



PALM BEACH COUNTY ZONING DIVISION

NOTIFICATION OF POSTPONEMENT

I. General

Application Name: 934 Pike LLC, DOA 2024-00254
Control Name: 934 Pike LLC, 2010-00352
Agent: Mr Aaron Taylor,
Agent Address: 4316 Emerald Nu Vis
Royal Palm Beach , FL 33411

II. Findings

This letter is to provide information that Applicant's request for the above application will be administratively postponed. With all requests for Development Orders, the Applicant must comply with the requirements of Article 2.F Adequate Public Facilities. Because the request is missing documentation for review by the providers it cannot move forward for a decision by the Board.

Please contact the Project Manager for questions and submittal deadlines so that we can receive the missing documents and get them distributed for review.

Notice Date: July 22, 2025
Project Manager: Donna Adelsperger, Senior Site Planner
561-233-5224, dadelspe@pbc.gov.
Scheduled Hearing: August 7, 2025
New Hearing: To Be Determined

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.

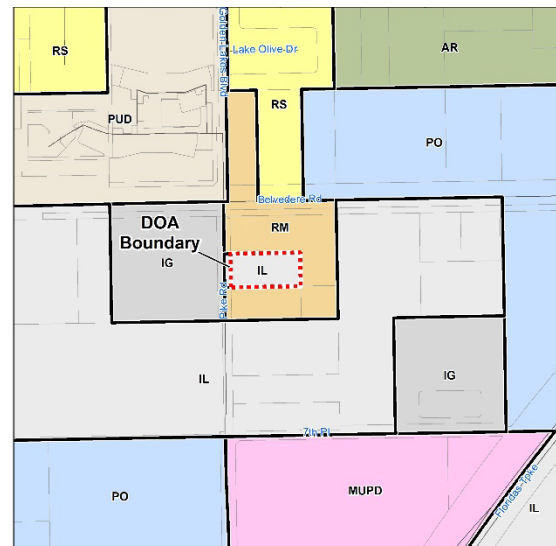
A summary of the request and a map of the subject site is available at the link below or at the QR code on the reverse side.

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: 934 Pike LLC, DOA-2024-00254
Location: East side of Pike Road, approximately 312 feet south of Belvedere Road
Zoning Commission Hearing: August 7, 2025 at 9:00 a.m.
2300 North Jog Road, Vista Center, VC-1W-47,
West Palm Beach, Florida 33411
Board of County Commissioners Hearing: August 28, 2025 at 9:30 a.m.
301 North Olive Avenue
Governmental Center, Chambers 6th Floor
West Palm Beach, Florida 33401
Zoning Staff Contact: Donna Adelsperger, Senior Site Planner
(561) 233-5224 or dadelspe@pbc.gov
Notice Date: July 10, 2025



Zoning Application Summary

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| Application: | 934 Pike LLC, DOA-2024-00254 |
| Control: | 934 Pike LLC, 2010-00352 |
| Location: | East side of Pike Road, approximately 312 feet south of Belvedere Road |
| District: | Commission District 2 |
| Title/Request: | Title: a Development Order Amendment Request: to modify and delete Conditional Overlay Zone Conditions of Approval on 1.91 acres |

Summary:

The application the 934 Pike LLC development. The site was last approved by the Board of County Commissioners (BCC) on December 3, 2015, to abandon a previously approved Class A Conditional Use for the Wholesale of Gas and Fuel, to modify the uses to allow for the development of a Warehouse with Accessory office, and to modify the Conditional Overlay Conditions of Approval (Landscaping, Site Design and Use Limitation) that were specific to the rezoning to the Light Industrial (IL) Zoning District.

The request proposes to modify Engineering Condition of Approval 3, which requires the Property Owner to construct a 5-foot sidewalk along the property frontage along the east side of Pike Road and Landscaping Conditions 3 and 4, which requires 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.

Access will remain from Pike Road.