

# 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.

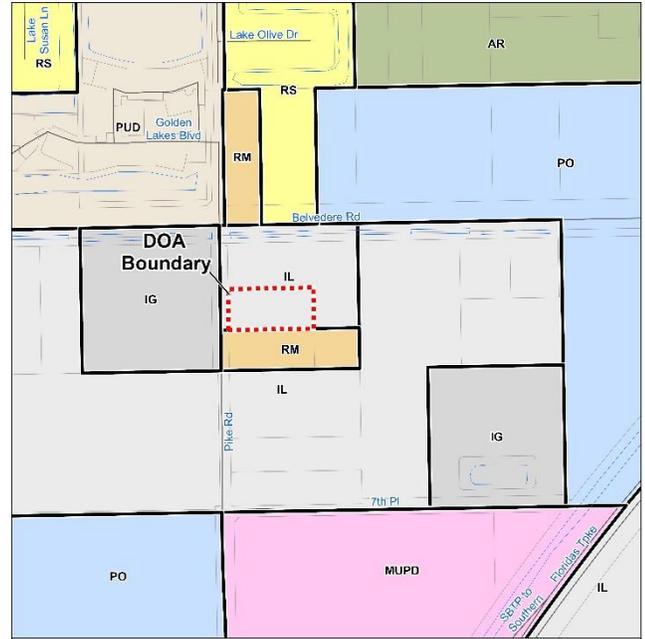
The County will consider the application at public hearings provided below. Contact the Zoning Staff for more information.

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](http://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:** 934 Pike LLC, DOA-2024-00254  
**Location:** East side of Pike Road, approximately 312 feet south of Belvedere Road  
**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

<b>Zoning Application Summary</b>	
<b>Application:</b>	<b>934 Pike LLC, DOA-2024-00254</b>
<b>Control:</b>	934 Pike LLC, 2010-00352
<b>Location:</b>	East side of Pike Road, approximately 312 feet south of Belvedere Road
<b>District:</b>	Commission District 2
<b>Title/Request:</b>	<b>Title:</b> a Development Order Amendment <b>Request:</b> to modify the Conditional Overlay Conditions of Approval on 1.91 acres
<b>Summary:</b>	
<p>The application is for 934 Pike, LLC development. The site was approved by the Board of County Commissioners (BCC) in 2011 for a rezoning to the Light Industrial Zoning District with a Conditional Overlay Zone and a Conditional Use for Wholesale Gas and Fuel Sales. In 2015 an amendment was approved to abandon the Wholesale Gas and Fuel Sales use and modify the site and Conditions of Approval. The site currently has violations for operation of a use (Repair and Maintenance) inconsistent with the approved Development Order.</p> <p>This request is for a Development Order Amendment to modify conditions of approval. The request included modifications to Engineering Condition of Approval which require the Property Owner to construct a 5-foot sidewalk along the property frontage along the east side of Pike Road and to delete Landscaping which require the Property Owner to construct an 8-foot concrete wall along the North, South and East property line as described in Resolution No. R-2015-1731.</p> <p>Access will remain from Pike Road.</p>	