

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: Coastal Waste and Recycling, ZV/DOA/Z-2024-01420

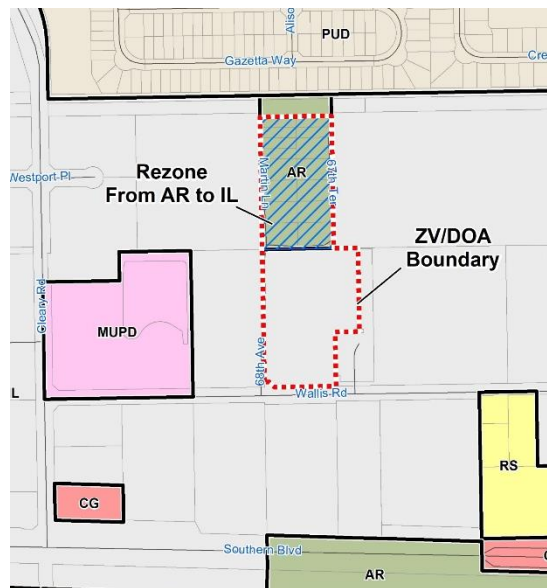
Location: North side of Wallis Road, approximately 1,037 feet east of N Cleary Road

Zoning Commission Hearing: May 1, 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: May 22, 2025 at 1:00 p.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: April 8, 2025



Zoning Application Summary

Application:	Coastal Waste and Recycling, ZV/DOA/Z-2024-01420
Control:	Coastal Waste and Recycling, 2007-00172
Location:	North side of Wallis Road, approximately 1,037 feet east of N Cleary Road
District:	Commission District 2
Title/Request:	Title: a Type 2 Variance Request: to allow activities (outdoor storage) to operate outside of an enclosed building in the Palm Beach International Airport Overlay (PBAO) on 10.41 acres Title: a Development Order Amendment - Class B concurrent Request: to modify the overall Site plan for the Recycling Plant to add land area (5.87acres) to an existing 4.54 acre; reconfigure the Site Plan, and add square footage on 10.41 acres; Title: an Official Zoning Map Amendment Request: to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Light Industrial (IL) Zoning District on 5.87 acres

Summary:

The proposed application is for the Coastal Waste and Recycling facility. The site was approved by the Board of County Commissioners (BCC) on August 23, 2007 and September 24, 2007, for rezonings from the Agricultural Residential (AR), Residential Estate (RE), and Residential Transition (RT) Zoning Districts to the Light Industrial (IL) Zoning District with a Conditional Overlay Zone to allow for the development of industrial uses; and the Zoning Commission mostly recently on May 5, 2016 for a Type 2 Variance, a Development Order Amendment and a Class B Conditional Use. The site is currently developed with a Recycling and Chipping and Mulching use.

The request proposes to amend the overall Site Plan to add land area (4.63 acres), add square footage, reconfigure the uses, and delete Conditions of Approval on 10.41 acres. The request includes a Type 2 Variance to allow storage of material and activities outside of an enclosed building within the PBA Overlay. The Preliminary Site Plan (PSP) indicates two buildings with a total of 6,858 square feet (sq ft.) consisting of 5,000 sq. ft. of Repair and Maintenance and 1,858 sq. ft. Office, 2.59 acres of Recycling Plant, 1.35 acres of Chipping and Mulching, 40 parking spaces, and one access from Wallis Road.