



Future Land Use Atlas Amendment Petition Summary

Amendment Name	Star Key Industrial Park	Round Number	21-B2
Amendment No.	LGA 2021-015	Intake Date	11/10/2020
Acres	50.99	Control No.	1985-50131
Location	Northeast corner of Atlantic Ave and Starkey Rd, west side of Florida's Turnpike	Zoning App No.	PDD-2021-00445
Status	In Process		
Type	Large Scale Privately Initiated		
Project Manager	Bryce Van Horn		

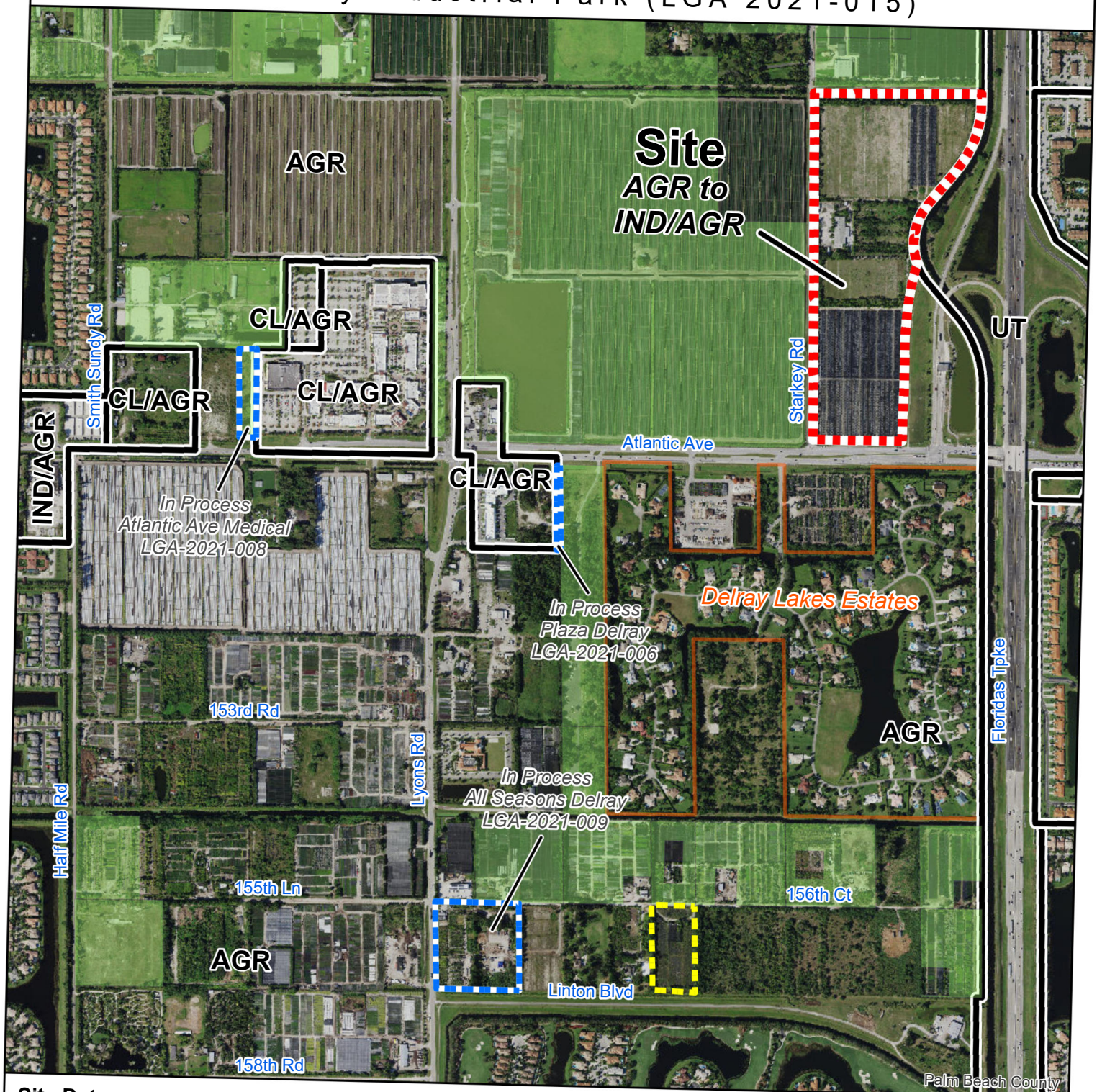
Agent	Ken Tuma, Urban Design Studios
Applicant	Morningstar Nursery, Inc. (Paul Z. Okean), Star Key Park Owner, LLC, (Luarent Morali)
Owner	Morningstar Nursery, Inc
Existing Use	Nursery
Current FLU	Agricultural Reserve (AGR)
Current Zoning	Agricultural Reserve (AGR)
Current Potential	Agricultural uses, up to 333,169 SF (0.15 FAR)
Proposed FLU	Industrial with an underlying Agricultural Reserve (IND/AGR)
Proposed Zoning	Light Industrial (IL)
Proposed Potential	Industrial, up to 999,506 sf (0.45 FAR)
Utility Service Area	Palm Beach County Water Utilities
Annexation Area	None
Plans/Overlays	Agricultural Reserve Master Plan
Tier	Agricultural Reserve - No change
Commissioner	Maria Sachs, District 5

Parcel Control Number(s) Comments:

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

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Star Key Industrial Park (LGA 2021-015)



Site Data

Size: 50.99 acres
 Existing Use: Nursery
 Proposed Use: Industrial
 Current FLU: AGR
 Proposed FLU: IND/AGR

Future Land Use Designations

LR-3	Low Residential, 3 units/acre	UT	Utilities and Transportation
MR-5	Medium Residential, 5 units/acre		
AGR	Agricultural Reserve		
CL/AGR	Commercial low, underlying AGR		
CH/5	Commercial High, underlying MR-5		
IND/AGR	Industrial, underlying AGR		
CLR	Congregate Living Residential		

Date: 1/21/21
 Contact: PBC Planning
 Filename: Amend/21-B/Site/21-009
 Note: Map is not official, for presentation purposes only.



In Process

AGR Preserves

325 0 325 650 Feet



Planning, Zoning & Building
 2300 N. Jog Rd, WPB, FL 33411
 Phone (561) 233-5300

