

Kushner Cos. seeks to rezone Palm Beach County farmland for industrial park



Kushner Cos. wants to build an industrial park west of Delray Beach.

PALM BEACH COUNTY RECORDS

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An affiliate of New York-based Kushner Cos. wants to rezone an agricultural site west of Delray Beach to build an industrial park.

Plans for Star Key Industrial Park were filed with Palm Beach County officials as a land-use amendment covering the 51-acre site at 8225 Atlantic Ave. and 14600 Starkey Road, at the northwest corner of Florida's Turnpike.

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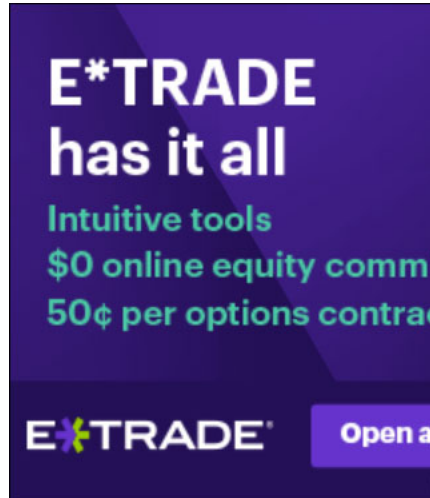
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Star Key Park Owner LLC, an affiliate of Kushner Cos., has the property under contract from the Morningstar Nursery. It's within the county's Agricultural Reserve, where many parcels of land are preserved for agriculture and open space, but there has been increasing residential and commercial development in recent years.

The developer wants to change the land use from agricultural to industrial. This would permit up to 999,506 square feet of industrial space, according to the application. The traffic study states this would generate 4,462 daily vehicle trips.

Kushner Cos. is led by Charles Kushner and son Jared Kushner, the son-in-law of former President **Donald Trump**. Charles Kushner recently received a pardon from Trump. The company is a major investor in commercial real estate.

Ken Tuma of Urban Design Studio, which represents the developer in the application, declined comment.

"The location of the subject property along Atlantic Avenue, a major east-west corridor which provides direct access to the Florida Turnpike, as well as convenient access to State Road 7 and Interstate 95, makes this site a prime location for industrial development," the developer stated in the application.

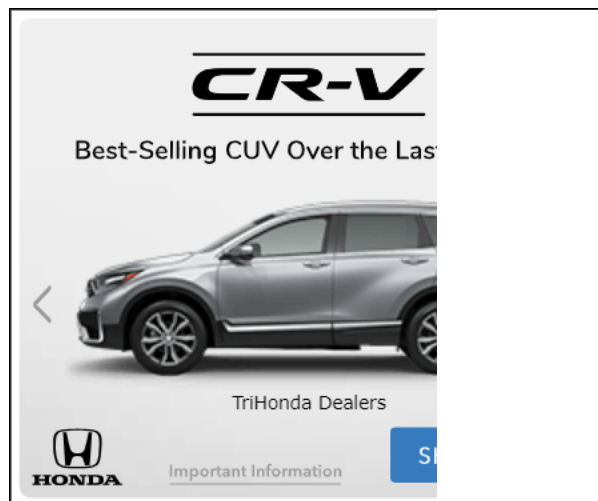
In addition, the application said there aren't any parcels in the Agricultural Reserve that have a regional distribution center to serve the area. The existing industrial-zoned sites are mostly low-scale projects. The industrial park would also bring jobs to the area, it noted.

In 2016, Morningstar Nursery **proposed changing the land use** to build a mixed-use project, but the application was withdrawn before the County Commission voted on it.

Under the county's comprehensive plan amendment schedule, this application will go before the County Commission on May 5, followed by review by state officials. A second County Commission vote may be held in July.

The site plan would be required at a later date.

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