



November 17, 2023

**RE: Notice of a Proposed Zoning Application**

Dear Property Owner:

This letter is being provided as a courtesy notice of a proposed zoning application for land within 500 feet of your property. The application summary is provided below and in the attachment.

<b>Application:</b>	<b>Palm Beach County Firefighters Employee Benefits Fund, DOA-2023-00877</b>
<b>Control:</b>	ProLogis Pike Road, 1996-00041
<b>Location:</b>	Southeast corner of 7th Place North and Pike Road
<b>ZC Hearing:</b>	December 7, 2023 at 9:00 a.m. Vista Center, 2300 North Jog Road, Room VC-1W-47, West Palm Beach, Florida 33411
<b>BCC Hearing:</b>	January 4, 2024 at 9:30 a.m. Governmental Center, 301 North Olive Ave., Chambers, 6th Floor West Palm Beach, Florida 33401

The Zoning Commission (ZC) and Board of County Commissioners (BCC) will hold public hearings to consider the application identified above. The staff report will be available online five days prior to each hearing at the following website:

[www.pbcgov.org/pzb/zoning/Pages/Hearings-and-Meetings](http://www.pbcgov.org/pzb/zoning/Pages/Hearings-and-Meetings)

Comments may be provided at the public hearings and/or submitted in writing to the Project Manager below. Zoning hearings are quasi-judicial and must be conducted to afford all parties due process. Anyone who wishes to speak at the hearing will be sworn in and may be subject to cross-examination. Any person representing a group or organization must provide written authorization to speak on behalf of that group. Be advised that anyone choosing to appeal any action with respect to any matter discussed by tat the hearing will need a record of the proceedings, and may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

If you have any questions and/or require additional information, please contact me at (561) 233-5278 or IHaddad@pbcgov.org.

Sincerely,

Imene Haddad, AICP  
Senior Site Planner

**Attachments:** Application Summary and Map

C: Lisa Amara, Zoning Director  
Wendy N. Hernández, Deputy Zoning Director  
Carlos Torres, AIA, Principal Site Planner

**Department of Planning,  
Zoning & Building**

2300 North Jog Road  
West Palm Beach, FL 33411-2741  
(561) 233-5000

Planning Division 233-5500  
Zoning Division 233-5200  
Building Division 233-5100  
Code Enforcement 233-5500  
Contractors Certification 233-5525  
Administration Office 233-5005  
Executive Office 233-5228

[www.pbcgov.com/pzb](http://www.pbcgov.com/pzb)



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### Zoning Application Summary

<b>Application:</b>	<b>Palm Beach County Firefighters Employee Benefits Fund, DOA-2023-00877</b>
<b>Control:</b>	ProLogis Pike Road, 1996-00041
<b>Location:</b>	Southeast corner of 7th Place North and Pike Road
<b>BCC District:</b>	District 2, Gregg K. Weiss
<b>Title/Request:</b>	a Development Order Amendment to reconfigure the site plan, add square footage, and Modify Conditions of Approval
<b>Overall Acres:</b>	27.23 acres

**Summary:** The proposed request is for the 27.23-acre ProLogis Pike Road Multiple Use Planned Development (MUPD). The site was last approved by the Board of County Commissioners (BCC) on December 12, 2014 for a Development Order Amendment to reconfigure the site plan, delete square footage, and modify and delete Conditions of Approval.

This request will modify the Site plan in order to reconfigure the development to add 3,279 square feet (sq. ft.) to the existing two-story Office Building. The proposed Preliminary Site Plan (PSP) indicates two existing buildings with a total of 240,143 sq. ft. and 467 parking spaces. Access to the site is from 7th Place North.

**Location Map:**

