



# Future Land Use Atlas Amendment Petition Summary

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<b>Amendment Name</b>	<b>Park West Commerce North</b>	<b>Round Number</b>	<b>25-B</b>
<b>Amendment No.</b>	LGA 2025-010	<b>Intake Date</b>	11/13/2024
<b>Acres</b>	50.99	<b>Control No.</b>	1985-50131
<b>Location</b>	Northeast corner of Atlantic Avenue and Starkey Road	<b>Zoning App No.</b>	
<b>Status</b>	In Process		
<b>Type</b>	Large Scale Privately Initiated		
<b>Project Manager</b>	Dorian Bellosa		

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<b>Agent</b>	JMorton Planning and Landscape Architecture
<b>Applicant</b>	Morningstar Nursery, Inc. (Paul Okean)
<b>Owner</b>	Morningstar Nursery, Inc. (Paul Okean)
<b>Existing Use</b>	Agriculture
<b>Current FLU</b>	Agricultural Reserve (AGR)
<b>Current Zoning</b>	Agricultural Reserve (AGR)
<b>Current Potential</b>	Agricultural uses, up to 333,169 sf (0.15 FAR)
<b>Proposed FLU</b>	Commerce with an underlying Agricultural Reserve (CMR/AGR)
<b>Proposed Zoning</b>	Multiple Use Planned Development (MUPD)
<b>Proposed Potential</b>	Light Industrial uses, up to 777,394 sf (0.35 FAR)
<b>Utility Service Area</b>	Palm Beach County Water Utilities Department (WUD)
<b>Annexation Area</b>	None
<b>Plans/Overlays</b>	Agricultural Reserve Master Plan
<b>Tier</b>	Agricultural Reserve
<b>Commissioner</b>	Maria Sachs, District 5

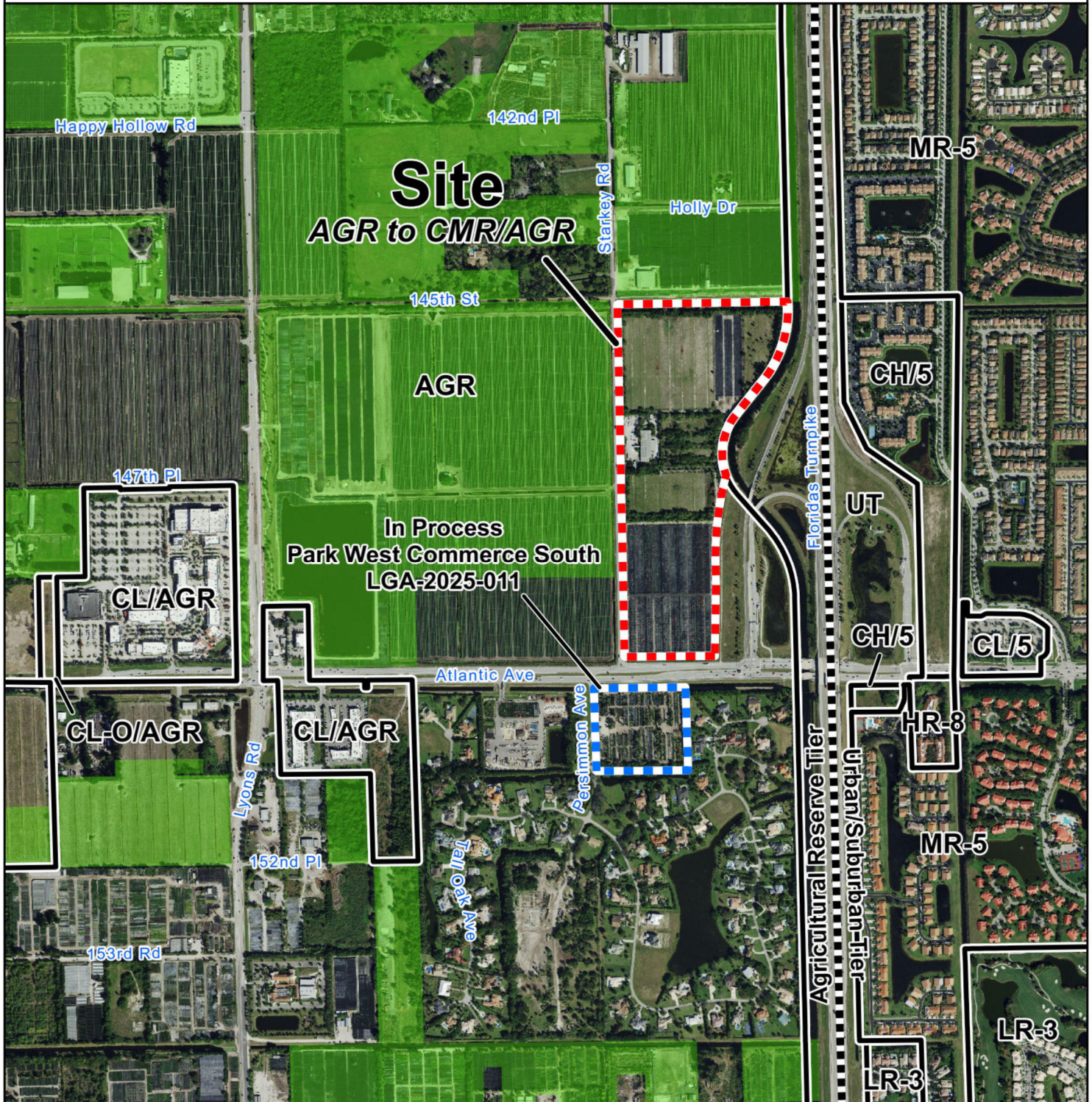
**Parcel Control Number(s)      Comments:**

00-42-46-17-01-000-1020  
00-42-46-17-02-000-0370  
00-42-46-17-01-000-0690



# Future Land Use Atlas Amendment

## Park West Commerce North (LGA 2025-010)



### Site Data

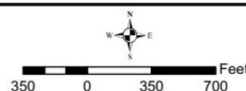
Size: 50.99 acres  
 Existing Use: Agriculture  
 Proposed Use: Light Industrial  
 Current FLU: AGR  
 Proposed FLU: CMR/AGR

### 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**  
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