



May 11, 2022

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 1500 feet of your property. The application summary is provided below and in the attachment.

Department of Planning,
Zoning & Building
2300 North Jog Road
West Palm Beach, FL 33411 2741
(561) 233-5000

Planning Division 233-5300
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

Application:	Universal BioCarbon, Inc., CB-2021-01183
Control:	Florida Sugar and Molasses Exchange, 2013-00353
Location:	South side of Conners Hwy, approximately 1.6 miles east of the intersection of Conners Highway and US 441
ZC Hearing:	June 2, 2022 at 9:00 a.m. Vista Center, 2300 North Jog Road, Room VC-1W-47, West Palm Beach, Florida 33411

The Zoning Commission (ZC) and Board of County Commissioners (BCC) will hold public hearings to consider the application identified above. The Board may accept, reject or modify Staff's recommendation and take such other appropriate and lawful action including continuing said public hearing. The staff report will be available online five-days prior to each hearing at the following website:

<https://discover.pbcgov.org/pzb/Pages/Public-Hearing-Notices.aspx>

**Palm Beach County
Board of County
Commissioners**

- Robert S. Weinroth, Mayor
- Gregg K. Weiss, Vice Mayor
- Maria G. Marino
- Dave Kemer
- Maria Sachs
- Melissa McKinlay
- Mack Bernard

County Administrator
Verdenia C. Baker

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. Comments may be provided at the public hearings and/or submitted in writing to the Project Manager identified below. Be advised that anyone choosing to appeal any final decision made by the BCC, with respect to any matter discussed at the hearing will need to provide their own court reporter 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 project manager Donna Adelsperger, Site Planner II at (561) 233-5224 or dadelspe@pbcgov.org.

Sincerely,

Wendy N. Hernandez
Deputy Zoning Director

Attachments: Application Summary and Map

- C: **Digital/Email Copy:**
Lisa Amara, Zoning Director
Jeff Gagnon, AICP, Principal Site Planner
Donna Adelsperger, Site Planner II

"An Equal Opportunity
Affirmative Action Employer"

Official Electronic Letterhead



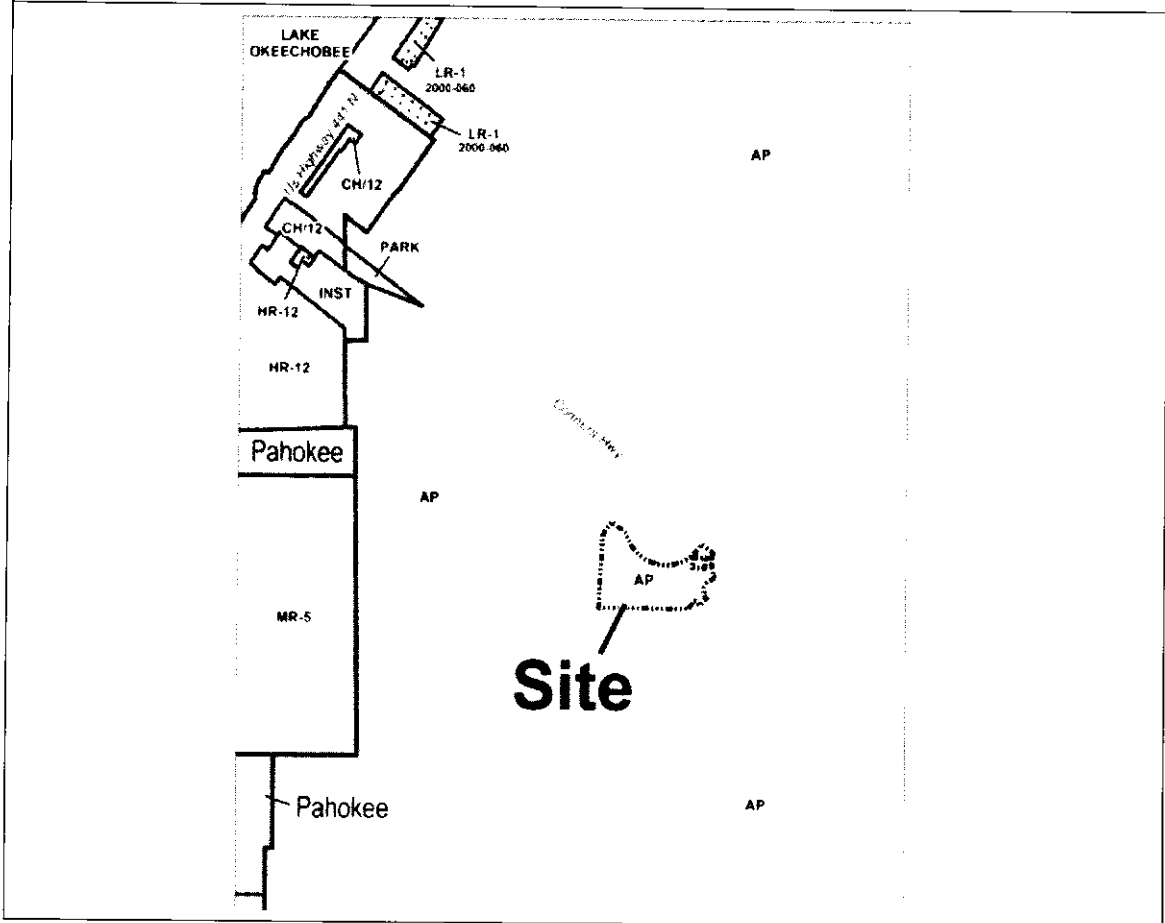
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Zoning Application Summary

Application:	Universal BioCarbon, Inc., CB-2021-01183
Control:	Florida Sugar and Molasses Exchange, 2013-00353
Location:	South side of Conners Hwy, approximately 1.6 miles east of the intersection of Conners Highway and US 441
BCC District:	District 6, Commissioner Melissa McKinley
Title/Request:	a Class B Conditional Use to allow Chipping and Mulching
Overall Acres:	28.74

Summary: Proposed is a Class B Conditional Use for Universal Biocarbon. The 28.74 acre site is currently being used for Chipping and Mulching use with a Composting facility.

The Class B Conditional Use request is for Chipping and Mulching use on 2.07 acres of the 28.74 acre site. A subsequent administrative application will include a request for a Composting use on 7.23 acres within the overall site. A total of 24 parking spaces will be provided, 2 more than the minimum required 22 spaces. Access to the site is from Guava Lane and Old Conners Highway.



Planning, Zoning, and Building Dept.
2300 North Jog Road
2nd Floor East - CDR Section
WEST PALM BEACH FL 33411

CDRcourtes
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USPS CERTIFIED MAIL



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