

PLANNING AND ZONING BOARD REPORT

PZB Project Number 25-00500006: A Conditional Use Permit (CUP) request for Tile & Marble Works to operate a High-Intensity Building and Construction Trades/Contractors Manufacturing with accessory Outdoor Storage at 510 North G Street. The property is zoned Artisanal Industrial (AI) and has an Artisanal Mixed-Use (AMU) Future Land Use (FLU) designation.

Meeting Date: December 3, 2025

Property Owner: Inoltre, Inc.

Applicant: Antonio Scavo – Tile & Marble Works, Inc.

Address: 510 North G Street

PCN: 38-43-44-21-15-146-0050

Size: 0.16 ac Lot /±3,630 square feet existing structures and use area

General Location: North of 5th Avenue North and East of North G Street

Existing Land Use: Industrial

Current Future Land Use Designation:
Artisanal Mixed-Use (AMU)

Zoning District: Artisanal Industrial (AI)

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. The proposed use is consistent with the Comprehensive Plan, Strategic Plan, and LDRs as conditioned. Therefore, a **recommendation of approval with conditions** is provided to the Planning and Zoning Board. The conditions are located on pages 6-7 of this report.

PROJECT DESCRIPTION

The applicant, Antonio Scavo on behalf of Tile & Marble Works, Inc., is requesting a Conditional Use Permit (CUP) to establish a Building and Construction Trades/Contractors Manufacturing with accessory Outdoor Storage use (±3,630 square feet) in the Artisanal Industrial (AI) zoning district located at 510 North G Street.

According to the applicant's justification statement, the proposed business will provide cutting, shaping, cleaning, and polishing services for various types of granite, marble, and natural stone. The process involves creating templates of the desired dimensions, followed by precision cutting using specialized saws and machinery. Once the fabrication process is complete, installation is performed off-site by the company's installers at the client's property. The applicant also requests an accessory outdoor storage area to store commercial business or service vehicles. The AI zoning district allows high intensity Building and Construction Trades/Contractors Manufacturing with accessory Outdoor Storage use to be reviewed through a Conditional Use Permit (CUP) request. The hours of operation will be from 7:00 AM to 4:00 PM, Monday through Saturday. The subject site is located north of 5th Avenue North and east of North G Street.

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: Per the Palm Beach County Property Appraiser, the ±3,630 square feet structure was constructed in 1955.

Use: The current use of the property is industrial. *Tile & Marble Works, Inc.* has maintained a business license since 2008, originally classified as an office for a small portion of the building. However, due to the expansion of business activities (including manufacturing operations and outdoor storage), the use is now classified as *Building and Construction Trades/Contractors Manufacturing with accessory Outdoor Storage*. This reclassification requires the issuance of a Conditional Use Permit. Accordingly, a condition of approval has been included requiring the applicant to update their business license to accurately reflect the current scope of operations.

Code Compliance: City records indicate an open lien (Case 25-505), which was cited on 2/24/2025 for the property owner (Inoltre, Inc.) and tenant (Tile & Marble Works, Inc.) not having a business license or the required use and occupancy certification. Additionally, the property was cited for general building maintenance and unpermitted signage. Approval of the Conditional Use Permit will enable the property owner to move forward with the necessary steps to resolve the open code case concerning business licensing. Staff have included a condition of approval to require that all outstanding code enforcement violations and liens are resolved prior to the issuance of any business license.

ANALYSIS

Consistency with the Comprehensive Plan and Strategic Plan

The subject site has a Future Land Use (FLU) designation of Artisanal Mixed Use (AMU). The Artisanal Mixed Use land use category is intended to provide for the establishment and enlargement of office, retail and industrial uses related to the arts, other low intensity industrial uses, and medium density residential opportunities. The maximum density of

permitted residential development is 30 dwelling units per acre. The preferred mix of uses area-wide is 50% non-residential and 50% residential. The implementing zoning district is AI. The proposed request is seeking to allow a Building and Construction Trades/Contractors Manufacturing with accessory Outdoor Storage use in the existing industrial building with a total square footage of ±3,630.

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 establishment of a high-intensity Building and Construction Trades/Contractors Manufacturing with accessory Outdoor Storage facility 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 Artisanal Industrial (AI) zoning district is intended to provide for the establishment and enlargement of office and industrial uses related to the arts without restriction on traffic generating characteristics. The artisanal industrial district is also intended to permit establishment of certain other uses which are compatible with artisanal industrial operations. Development in the industrial land use category should be guided to minimize negative impacts on nearby residential areas. The industrial district implements the industrial land use category of the Lake Worth Comprehensive Plan.

Analysis: The applicant is requesting a Conditional Use Permit for Building and Construction Trades/Contractors Manufacturing with an accessory Outdoor Storage use. Based on the data and analysis provided by the applicant, the proposed conditional use is not anticipated to impact the surrounding area greater than multiple uses permitted by right. The building is already served by municipal services, including water, sewer, refuse, fire, and police. The site is located on a local roadway. Therefore, no additional public expenditures are required to service the proposed use.

Per LDR Section 23.4-19, outdoor storage in mixed-use districts and the Artisanal Industrial (AI) district shall be permitted only as accessory to an approved principal use. LDR Section 23.1-12 states that an accessory use shall not exceed thirty (30) percent of the total use area; therefore, the proposed accessory outdoor storage for this property cannot exceed approximately 1,089 square feet.

The proposed accessory outdoor storage area, totaling approximately 918 square feet, will be utilized to park commercial business or service vehicles (Section 23.4-22(b)) overnight on the property. A commercial business or service vehicle is no larger than a class 3 vehicle as defined by the Federal Highway Administration, with a curb weight of less than eight thousand (8,000) lbs. Per LDR Section 23.4-22.a)2)A., *outdoor parking, storage or keeping of commercial vehicles in this category shall be permitted only in the I-POC industrial district on impervious approved surfaces.* Staff has added a condition stating that the outdoor storage of medium and heavy-duty commercial vehicles (class 3 or greater with a curb weight more than eight thousand (8,000) lbs) will not be permitted on this site as the parking of these vehicles is not allowed in the AI zoning district.

Per the City Use Table (Section 23.3-6), a high intensity Building and Construction Trades/Contractors Manufacturing with accessory Outdoor Storage use requires a Conditional Use Permit. The use is consistent with the intent of the AI 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, supplemental regulations, 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 structure on the property was constructed in 1955. The building and site currently do not conform to the current LDRs related to the landscaping and impermeable surfaces; 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. However, staff has included conditions of approval to reduce nonconformities by requiring the applicants to submit a minor site plan to develop a parking plan, add striping to the parking area in the rear of the property, formalize the accessory outdoor storage use area and add screening, as well as to install commercial grade planters along the west façade fronting North G Street. **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: Staff have confirmed with Public Works that the subject site is billed for a 96-gallon garbage cart. A condition of approval is being added for the applicant to coordinate with Public Works to confirm that the garbage cart is appropriately located, screened, and meets all requirements of Code Section 12-7. Public Works has also added a condition stating that a separate roll-off dumpster serviced by Waste Management is required for all construction waste and that this waste is not accepted by the City in any carts or dumpsters. The applicant has stated that they utilize Waste Management for refuse services related to the disposal of construction waste, which would include marble and tile waste. A condition of approval has been added for the applicant to provide proof of their Waste Management coordination prior to business license.

Per LDRs Section 23.4-10.f)2.A., Exceptions (Off-street Parking). *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: Generally, when a request for conditional use is made without increasing the existing building floor area, additional parking is not required per LDR Section 23.4-10.f)2.A., Exceptions (Off-street Parking).

The applicant states there are eight (8) parking spaces available on site, and approximately one (1) on-street parking space adjacent to the property. City records do not indicate that the parking lot was ever stripped. As additional square footage is not proposed, and the request is a reuse of an existing structure, the exception standard for additional parking spaces applies, and therefore, the proposal does not require additional parking spaces and meets the parking requirement. However, staff has added a condition of approval for the applicant to apply for a minor site plan application to develop a parking plan, formalize the accessory outdoor storage area, and add striping to the parking area in the rear (east) of the property as there currently is no striping.

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 these requirements.

Section 23.6-1. - Landscape regulations and Section 23.4-13.c.1.A.4.b.iv – Landscape requirements: *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” consistent with this section including a landscape strip ten (10) feet in depth. The site must also be provided with a five-foot wide perimeter planting area with shade trees planted every twenty-five (25) linear feet on center. A hedge must also be maintained within the required planting area.*

Analysis: The existing nonconforming property is lacking required landscaping and is not meeting the intent of LDR Section 23.6-1, *Landscape regulations*. The site has existing constraints, including impermeable surfaces designed to accommodate site and vehicular circulation, leaving little to no room for sufficient landscaping. Per LDR Section 23.4-19, outdoor storage shall be completely screened from all public rights-of-way and any adjacent property that is zoned for residential or mixed use; screening shall require both fencing and landscaping. Staff has added a condition of approval requiring a minor site plan application prior to the issuance of the Business License. This approval is necessary to bring the site's landscaping into compliance, insofar as feasible. It includes screening the accessory outdoor storage area from all public rights-of-way (Section 23.4-19 and Section 23.4-22(b)(2)(D)) insofar as feasible and installing commercial planters along the front façade (along North G Street).

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, as conditioned, is in general harmony with the surroundings. The Building and Construction Trades/Contractors Manufacturing with accessory Outdoor Storage use is an anticipated use in the Artisanal Industrial (AI) zoning district. The proposed use will not result in less public benefit, nor will it result in more intensive development than anticipated the zoning district in the comprehensive plan.

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

Staff Analysis: The proposed conditional use is not anticipated to impact the surrounding area greater than uses permitted by right. According to the applicant, the activities will include cutting, shaping, cleaning, and polishing services for various types of granite, marble, and natural stone. Per LDR Section 23.4-13(c)(7)(B)(4), all production and processing shall be restricted to an enclosed building. Staff has added a condition stating that all activities related to production and

processing must take place inside the subject structure. The hours of operation will be from 7:00 AM to 4:00 PM, Monday through Saturday. The building is already served by municipal services, including water, sewer, refuse, fire, and police. The site is located on a local roadway. Therefore, no additional public expenditures are required to service the proposed use.

Section 23.2-29.g) Additional requirements.

Staff Analysis: As of the date of this report transmittal, city records indicate an open lien (Case 25-505) which was cited on 2/24/2025 for the property owner (Inoltre, Inc.) and tenant (Tile & Marble Works, Inc.) not having a business license or the required use and occupancy certification. Additionally, the property was cited for general building maintenance and unpermitted signage. Approval of the Conditional Use Permit will enable the property owner to move forward with the necessary steps to resolve the open code case concerning business licensing.

CONCLUSION AND CONDITIONS

The Artisanal Industrial (AI) zoning district is intended to provide for the establishment and enlargement of office and industrial uses related to the arts without restriction on traffic generating characteristics. The artisanal industrial district is also intended to permit establishment of certain other uses which are compatible with artisanal industrial operations. Development in the industrial land use category should be guided to minimize negative impacts on nearby residential areas. The industrial district implements the industrial land use category of the Lake Worth Comprehensive Plan. Based on the data and analysis in this report, the uses requested as conditioned are not anticipated to negatively impact adjacent properties. Therefore, a recommendation of approval is provided to the PZB with the following conditions:

Planning & Zoning, and Landscaping:

1. The use approval is for 510 North G Street only and includes accessory outdoor storage. Any expansion of use area or relocation shall require a new use approval.
2. Prior to the issuance of a City of Lake Worth Beach business license, open liens and any code violations shall be resolved.
3. A minor site plan is required to develop a parking plan, add striping to the parking area in the rear of the property, formalize the accessory outdoor storage area and add screening, and to install commercial grade planters along 75% (at minimum), excluding door openings, of the west façade fronting North G Street. Drought tolerant plants are required, and native plants are preferred. All improvements shall be permitted and completed within twelve (12) months of the issuance of this CUP approval.
4. Prior to business license approval, the applicant shall change the existing business license type from business office general to the proposed use to accurately reflect the business activities being conducted on site.
5. Provide evidence of Waste Management coordination prior to issuance of a business license.
6. The outdoor storage of medium and heavy-duty commercial vehicles (class 3 or greater with a curb weight more than eight thousand (8,000) lbs.) is prohibited on this site.
7. Prior to business license approval, the applicant shall coordinate with Public Works to confirm that the garbage cart is appropriately located, adequately screened, and meets the requirements of Code Section 12-7.
8. Fabrication Services/Manufacturing/Processing excluding retail display and sales shall comply with the following supplemental regulations per LDR Section 23.4-13(c)(7)(B):
 - a. Outdoor storage, commercial vehicle parking, display and sale of products shall be shielded from all public rights-of-way. See section 23.4-19 for additional outdoor storage regulations.
 - b. All production and processing shall be restricted to an enclosed building.
 - c. Buffering requirements shall apply as required by existing ordinances, but may be increased based on a site-specific review basis.
9. All activities associated with the proposed use shall be contained entirely within the subject property and shall not encroach upon any public rights-of-way, including North G Street. Under no circumstances is overnight parking of commercial vehicles permitted on North G Street.

10. 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).
11. 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.
12. All uses shall meet all the requirements and stipulations set forth in City Code Section 15-24, Noise control.
13. Per City Code Section 14-32 and LDR Section 23.2-23, the occupant must obtain and maintain the required Business License.
14. 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.
15. Signage shall be reviewed through the building permit process for consistency with the requirements of the Land Development Regulations.

Community Redevelopment Agency (CRA):

1. No materials are to be stored on sidewalk or North G Street.
2. All work must be performed on-site.
3. No overnight parking of work vehicles on North G Street.

Building Division:

1. Building has no comment about the exterior site plan, but interior layout does not match historic property file. Permits will need to be applied for the interior layout and use along with egress.

Public Works:

1. Solid waste carts are adequate for general office waste generated by the contractor. However, any marble, tile, or other construction related debris/materials must be disposed of using a roll-off dumpster rented through Waste Management. Construction related debris/materials are not accepted through any City collection services and may not be placed in City issued carts or dumpsters.

BOARD POTENTIAL MOTION:

I move to **approve** PZB Project Number 25-00500006 with staff recommended conditions for a **Conditional Use Permit** request to establish a Building and Construction Trades/Contractors Manufacturing with accessory Outdoor Storage use based on 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 25-00500006 for a **Conditional Use Permit** request to establish a Building and Construction Trades/Contractors Manufacturing with accessory Outdoor Storage use. 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. Supplemental Regulations
- C. Application Package (Survey & Justification Statement)

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
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 as conditioned
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 as conditioned
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**

ATTACHMENT B – Supplemental Regulations

Section 23.4-13(c)(7)(B) Manufacturing/processing/fabrication facilities	Analysis
1. <i>Height: Maximum height of any industrial/manufacturing structure excluding office not to exceed thirty-five (35) feet including silos or building façades.</i>	In compliance
2. <i>Silos: The number of silos shall not exceed four (4) within the site area and shall be effectively screened.</i>	Not applicable
3. <i>Outdoor storage: Outdoor storage, commercial vehicle parking, display and sale of products shall be shielded from all public rights-of-way.</i>	In compliance as conditioned
4. <i>All production and processing shall be restricted to an enclosed building.</i>	In compliance as conditioned
5. <i>Buffering requirements shall apply as required by existing ordinances, but may be increased based on a site specific review basis.</i>	In compliance as conditioned
6. <i>Noise levels shall not be in excess of sixty-five (65) decibels measured from the property line adjacent to residential uses.</i>	Not applicable
7. <i>Minimum area per business/tenant on a multiple tenant/business site shall not be less than eight hundred (800) square feet for manufacturing or processing and five hundred (500) square feet for fabrication services.</i>	In compliance