

PLANNING AND ZONING BOARD REPORT

PZB Project Number 25-00500001: A Conditional Use Permit (CUP) request for At Your Service Garage Doors, LLC to operate High-Intensity Contractors Office with Outdoor Storage and Indoor Storage uses at 615 Industrial Street. The subject site is zoned Industrial Park of Commerce (I-POC) and has a future land use designation of Industrial (I).

Meeting Date: April 1, 2026

Property Owner: Samand RE Holdings LLC

Applicant: John Soler – At Your Service
Garage Doors LLC

Address: 615 Industrial Street

PCN: 38-43-44-21-11-000-0190

Size: 0.44 ac Lot /±10,877 square feet of existing structures and use area which includes 7,950 square feet on the first floor, a 607-square-foot second-floor loft, a 1,320-square-foot hangar addition, and 1,000 square feet of outdoor storage.

General Location: West of Industrial Street between 7th Avenue North and 6th Avenue North

Existing Land Use: Industrial

Current Future Land Use Designation:
Industrial (I)

Zoning District: Industrial Park of Commerce (I-POC)

Location Map



RECOMMENDATION

The documentation and materials provided with the application request were reviewed for compliance with the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs) and for consistency with the Comprehensive Plan and Strategic Plan. Staff recommends that the Planning and Zoning Board approve the proposed Conditional Use Permit (CUP); conditions of approval have been provided on pages 5 and 6 of this report.

PROJECT DESCRIPTION

The applicant, John Soler, on behalf of At Your Service Garage Doors LLC, is requesting a Conditional Use Permit (CUP) to establish a high intensity Contractors Office with Outdoor Storage and Indoor Storage ($\pm 10,877$ square feet) in the Industrial Park of Commerce (IPOC) zoning district located at 615 Industrial Street. At Your Service Garage Doors LLC has an existing contractor's office at the subject site. The justification statement provided by the applicant indicates that the business offers the sale and service of garage doors, windows, and doors. The applicant proposes to expand its use area by approximately 5,877 square feet, for a total of approximately $\pm 10,877$ square feet, in order to occupy the entire building, the hangar addition, and the outdoor use area. In 2023, the applicant purchased the property at 615 Industrial Street to support this expansion and has operated from that location since that time. At Your Service Garage Doors LLC employs 28 individuals, consisting of 15 office staff and 13 field employees who work off-site on projects. The proposed hours of operation are 8:00 a.m. to 5:00 p.m.

COMMUNITY OUTREACH

Staff has not received any letters of support or opposition for this application.

BACKGROUND

Below is a summary of the property based on Palm Beach Property Appraiser's records and City records:

Construction: The approximately 2,500-square-foot structure located to the east was constructed in 1980, and the approximately 6,033-square-foot structure located to the west was constructed in 1981. Further, in 2025, an additional $\pm 1,320$ square foot hangar structure was constructed along the north side of the property.

On May 12, 2025, the site received a development order (PZ 25-01400003) for a Minor Site Plan Amendment to allow an accessory outdoor storage area of 1,000 square feet, the installation of a $\pm 1,320$ square foot hangar structure, and associated site improvements to bring the property into compliance with then-active code violations related to outdoor storage.

The primary address for the site is 615 Industrial Street. The property was originally developed with four (4) units, each assigned a separate address (613–619 Industrial Street); however, At Your Service Garage Doors LLC now occupies the entire building, and the legal address associated with the parcel is 615 Industrial Street.

Use: The property is designated for industrial use. The suites at 613–619 Industrial Street are all occupied by At Your Service Garage Doors LLC; however, the unit at 613 Industrial Street is the only unit with an active business license to operate a 5,000-square-foot contractor's office.

Because the operational area has expanded from a medium-intensity use (less than 7,500 square feet) to a high-intensity use (greater than 7,500 square feet), Conditional Use approval is required for the higher-intensity classification. A condition of approval has been included requiring the business license to be updated to reflect 615 Industrial Street address.

Code Compliance: There are no active code cases associated with this property.

ANALYSIS

Consistency with the Comprehensive Plan and Strategic Plan

The subject site has a Future Land Use (FLU) designation of Industrial (I). The I FLU is intended to provide for the establishment and enlargement of office, manufacturing and light to moderate industrial uses that would be incompatible in other areas of the city due to increased traffic generation. The implementing zoning district is I-POC. The proposed request is seeking to allow a high intensity (use area greater than 7,500 square feet) Contractor's Office with Outdoor Storage at 615 Industrial Street.

The City's Strategic Plan focuses on fostering safer neighborhoods, encouraging community pride, building a vibrant and diverse economy, planning for the future, and enhancing the natural, historic, and cultural environment of the City. Pillar IV.A and Pillar IV.D of the Strategic Plan state that the City shall achieve economic and financial sustainability through a versatile and stable tax base, and influence the supply and expansion of jobs. Because the proposed Conditional Use permit will allow for the expansion of a high-intensity contractor's office with outdoor storage and the establishment of an indoor storage uses that will contribute towards the City's tax base and sustain or increase jobs, the proposal is consistent with Pillar IV.A and Pillar IV.D.

Based on the analysis above, the proposed Conditional Use Permit request is consistent with the goals, objectives, and policies of the City of Lake Worth Beach's Comprehensive Plan and Strategic Plan.

Consistency with the City's Land Development Regulations

The Industrial Park of Commerce (I-POC) zoning district *is intended to provide for the establishment and enlargement of office, manufacturing and light industrial uses without restriction on traffic generating characteristics. The industrial park of commerce district is also intended to permit the establishment of certain other uses which are compatible with industrial operations. Development in the industrial land use category should be guided to minimize negative impacts on nearby residential areas. The industrial park of commerce district implements the industrial land use category of the Lake Worth Comprehensive Plan.*

Analysis: The applicant is requesting a Conditional Use Permit (CUP) for a high-intensity contractor's office (use area greater than 7,500 square feet), with outdoor storage and indoor storage uses. Outdoor storage was established through Minor Site Plan Amendment PZ 25-01400003, which administratively approved an accessory outdoor storage area, a hangar structure, and associated site improvements. The Minor Site Plan Amendment was submitted at the same time as the CUP request; however, the applicant requested that the applications be separated due to code violations related to outdoor storage. Additionally, the rear of the property abuts privately owned land that was formerly a public right-of-way. Outdoor storage and related business activities are not permitted within this private right-of-way without authorization from the appropriate property owner. Access across this private property to the rear of the site will also require approval from the adjacent property owner through a recorded cross-access agreement. Accordingly, staff has included a condition of approval requiring execution of a cross-access agreement should the private property be utilized for rear access. Based on the data and analysis provided by the applicant, the proposed conditional use is not anticipated to impact the surrounding area greater than existing industrial uses. The building is already served by municipal services, including water, sewer, refuse, fire and police. Therefore, no additional public expenditure is required to service the proposed use.

Per the City Use Table (Section 23.3-6), high intensity Contractor's Office with Outdoor Storage and Indoor Storage uses require Conditional Use Permit approval. The uses are consistent with the intent of the Industrial zoning district. The analysis for the conditional use permit in the section below is consistent with the review criteria located in Attachment A and B.

The Department of Community Sustainability is tasked in the LDRs to review conditional use applications for consistency with the City's LDRs (Section 23.2-29(i)), for compliance with the following findings for granting conditional uses and to provide a recommendation on the proposed project.

Section 23.2-29(a), Conditional Use Permits: *Conditional uses are defined as generally compatible with the other uses permitted in a district, but that require individual review of their location, design, structure, configuration, density and intensity of use, and may require the imposition of pertinent conditions to ensure the appropriateness and compatibility of the use at a particular location and to prevent or minimize potential adverse impacts to the surrounding area.*

Section 23.2-29(b), Approval Authority: *The planning and zoning board, in accordance with the procedures, standards and limitations of this section, shall approve, approve with conditions, or deny an application for a development permit for a conditional use permit after review and recommendation by the development review official.*

Analysis: A recommendation by the development review official is provided on page 2 of this report, under Recommendation.

Section 23.2-29(c), General Procedures: *The department for community sustainability shall review the application in accordance with these LDRs and prepare a report that summarizes the application and the effect of the proposed conditional use, including whether the application complies with each of the findings for granting conditional uses stated below and provide a recommendation for whether the application should be approved, approved with conditions, or denied.*

Staff Analysis: The structures on the property were built between 1980, 1981, and 2025. The site does not conform to the current LDRs in regard to landscaping and site impermeable surface coverage; therefore, the nonconformities section of the Land Development Regulations, LDR Section 23.5-3, is applicable. The existing nonconformities are not proposed to be increased or negatively impacted by the subject Conditional Use request. **The proposed conditional use is consistent with the City's LDRs as conditioned based on the following data and analysis.**

Section 12-7, Dumpster Requirements: *The location of all dumpsters shall be approved by the public services director or his designee and/or the building official or his designee. All dumpsters shall meet the requirements set forth in this section and all other ordinances, rules, regulations and policies adopted by the city.*

Analysis: The applicant states that the proposed contractor's office, including outdoor storage and indoor storage uses, will utilize private waste collection services, Solid Waste Authority, which the Public Works Department has confirmed is permissible. As the rear of the property abuts privately owned land, any use of this private property, including access by the City or private waste collection services, will require authorization from the adjacent property owner through a cross-access agreement. Accordingly, staff has included a condition of approval requiring that, if rear property access is not granted, the applicant shall manage waste through alternative methods, such as using rolling bins at the front of the site, revising the site plan to include a dumpster along Industrial Street, or transporting waste off-site.

Sections 23.4-10, Off-street Parking and 23.4-9: *Per LDR Section 23.4-10(f)(2)(A), Parking is not required for changes in use or occupancy or remodeling of existing buildings which do not increase floor area or number of overall existing dwelling units, located outside of the single-family residential SF-R zoning district.*

Staff Analysis: In general, a request for Conditional Use that does not increase the building's existing floor area does not require additional parking requirements, pursuant to LDR Section 23.4-10(f)(2)(A), Exceptions (Off-Street Parking).

According to City records, the parcel provides a total of 12 parking spaces. All spaces are located along the east side of the building, directly fronting Industrial Street. The Site Plan approved through Development Order (PZ 24-01400030) on May 12, 2025, includes parking alternatives such as motorcycle spaces and bicycle racks.

An open permit currently exists to address parking-related items. Staff will carry forward the Development Order condition of approval requiring that ADA-accessible spaces and parking alternatives be reviewed and finalized through the Minor Site Plan Modification process and associated building permit application.

Signage: Signage is required to comply with the size and design requirements in the Land Development Regulations. Any proposed signage will be reviewed at building permit for consistency with Section 23.5-1.

Section 23.6-1. - Landscape regulations: *The objective of this section is to provide minimum standards for the installation and maintenance of landscaping within the city. Per Section 23.6-1(c)(2), “on the site of a building or open-lot use providing an off-street parking, storage or other vehicular use area, where such an area will not be screened visually by an intervening building or structure from an abutting right-of-way or dedicated alley, shall require landscaping”.*

Analysis: The subject property is an existing nonconforming site that does not fully comply with the landscape requirements of LDR Section 23.6-1, Landscape Regulations. Specifically, the site does not provide the required minimum landscape buffers, including the ten (10)-foot-deep landscape strip. This deficiency is largely due to existing site constraints, including extensive impervious areas necessary to accommodate the established building footprint and required vehicular parking. As such, the property does not fully satisfy the intent of the current landscape standards.

City records indicate that additional landscaping previously existed along the east side of the property. The Minor Site Plan Amendment Development Order (PZ 25-01400003), issued on May 12, 2025, included a condition of approval requiring submission of a landscape permit application to restore the site’s landscaping. City records do not indicate that this condition has been satisfied.

Accordingly, a condition of approval has been included to require the applicant to obtain a landscape permit and restore the site’s landscaping to the greatest extent feasible.

Findings for Granting Conditional Uses

Prior to approving any conditional use permit, the decision-making authority shall find based on competent and substantial evidence that the following criteria related to conditional uses are met:

Section 23.2-29.d) General findings relating to harmony with LDRs and protection of public interest.

Staff Analysis: The proposed Conditional Use Permit is in general harmony with the surrounding area and consistent with development of the corridor. The requested use is an anticipated use in the I-POC zoning district. The proposed use will not result in less public benefit, nor will it result in more intensive development than anticipated in the zoning district in the comprehensive plan.

Section 23.2-29.e) Specific findings for all conditional uses.

Staff Analysis: The proposed Conditional Use Permit is not anticipated to impact the surrounding area greater than uses allowed on the property and within the I-POC zoning district. The building is already served by municipal services, including water, sewer, fire and police. No additional public expenditure is required to service the proposed use. The site is not located on a major collector road, and as such traffic flow and movements related to the proposed use is not anticipated to negatively impact the street greater than existing industrial uses. The proposed use will not change the existing on-site traffic circulation.

Section 23.2-29.g) Additional requirements.

Staff Analysis: As of the date of this report transmittal, there is no active code compliance case for the subject property.

CONCLUSION AND CONDITIONS

The Industrial – Park of Commerce (I-POC) zoning district is intended to provide for the establishment and enlargement of office, manufacturing and light industrial uses without restriction on traffic generating characteristics. Based on the data and analysis in this report and the supporting materials by the applicant, the requested contractor's office with Outdoor Storage and Indoor Storage uses are not anticipated to negatively impact adjacent properties as conditioned. Further, the proposed Conditional Use Permit will be compatible with the neighboring uses in the Industrial Street corridor. Therefore, a recommendation of approval is provided to the PZB with the following conditions:

Planning & Zoning, and Landscaping:

1. The use approval is for 615 Industrial Street (PCN 38-43-44-21-11-000-0190) only and includes accessory outdoor storage. Any expansion of use area or relocation shall require a new use approval.
2. All conditions and requirements of **Development Order PZ 25-01400003** shall remain applicable, except as expressly modified or superseded by this approval.
3. Prior to business license, a site plan modification and building permit will be required to identify ADA, standard, and alternate parking spaces on the site plan. Additionally, a dimensioned striping detail for standard parking spaces, ADA space, and parking alternatives shall be provided. Parking spaces shall comply with minimum parking dimensions outlined in LDR Section 23.4-10(j).
4. In the event access to the rear of the site is provided via the rear parcel (PCN 38-43-44-21-02-000-0010), the applicant/property owner shall obtain and record a cross-access agreement with the owner of the referenced parcel. The agreement shall be submitted to the City for review and approval by the City Attorney, or designee, and shall be recorded in the public records of the county following such approval. Proof of recordation shall be provided to the City. If rear access is not provided, the applicant must manage waste through alternative methods, such as using rolling bins in the front, updating the site plan to include a dumpster fronting Industrial Street, or transporting waste off-site.
5. All approved and designated outdoor storage shall be on the subject property only.
6. The use, handling, production and storage of regulated substances in wellfield zones as defined in the PBC Unified Land Development Code shall be prohibited as provided for in the requirements of the PBC Wellfield Ordinance (ULDC, Article 14, Chapter B).
7. Prior to the issuance of a business license, the business shall contact the City Engineer's office to confirm if additional pollution prevention or other utility requirements are required. A copy of the PBCERM Affidavit shall be provided.
8. All uses shall meet all the requirements and stipulations set forth in City Code Section 15-24, Noise control.
9. Per City Code Section 14-32 and LDR Section 23.2-23, the occupant must obtain and maintain the required Business License.
10. The City shall revoke the business license and the approval of the conditional use permit if the property is declared a chronic nuisance as result of or related to the operations of the requested uses.
11. Signage shall be reviewed through the building permit process for consistency with the requirements of the Land Development Regulations.

BOARD POTENTIAL MOTION:

I move to **approve** PZB Project Number 25-00500001 with staff recommended conditions for a **Conditional Use Permit** request to establish a Contractor's Office with Outdoor Storage and Indoor Storage uses based upon the competent and substantial evidence provided in the staff report and in the testimony at the public hearing.

I move to **disapprove** PZB Project Number 25-00500001 for a **Conditional Use Permit** request to establish a Contractor's Office with Outdoor Storage and Indoor Storage uses. The project does not meet the conditional use criteria for the following reasons [Board member please state reasons.].

Consequent Action: *The Planning & Zoning Board's decision will be final decision for the Conditional Use Permit. The Applicant may appeal the Board's decision to the City Commission.*

ATTACHMENTS

- A. Findings for Conditional Uses
- B. Application Package (Survey, Justification Statement, and Floor Plan)
- C. PZ 25-01400003 Development Order and Stamped Site Plan

ATTACHMENT A - Findings for Granting Conditional Uses

Section 23.2-29(d) General findings relating to harmony with LDRs and protection of public interest.	Analysis
1. <i>The conditional use exactly as proposed at the location where proposed will be in harmony with the uses which, under these LDRs and the future land use element, are most likely to occur in the immediate area where located.</i>	In compliance as conditioned
2. <i>The conditional use exactly as proposed at the location where proposed will be in harmony with existing uses in the immediate area where located.</i>	In compliance
3. <i>The conditional use exactly as proposed will not result in substantially less public benefit or greater harm than would result from use of the site for some use permitted by right or some other conditional use permitted on the site.</i>	In compliance
4. <i>The conditional use exactly as proposed will not result in more intensive development in advance of when such development is approved by the future land use element of the comprehensive plan.</i>	In compliance
Section 23.2-29(e) Specific findings for all conditional uses.	Analysis
1. <i>The proposed conditional use will not generate traffic volumes or movements which will result in a significant adverse impact or reduce the level of service provided on any street to a level lower than would result from a development permitted by right.</i>	In compliance
2. <i>The proposed conditional use will not result in a significantly greater amount of through traffic on local streets than would result from a development permitted by right and is appropriately located with respect to collector and arterial streets</i>	In compliance
3. <i>The proposed conditional use will not produce significant air pollution emissions, or will appropriately mitigate anticipated emissions to a level compatible with that which would result from a development permitted by right.</i>	In compliance
4. <i>The proposed conditional use will be so located in relation to the thoroughfare system that neither extension nor enlargement nor any other alteration of that system in a manner resulting in higher net public cost or earlier incursion of public cost than would result from development permitted by right.</i>	In compliance
5. <i>The proposed conditional use will be so located in relation to water lines, sanitary sewers, storm sewers, surface drainage systems and other utility systems that neither extension nor enlargement nor any other alteration of such systems in a manner resulting in higher net public cost or earlier incursion of public cost than would result from development permitted by right.</i>	In compliance
6. <i>The proposed conditional use will not place a demand on municipal police or fire protection service beyond the capacity of those services, except that the proposed facility may place a demand on municipal police or fire protection services which does not exceed that likely to result from a development permitted by right.</i>	In compliance

7. *The proposed conditional use will not generate significant noise, or will appropriately mitigate anticipated noise to a level compatible with that which would result from a development permitted by right. Any proposed use must meet all the requirements and stipulations set forth in section 15.24, Noise control.* **In compliance**

8. *The proposed conditional use will not generate light or glare which encroaches onto any residential property in excess of that allowed in section 23.4-10, Exterior lighting.* **In compliance**