



TOWN OF LAKE PARK
COMMUNITY DEVELOPMENT DEPARTMENT

APPLICATION FOR SPECIAL EXCEPTION REVIEW

Applicant/Agent: KUSTOM KINGS HOLDINGS, LLC
Address: 1360 N. KILLIAN DR, STE 3
Telephone: 561-313-3616 Fax: _____
E-mail: KUSTOMKINGSFLORIDA@YAHOO.COM

- Owner
- Agent (Attach Agent Authorization Form)

Owner's Name
(if not Applicant): JB PARASMO LLC
Address: 1360 N Killian
Telephone: 561-627-9769 Fax: —
E-Mail: Jarrod@protechmed.com

Property Location: 1360 N. KILLIAN DR, STE 3 LAKE PARK, FL 33403
Legal Description: NORTHLAKE BUSINESS PARK, LOTS 46 TO 48 INC
Property Control Number: 36-43-42-20-09-000-0460

Future Land Use: Commercial / Light Indus. Zoning: C-4
Acreage: 1.12 Square Footage of Use: 4000 SQ FT
Proposed Use: AUTO RESTORATION, PAINT & BODY

Zoning/Existing Use of Adjacent Properties:

North: Retail C-4

South: Auto Repair C-4

East: Auto Repair C-4

West: Air Conditioning C-4

LU for ALL = Commercial / Ct. Indus.

APPLICATION REQUIREMENTS:

1. Please discuss how the Special Exception use is consistent with the goals, objectives, and policies of the Town's Comprehensive Plan.

PROPERTY WILL BE USED TO RESTORE VINTAGE CARS, BODY WORK, PAINT.

2. Please discuss how the proposed Special Exception is consistent with the land development and zoning regulations and all other portions of the Town of Lake Park Code of Ordinances.

BUILDING WAS PAINT + BODY SHOP PREVIOUSLY. PAINT BOOTH INTACT. WE ARE NOT A COLLISION CENTER. ONLY LONGER TERM RESTORATION SHOP.

3. Please explain how the proposed Special Exception use is compatible with the character and use (existing and future) of the surrounding properties in its function; hours of operation; type and amount of traffic to be generated; building location; mass; height and setback; and other relevant factors peculiar to the proposed Special Exception use and the surrounding property.

BUSINESS IS OPEN 9-5 M-F. TRAFFIC WILL BE LOW. WE ARE A LONG TERM RESTORATION SHOP. THE BUILDING HAS BEEN USED AS A PAINT + BODY SHOP PREVIOUS FOR MANY YEARS.

4. Please explain how the establishment of the proposed Special Exception use in the identified location does not create a concentration or proliferation of the same or similar type of Special Exception use, which may be deemed detrimental to the development or redevelopment of the area in which the Special Exception use is proposed to be developed.

WE ARE RESTORING VINTAGE CARS.
LOW TRAFFIC. MINIMAL MATERIAL
AND PROJECTS ARE LONG TERM.

5. Please explain how the Special Exception use does not have a detrimental impact on surrounding properties based on; (a) The number of persons anticipated to be using, residing, or working on the property as a result of the Special Exception use; (b) The degree of noise, odor, visual, or other potential nuisance factors generated by the Special Exception use; (c) The effect on the amount and flow of traffic within the vicinity of the proposed Special Exception use.

SMALL BUSINESS WITH ONE OR TWO
WORKING PEOPLE. NO NOISE. NO
TRAFFIC. UP TO DATE EQUIPMENT FOR
ANY ODOR THAT MAY OCCUR.

6. Please explain how the proposed Special Exception use meets the following requirements; (a) does not significantly reduce light and air to adjacent properties; (b) does not adversely affect property values in adjacent areas; (c) would not be deterrent to the improvement, development or redevelopment of surrounding properties in accord with existing regulations; (d) does not negatively impact adjacent natural systems or public facilities, including parks and open spaces; and (e) provides pedestrian amenities, including, but not limited to, benches, trash receptacles, and/or bicycle parking.

WILL NOT AFFECT ANY OF ABOVE.
BUILDING IS IN A COMMERCIAL AREA.
WITH QUITE A FEW AUTO REPAIR,
AND OTHER REPAIR TYPE BUSINESSES.
HAS BEEN USED PREVIOUSLY AS SAME
TYPE OF BUSINESS.

STAFF REVIEW: SUBMIT ONE COMPLETE SET IN HARD COPY AND ONE AS AN ELECTRONIC COPY.

PLANNING BOARD REVIEW: UPON THE APPROVAL OF ALL GOVERNING AGENCIES, PLEASE SUBMIT ONE ELECTRONIC COPY AND SIX (6) COMPLETE SETS OF THE REQUIRED DOCUMENTS FOR FINAL REVIEW



PLEASE DO NOT DETACH FROM APPLICATION.

SIGNATURE REQUIRED BELOW.

Please be advised that Section 51-6 of the *Town of Lake Park Code of Ordinances* provides for the Town to be reimbursed, in addition to any application or administrative fees, for any supplementary fees and costs the Town incurs in processing development review requests.

These costs may include, but are not limited to, advertising and public notice costs, legal fees, consultant fees, additional Staff time, cost of reports and studies, NPDES stormwater review and inspection costs, and any additional costs associated with the building permit and the development review process.

For further information and questions, please contact the Community Development Department at 561-881-3320.

9/13/21

I, DAYAN SILVA, have read and understand the regulations above regarding cost recovery.

[Signature]
Property Owner Signature

1/30/26
Date



**CONSENT FORM FROM PROPERTY OWNER
AND DESIGNATION OF AUTHORIZED AGENT:**

Before me, the undersigned authority, personally appeared JB PARASMO, LLC
who, being by me first duly sworn, on Oath deposed and says:

1. That he/she is the fee simple title owner of the property described in the attached Legal Description;
2. That he/she is requesting ZONING APPROVAL in the Town of Lake Park, Florida;
3. That he/she is appointed _____ to act as authorized on his/her behalf to accomplish the above Project.

Property Owner Name: JB PARASMO, LLC

Property Owner Signature

RONALD JARROD PARASMO / OWNER

By: Name/Title

1360 N. KILLIAN DR. STE 3
Street Address

LAKE PARK, FL 33403
City, State, Zip Code

561-627-9769
Telephone Number

Fax Number

Jarrold@PROTECHMED.COM
E-Mail Address

Sworn and Subscribed before me on this 30 day of January, 2026,

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES:

11/22/2029

