



**Planning, Zoning
& Building Department**

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 Compliance 233-5500
Contractor Regulations 233-5525
Administration Office 233-5005
Executive Office 233-5228
www.pbc.gov/pzb



**Palm Beach County
Board of County
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County Administrator

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"An Equal Opportunity
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April 15, 2025

Mr Joseph Verdone
Carlton Fields, P.A.
525 Okeechobee Blvd, Ste 1200
West Palm Beach, FL 33401-6350

RE: NOTIFICATION OF ADMINISTRATIVE POSTPONEMENT

Dear Mr. Verdone:

This letter is to provide confirmation that the attached request dated April 15, 2025, for a postponement meet the requirements of Article 2.B.6.E.1 the application administratively as referenced below. The Zoning Director has approved the associated time extension request to the new hearing date.

Application:	Southland Water Resource, CA 2023-01791
Control:	Southland Water Resource, 2023-00122
BCC Hearing Date:	April 24, 2025 9:30 am
<u>New</u> BCC Hearing Date:	May 22, 2025 1:00 pm

This application will be heard at new date provided above provided that the postponement fee is paid to the Zoning Division within 10 days of the date of this letter.

If you should have any questions and/or require further information, contact me at 561-233-5218 or wnhernan@pbc.gov.

Sincerely,

Wendy N. Hernández
Deputy Zoning Director

Attachments: Applicant's Postponement Request

C: Whitney Carrol, PZB Executive Director
Debra Drum, Environmental Resources Executive Director
Lisa Amara, Zoning Director
Thuy Shutt, Planning Director
Scott Stone, Asst. Co Attorney
Darren Leiser, Asst. Co Attorney
Planning and Zoning PM and file
Cliff Hertz, Agent
Matt Edison, Agent
Caroline Villanueva, Agent

Ms. Lisa Amara, PBC Zoning Director
Palm Beach County Zoning Division
2300 Jog Road
West Palm Beach, FL 33411

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Florham Park
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New York
Orlando
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West Palm Beach

April 15, 2025

**RE: SOUTHLAND WATER RESOURCE REQUEST FOR TIME EXTENSION FOR
FINAL DECISION, TOGETHER WITH PUBLIC HEARING POSTPONEMENT, PBC
CONTROL NO: 2023-00122, PBC APP NO: CA2023-01791**

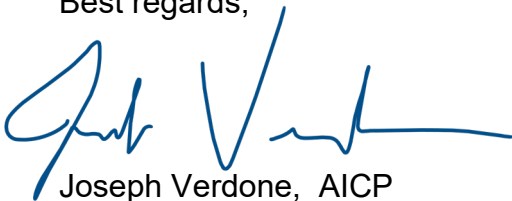
Ms. Amara,

Please accept this letter on behalf of the property owner and applicant, Phillips and Jordan which is requesting an extension to the final decision period for the Southland Water Resource, Control No. 2023-0122, Application No. CA2023-01791. Together with a request to postpone the upcoming scheduled BCC public hearing.

The application was certified on February 7, 2025, and was heard at the PBC Zoning Commission hearing on April 4, 2025. The application is currently scheduled for the PBC Board of County Commissioners hearing on April 24, 2025. The applicant is requesting to extend Palm Beach County's review period to postpone the BCC hearing to May 22, 2025.

We hope you find this request acceptable and should you have any questions, or require any further information, please do not hesitate to contact me at (561) 650-8044. Thank you for your consideration.

Best regards,



Joseph Verdone, AICP

NOTICE OF A PROPOSED PUBLIC HEARING - ZONING



Dear Property Owner:

This is a courtesy notice for a proposed zoning application for land within 1000 feet of your property.

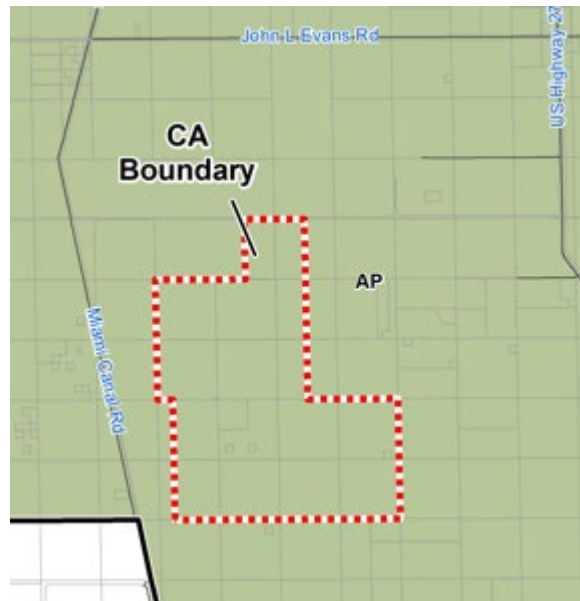
The County will consider the application at public hearings provided below. Contact the Zoning Staff for more information.

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: Southland Water Resource, CA-2023-01791
Location: South side of access easement approx.. 1 mile south of Okeelanta Rd, approx. 1.3 miles east of Miami Canal Rd and 4.2 miles west of US-27
Zoning Commission Hearing: April 3, 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: April 24, 2025 at 9:30 a.m.
301 North Olive Avenue
Governmental Center, Chambers 6th Floor
West Palm Beach, Florida 33401
Zoning Staff Contact: Imene Haddad, AICP, Senior Site Planner
(561) 233-5278 or IHaddad@pbc.gov
Notice Date: March 11, 2025



Zoning Application Summary

Application:	Southland Water Resource, CA-2023-01791
Control:	Southland Water Resource, 2023-00122
Location:	South side of access easement approx. 1 mile south of Okeelanta Rd, approx. 1.3 miles east of Miami Canal Rd and 4.2 miles west of US-27
District:	Commission District 6
Title/Request:	Title: a Class A Conditional Use Request: to allow a Type 3B Excavation on 8,611.52 acres

Summary: The application proposes a Class A use for a Type 3B Excavation the Agricultural (AP) Zoning District. The proposed mining operation will generate water storage capacity and extracted materials consisting of sand and limestone that will be processed and hauled via rail.

The proposed method of extraction will include blasting and dragline equipment to excavate a series of lakes/cells covering approximately 6,072 acres. The mining is proposed with a duration of 13 phases with each lake/cell ranging from 148 acres to 592 acres to create and construct the proposed regional water resource project. The excavation is proposed to proceed at an annual rate of 276 acres a year over a period of 34 years commencing in 2025 with an estimated completion of 2059. The applicant is also seeking a 10-year completion buffer to account for market conditions for a maximum completion date of 2069. The propose mining operations will excavate and process all aggregates on site and hauling will be by rail system.

The subject site is currently used for cultivation of crops by the US Sugar Corporation and Okeelanta Corporation and will shift to the water storage project as the excavation progresses. Access to the site will be from US Highway 27 on Okeelanta Road, an existing access easement road in the north of the site.