referenced below was postponed at the Zoning Commission (ZC) at the scheduled public hearing to the new hearing date below.

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.

Notice Date: June 10, 2026
Project Manager: Matthew Boyd, Senior Site Planner 1
MBoyd@pbc.gov.
Request Date: June 1, 2026
Scheduled Hearing: June 4, 2026 Zoning Commission
June 17, 2026 Board of County Commission
New Hearing: 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 South (LGA 2025-011 & ZV/Z/CA-2025-00300) 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

Application Name: Park West Commerce South, Z/CA/ZV 2025-00300
Control Name: Park West Commerce South, 2024-00132
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 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.

Notice Date: March 24, 2026
Project Manager: Matthew Boyd, Senior Site Planner 1
MBoyd@pbc.gov.
Request Date: March 23, 2026
Scheduled Hearings: April 2, 2026 Zoning Commission
April 23, 2026 Board of County Commission
New Hearings: June 4, 2026 Zoning Commission
June 17, 2026 Board of County Commission
Prior Deadline: Original 180 deadline August 28, 2025
Current Time Extension for a Final Decision: May 28, 2026
New Time Extension: 30 days from last extension
New Deadline: 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 South (LGA 2025-011 & ZV/Z/CA-2025-00300) 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

NOTICE OF A PROPOSED PUBLIC HEARING - ZONING



Dear Property Owner:

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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:	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 Title: a Class A Conditional Use Request: to allow a Single Use (Warehouse) over 100,000 sq. ft. in the Commerce Future Land Use 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

Summary:

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.

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).

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.

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