



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;

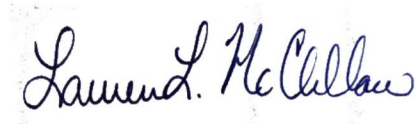
On behalf of the Applicant, we respectfully request a 60-day postponement for the above referenced applications. We would like to be heard at the June 4 Zoning Commission and June 17 Board of County Commission public hearings. This request assumes that Florida DEO grants an additional 180 day time extension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



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

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

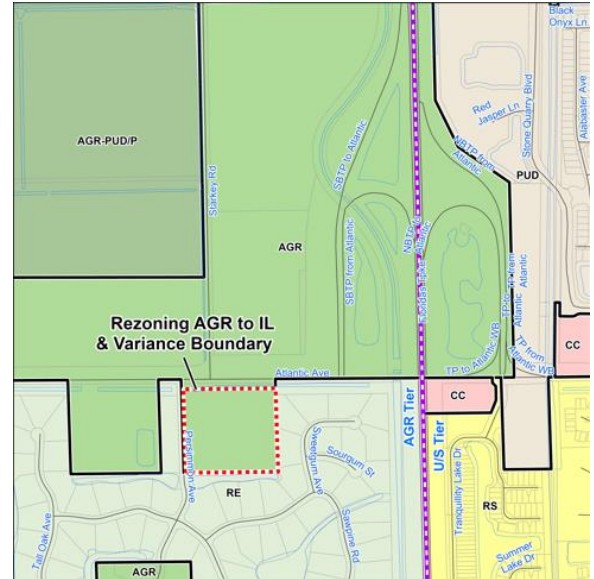
Location: Southeast corner of Atlantic Avenue and Persimmon Avenue

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> | |