

RESOLUTION NO. R-2025- 0690

RESOLUTION APPROVING ZONING APPLICATION Z/DOA/CA/ZV-2024-01420
(CONTROL NO. 2007-00172)
an Official Zoning Map Amendment
APPLICATION OF Coastal Waste & Recycling of Palm Beach County LLC
BY WGINC, AGENT
(Coastal Waste and Recycling)

WHEREAS, the Board of County Commissioners, as the governing body of Palm Beach County, Florida, pursuant to the authority vested in Chapter 163 and Chapter 125, Florida Statutes, is authorized and empowered to consider applications relating to zoning;

WHEREAS, the notice and public hearing requirements pursuant to Article 2 (Application Processes and Procedures) of the Palm Beach County Unified Land Development Code, Ordinance 2003-067 as amended (ULDC), have been satisfied;

WHEREAS, Zoning Application Z/DOA/CA/ZV-2024-01420 was presented to the Board of County Commissioners at a public hearing conducted on May 22, 2025;

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the Applicant and other interested parties, the recommendations of the various County Review Agencies, and the recommendation of the Zoning Commission;

WHEREAS, the Board of County Commissioners pursuant to Article 2 (Application Processes and Procedures) of the ULDC is authorized and empowered to consider, approve, approve with conditions or deny the request;

WHEREAS, the Board of County Commissioners hereby incorporates by reference the Findings in the staff report addressing the Standards contained in Article 2.B (Public Hearing Processes) for an Official Zoning Map Amendment;

WHEREAS, this approval is subject to Article 2.E (Monitoring), of the ULDC and other provisions requiring that development commence in a timely manner;

WHEREAS, the issuance of this Development Permit does not in any way create any rights on the part of the Applicant and/or Property Owner to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the Applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law;

WHEREAS, the Palm Beach County Survey Section may administratively correct any scrivener's errors that will not significantly impact the overall boundary of the adopted legal description; and,

WHEREAS, Article 2.B.6.C (Board Action) of the ULDC requires that the action of the Board of County Commissioners be adopted by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

1. The foregoing recitals are true and correct and are incorporated herein.
2. Zoning Application Z/DOA/CA/ZV-2024-01420, the Application of Coastal Waste & Recycling of Palm Beach County LLC, by WGINC, Agent, for an Official Zoning Map Amendment to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Light Industrial (IL) Zoning District on 4.63 acres, on a parcel of land generally described as shown on the legal description in EXHIBIT A, attached hereto and made a part hereof, and generally located as shown on a vicinity sketch as indicated in EXHIBIT B, attached hereto and made a part hereof, was approved on May 22, 2025, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Weiss moved for the approval of the Resolution.

The motion was seconded by Commissioner Baxter and, upon being put to a vote, the vote was as follows:

Commissioner Maria G. Marino, Mayor	-	Aye
Commissioner Sara Baxter, Vice Mayor	-	Aye
Commissioner Gregg K. Weiss	-	Aye
Commissioner Joel G. Flores	-	Aye
Commissioner Marci Woodward	-	Aye
Commissioner Maria Sachs	-	Aye
Commissioner Bobby Powell, Jr.	-	Aye

The Mayor thereupon declared that the resolution was duly passed and adopted on May 22, 2025.

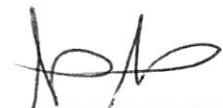
Filed with the Clerk of the Board of County Commissioners on May 27th, 2025.

This resolution is effective when filed with the Clerk of the Board of County Commissioners.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOSEPH ABRUZZO,
CLERK & COMPTROLLER

BY: 
COUNTY ATTORNEY

BY: 
DEPUTY CLERK



EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1 OFFICIAL RECORD BOOK 34614, PAGE 1249:

THE S 48.5 FEET OF THE N 98.5 FEET OF THE WEST 165.15 FEET OF THE EAST 1/2 OF TRACT 49, BLOCK 5, OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL 2 OFFICIAL RECORD BOOK 34614, PAGE 1249:

THE SOUTH 50 FEET OF THE NORTH 100 FEET OF THE EAST 165 FEET OF TRACT 49, BLOCK 5, OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL 3, OFFICIAL RECORD BOOK 34614, PAGE 1249:

THE SOUTHERLY 48.5 FEET OF THE FOLLOWING DESCRIBED TRACT, TO WIT: THE WEST 165.15 FEET OF THE EAST 1/2 OF TRACT 49, BLOCK 5, OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 45, LESS THE SOUTH 512 FEET THEREOF, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL 4, OFFICIAL RECORD BOOK 33814, PAGE 184:

THE SOUTH 48.5 OF THE FOLLOWING TRACT: THE EAST HALF (E 1/2) OF TRACT 49, BLOCK 5, THE PALM FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 2, PAGE 45, LESS THEREFROM THE WEST 165.15 FEET AND THE SOUTH 512 FEET; SAID LAND SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL 5, OFFICIAL RECORD BOOK 34614, PAGE 1249:

THE NORTH 49 FEET OF THE SOUTH 512 FEET OF THE WEST 165.15 FEET OF THE EAST 112 OF TRACT 49, BLOCK 5, OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL 6, OFFICIAL RECORD BOOK 33876, PAGE 1968:

THE NORTH 49 FEET OF THE SOUTH 463 FEET OF THE WEST 165.15 FEET OF THE EAST 1/2 OF TRACT 49, IN BLOCK 5, OF THE PALM BEACH FARMS CO., PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL 7, OFFICIAL RECORD BOOK 33520, PAGE 1048:

THE NORTH 98 FEET OF THE SOUTH 512 FEET OF THE EAST 1/2 OF TRACT 49, IN BLOCK 5, OF THE PALM BEACH FARMS CO., PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE WESTERLY 165.15 FEET THEREOF.

TOGETHER WITH:

PARCEL 8, OFFICIAL RECORD BOOK 33549, PAGE 1850:

THE NORTH 98 FEET OF THE SOUTH 414 FEET OF THE WEST 165.15 FEET OF THE EAST ½ OF TRACT 49, IN BLOCK 5, OF THE PALM BEACH FARMS CO., PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SUBJECT TO AN EASEMENT FOR ROAD PURPOSES OVER THE WEST 25 FEET THEREOF.

TOGETHER WITH:

PARCEL 9, OFFICIAL RECORD BOOK 33577, PAGE 946:

THE NORTH 98 FEET OF THE SOUTH 414 FEET OF THE EAST ½ OF TRACT 49, IN BLOCK 5, OF THE PALM BEACH FARMS CO., PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE WESTERLY 165.15 FEET THEREOF.

TOGETHER WITH:

PARCEL 10, OFFICIAL RECORD BOOK 34503, PAGE 1061:

THE SOUTHERLY 49 FEET OF THE FOLLOWING DESCRIBED TRACT TO-WIT:

THE NORTH 98 FEET OF THE SOUTH 316 FEET OF THE WEST 165.15 FEET OF THE EAST ½ OF TRACT 49, BLOCK 5, OF PALM BEACH FARMS COMPANY PLAT NUMBER 3, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE.

TOGETHER WITH

THE NORTH HALF OF THE NORTH 98 FEET OF THE SOUTH 316 FEET OF THE WEST 165.15 FEET OF THE EAST HALF OF TRACT 49, BLOCK 5, OF PALM BEACH FARMS COMPANY PLAT NUMBER 3, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE.

TOGETHER WITH:

PARCEL 11, OFFICIAL RECORD BOOK 29918, PAGE 925:

THE NORTH 98 FEET OF THE SOUTH 316 FEET OF THE EAST ½ OF TRACT 49, BLOCK 5, THE PALM BEACH FARMS CO. PLAT NUMBER 3, LESS THE WEST 165.15 FEET THEREOF, AS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE, SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL 12, OFFICIAL RECORD BOOK 34550, PAGE 1422:

THE NORTH 98 FEET OF THE SOUTH 218 FEET OF THE WEST 165.15 FEET OF THE EAST HALF (E ½) OF TRACT 49, BLOCK 5, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGE 45; SAID LAND SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL 13, OFFICIAL RECORD BOOK 33549, PAGE 1870:

THE NORTH 98 FEET OF THE SOUTH 218 FEET OF THE EAST ½ OF TRACT 49, IN BLOCK 5, OF THE PALM BEACH FARMS CO., PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE WESTERLY 165.15 FEET THEREOF.

TOGETHER WITH:

PARCEL 14, OFFICIAL RECORD BOOK 33574, PAGE 766:

THE SOUTH 120 FEET OF THE WEST 165.15 FEET OF THE EAST ½ OF TRACT 49, IN BLOCK 5, OF THE PALM BEACH FARMS CO., PLAT NO. 3, ACCORDING TO THE PLAT THEREOF,

AS RECORDED IN PLAT BOOK 2, AT PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL 15, OFFICIAL RECORD BOOK 30809, PAGE 1676:

THE SOUTH 120 FEET OF THE EAST HALF OF TRACT 49, BLOCK 5, PALM BEACH FARMS CO. PLAT NO. 3, LESS THE WEST 165.15 FEET THEREOF AND SUBJECT TO EASEMENTS FOR ROAD PURPOSES AS FOLLOWS: (1) THE EAST 25 FEET OF THE ABOVE DESCRIBED PARCEL. (2) THE SOUTH 22 FEET OF THE ABOVE DESCRIBED PARCEL AND (3) A TRIANGULAR PIECE OF LAND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE EAST LINE OF THE SAID EAST HALF OF TRACT 49, SAID POINT BEING 22 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE WESTERLY, PARALLEL WITH THE SOUTH LINE OF SAID EAST HALF OF TRACT 49, A DISTANCE OF 25 FEET TO THE POINT OF BEGINNING, FROM SAID POINT OF BEGINNING THENCE NORTHERLY, PARALLEL WITH THE EAST LINE OF SAID EAST HALF OF TRACT 49, A DISTANCE OF 28 FEET, THENCE SOUTHWESTERLY, A DISTANCE OF 37.64 FEET TO A POINT IN A LINE WHICH IS 22 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID EAST HALF OF TRACT 49; THENCE EASTERLY ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING.

MORE PARTICULARLY DESCRIBED AS:

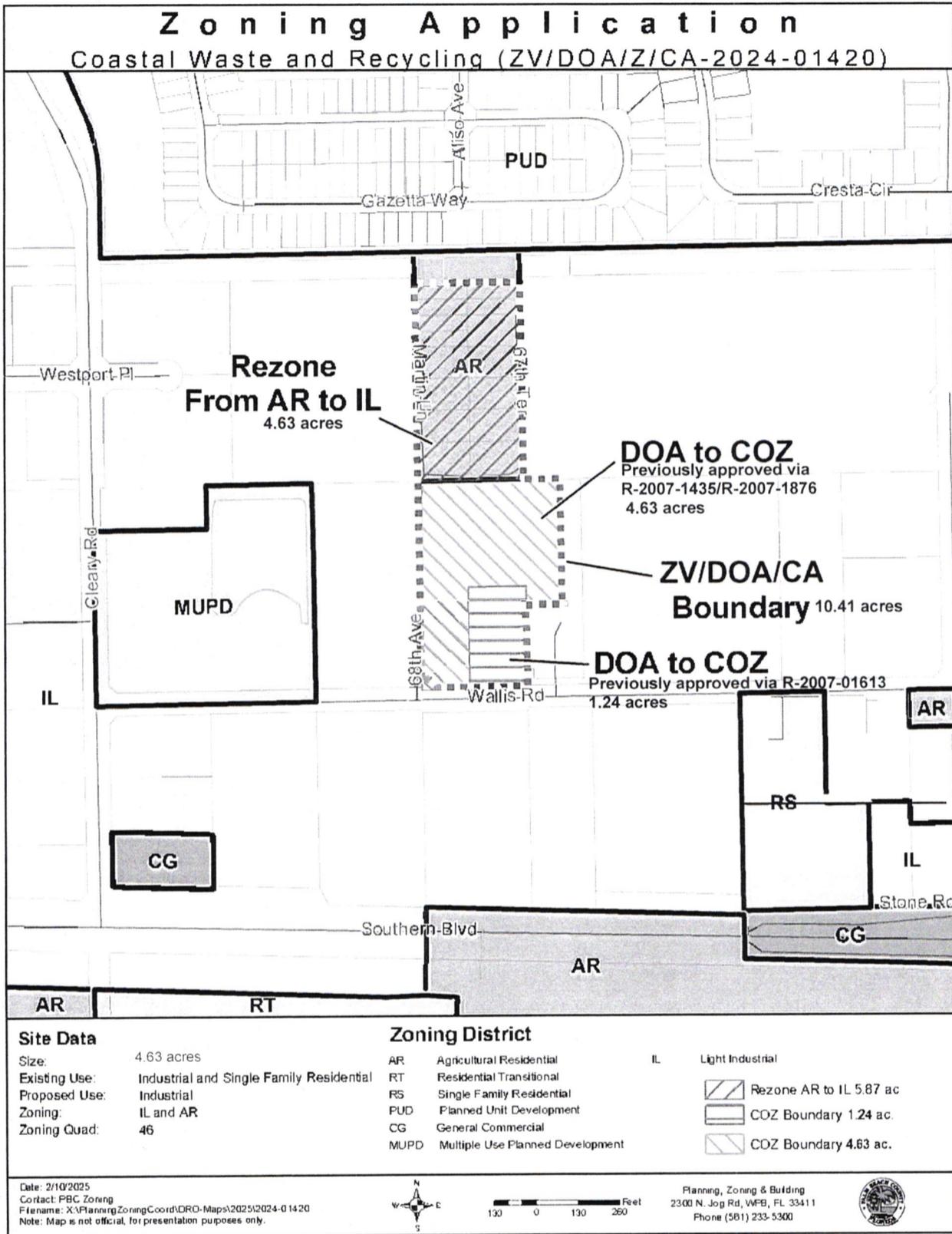
A PORTION OF THE EAST HALF OF TRACT 49, BLOCK 5, OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LANDS LYING IN SECTIONS 33, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF TRACT A OF AQUARIUS RECYCLING CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 124, PAGE 133, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, THENCE SOUTH 89°00'57" WEST, ALONG THE NORTH LINE OF SAID TRACT A, A DISTANCE OF 112.00 FEET TO A THE SOUTH EAST CORNER OF THE EAST 1/2 OF TRACT 49, BLOCK 5 OF THE PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°00'57" WEST, ALONG SAID NORTH LINE OF SAID TRACT A AND THE SOUTH LINE OF THE EAST HALF OF TRACT 49, BLOCK 5, A DISTANCE OF 330.48 FEET TO THE WEST LINE OF THE EAST HALF OF TRACT 49, BLOCK 5; THENCE NORTH 00°58'39" WEST, ALONG SAID WEST LINE, A DISTANCE OF 610.24 FEET TO A POINT ON A LINE 50.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID TRACT 49; THENCE NORTH 89°02'42" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 330.93 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 49; THENCE SOUTH 00°56'07" EAST, ALONG SAID EAST LINE, A DISTANCE OF 610.07 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 4.632 ACRES (201,781.006 SQUARE FEET), MORE OR LESS.

EXHIBIT B

VICINITY SKETCH



Site Data

Size: 4.63 acres
 Existing Use: Industrial and Single Family Residential
 Proposed Use: Industrial
 Zoning: IL and AR
 Zoning Quad: 46

Zoning District

AR Agricultural Residential
 RT Residential Transitional
 RS Single Family Residential
 PUD Planned Unit Development
 CG General Commercial
 MUPD Multiple Use Planned Development

IL Light Industrial
 Rezone AR to IL 5.87 ac
 COZ Boundary 1.24 ac.
 COZ Boundary 4.63 ac.

Date: 2/10/2025
 Contact: PBC Zoning
 Filename: X:\Planning\ZoningCoord\DRD-Maps\2025\2024-01420
 Note: Map is not official, for presentation purposes only.



130 0 130 260 Feet

Planning, Zoning & Building
 2300 N. Jog Rd, WFB, FL 33411
 Phone (561) 233-5300



EXHIBIT C

CONDITIONS OF APPROVAL

Official Zoning Map Amendment – 4.63 acres

DISCLOSURE

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.