



**TOWN OF LAKE PARK
COMMUNITY DEVELOPMENT DEPARTMENT**

APPLICATION FOR SPECIAL EXCEPTION REVIEW

Applicant/Agent: BERLIN AUTOTECH LLC

Address: 1335 OLD DIXIE HWY, UNIT 18-19, LAKE PARK, FL 33403

Telephone: 561-719 5505 Fax: _____

E-mail : BERLINAUTOTECH@GMAIL.COM

☐ Owner

☒ Agent (Attach Agent Authorization Form)

Owner's Name
(if not Applicant): 1335 OLD DIXIE HIGHWAY LLC

Address: 1202 TROY SCHENECTADY RD BLDG 3

Telephone: 518-783 4090 Fax: _____

E-Mail : JENN@RGROSETTI.COM

Property Location: 1335 OLD DIXIE HWY UNIT, LAKE PARK, FL 33403

Legal Description: KELSEY STATION UNIT 18-19

Property Control Number: 36-43-42-20-37-002-0180 36-43-42-20-37-002-0190

Future Land Use: COMMERCIAL/ LIGHT INDUSTRIAL Zoning: C4-C4 BUSSINESS DISTRICT

Acreage: _____ Square Footage of Use: 2790 SF

Proposed Use: BOTIQUE AUTOMOTIVE REPAIR AND REFINISH FACILITY SPECIALIZING

IN LUXURY, EXOTIC, COLLECTOR AND PREMIUM VEHICLES BY APPOINTMENT ONLY.

Zoning/Existing Use of Adjacent Properties:

North: C4 RETAIL / COMMERCIAL South: C4 AUTOMOTIVE SERVICE
East: C4 AUTOMOTIVE REPAIR West: C4 COMMERCIAL / INDUSTRIAL

APPLICATION REQUIREMENTS:

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

The proposed Special Exception for Berlin Autotech Boutique Auto Repair and Refinishing is consistent with the goals, objectives, and policies of the Town of Lake Park Comprehensive Plan by promoting economic development, supporting small business growth, and encouraging the productive use of existing commercial and industrial properties.
The proposed use is a low-volume, boutique automotive refinishing and restoration facility specializing in high-end and exotic vehicles. The business will operate entirely within an existing commercial building and will not require any expansion of the building footprint or infrastructure. The proposed use supports the Town's objective of encouraging compatible commercial and light industrial uses that create employment opportunities, improve services available within the Town, and contribute to the economic vitality and redevelopment of existing commercial areas.

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.

The proposed Special Exception is consistent with the Town of Lake Park Land Development Regulations and all applicable provisions of the Code of Ordinances.
The proposed use will operate in full compliance with all applicable Town of Lake Park zoning requirements, Florida Building Code, Florida Fire Prevention Code, NFPA standards applicable to spray finishing operations, Florida Department of Environmental Protection requirements, and Palm Beach County Fire Rescue requirements.
The proposed spray booth will be fully permitted and professionally designed, including mechanical ventilation, filtration systems, fire suppression systems, approved electrical systems, and code-compliant exhaust systems.
All activities associated with the business, including vehicle storage, repair, preparation, and refinishing operations, will occur entirely indoors.

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.

The proposed boutique auto repair and refinishing facility is compatible with both the existing and future character of surrounding commercial and industrial properties.
The business is a low-volume operation specializing in high-end vehicles and restoration work rather than a high-production collision center.
Hours of operation are anticipated to be Monday through Friday from 8:00 AM to 6:00 PM and Saturday from 9:00 AM to 2:00 PM by appointment.
Traffic generation will be minimal, with customers generally dropping off and picking up vehicles by appointment, planning around 8 to 12 cars a month max.
The business is expected to generate fewer vehicle trips than many traditional automotive repair facilities.
The proposed use will operate entirely within the existing building and will not alter the building's mass, height, setbacks, or general appearance.

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.

The proposed Special Exception will not create an undesirable concentration or proliferation of similar uses within the area.

The business is a specialized boutique automotive refinishing and restoration operation serving a niche market of high-end and exotic vehicles. The use is substantially different from a high-volume collision repair facility.

The Town of Lake Park has previously approved similar specialty automotive refinishing uses within commercial and industrial areas, demonstrating that such uses can operate compatibly and contribute positively to the local economy.

The proposed operation will occupy an existing commercial space and will enhance the productive use and redevelopment of the property without creating adverse impacts on surrounding properties.

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.

The proposed use will not have a detrimental impact on surrounding properties.

The business will maintain a limited number of employees and customers on-site at any given time and will primarily operate by appointment.

All refinishing activities will occur within a fully enclosed spray booth equipped with filtration, ventilation, and fire protection systems designed in accordance with applicable codes and regulations.

No outdoor painting activities or outdoor storage of damaged vehicles, parts, or materials is proposed.

Customer visits generally consist of vehicle drop-off and pick-up appointments, minimizing traffic impacts on adjacent properties and surrounding roadways.

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.

a. The proposed use will not significantly reduce light or air to adjacent properties, as no additions or changes to the building's size, height, or footprint are proposed.

b. The proposed use is expected to positively contribute to the area by improving an existing commercial property, maintaining high standards of operation, and increasing investment in the community.

c. The proposed use promotes the continued redevelopment and productive utilization of existing commercial property and is consistent with surrounding commercial and industrial activities.

d. The proposed use will not negatively impact adjacent natural systems, parks, public facilities, or open spaces. All operations will comply with applicable environmental regulations.

e. The proposed use will utilize the existing site improvements and parking facilities and will not negatively impact pedestrian circulation or public access within the property.

Please provide the following:

- | | |
|---|--|
| 1. Fees: | <p>1. Special Exception Fees:</p> <p>Structure Size:</p> <p style="margin-left: 40px;">0 - 14,999 sq. ft. = \$1,500.00</p> <p style="margin-left: 40px;">+ 15,000 sq. ft. = \$3,000.00</p> <p>2. Minimum Initial Escrow Fee: \$1,500.00</p> <p>Advertising costs:</p> <p>The petitioner shall pay all costs of publication of Public Hearing required in a newspaper of general circulation within the Town. This cost will be deducted from the escrow.</p> |
| 2. Property Owners List: | <p>A complete list of property owners and mailing addresses of all property owners within 300 feet of the subject parcel as recorded in the latest official Palm Beach County Tax Roll. Certified Mail will be sent to all owners within 300 feet; postage will be deducted from escrow.</p> |
| 3. Location Map | |
| 4. Site Plan, Landscape Plan
Architectural Plans | <p>A. Site plan drawn to scale indicating:</p> <ol style="list-style-type: none">1. size of the buildings;2. intended floor area ratios;3. quantity of parking spaces;4. intended access road(s);5. the general type of construction in accordance with the Florida Building Code and the Codes of the Town of Lake Park; and,6. availability and approximate location of utilities <p>B. Landscape Plan showing proposed improvements, to scale</p> <p>C. Architectural plans including floor plan and building elevations, to scale</p> |
| 5. Site Survey: | <p>A certified boundary survey by a surveyor registered in the State of Florida containing an accurate legal description of the property and a computation of the total acreage of the parcel.</p> |
| 6. Applicants statement: | <p>On the Applicants letterhead please provide a statement of interest in the property.</p> |
| 7. Warranty Deed: | <p>A Warranty Deed with an affidavit from the Applicant stating that the Deed represents the current ownership.</p> |
| 8. Traffic Analysis: | <p>A Traffic Impact Analysis, if required by the Town Engineer or Staff.</p> |

***If special exception is for new development on a vacant parcel, please refer to requirements for site plan approval and site plan checklist as well.

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



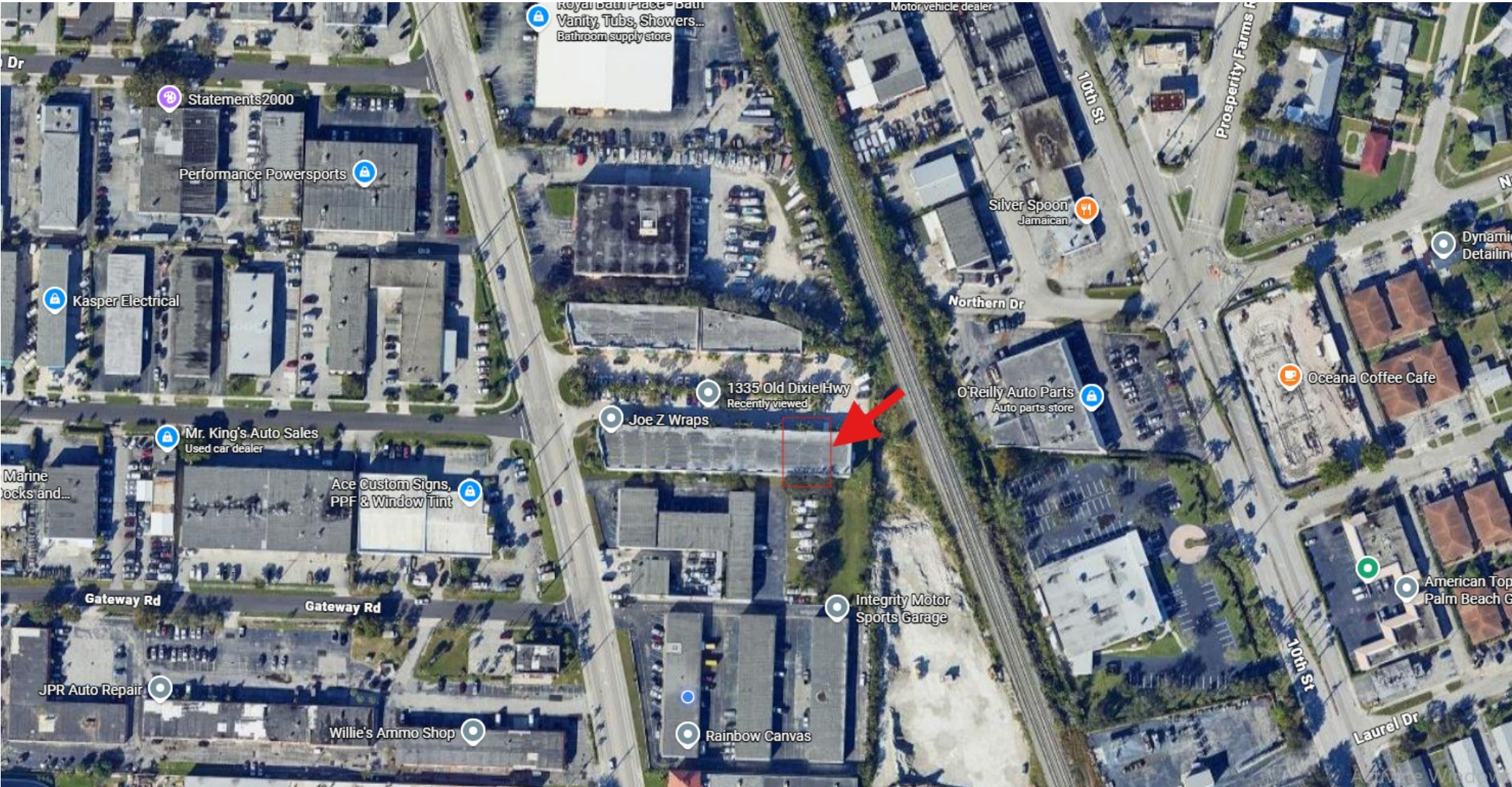
SIGNATURE REQUIRED BELOW.

For further information and questions, please contact the Community Development Department
at 561-881-3320. 9/13/21

Owner Signature _____ Date _____ Property _____

<u>Owner</u>	<u>Mailing Address</u>	<u>City</u>
Elizabeth Skelton Revocable Trust	15865 92nd Way N	Jupiter
Old Dixie RE LLC	1233 Old Dixie Highway Ste 4	Lake Park
Valshep1183 LLC	1183 Old Dixie Highway	Lake Park
JS 1220 10th Street LLC	701 US Highway 1 Ste 402	North Palm Beach
Lake Park Investments LLC	215 N Federal Highway	Boca Raton
Catanzaro Dennis	9432 SE Little Club Way S	Tequesta
R&K 10th Court LLC	301 52nd St	West Palm Beach
Chittam Roswell LLC	PO Box 1797	Stuart
Kelsey Industrial LLC	696 NE 125th St	Miami
Romero Mildred G Trust	145 Meadow Ln	Sautee Nacoochee
Gordon & Partners	1320 Old Dixie Highway	Lake Park
Facility Solutions Group Inc.	4401 W Gate Blvd Ste 310	Austin
JB Parasmo LLC	685 Hermitage Circle	Palm Beach Gardens
Westwind Properties LLC	1307 S Killian Drive	Lake Park
1416 10th Court LLC	1416 10th Ct	Lake Park

<u>State</u>	<u>Zip Code</u>
FL	33478
FL	33403
FL	33403
FL	33408
FL	33432
FL	33469
FL	33407
FL	34995
FL	33161
GA	30571
FL	33403
TX	78745
FL	33410
FL	33403
FL	33403



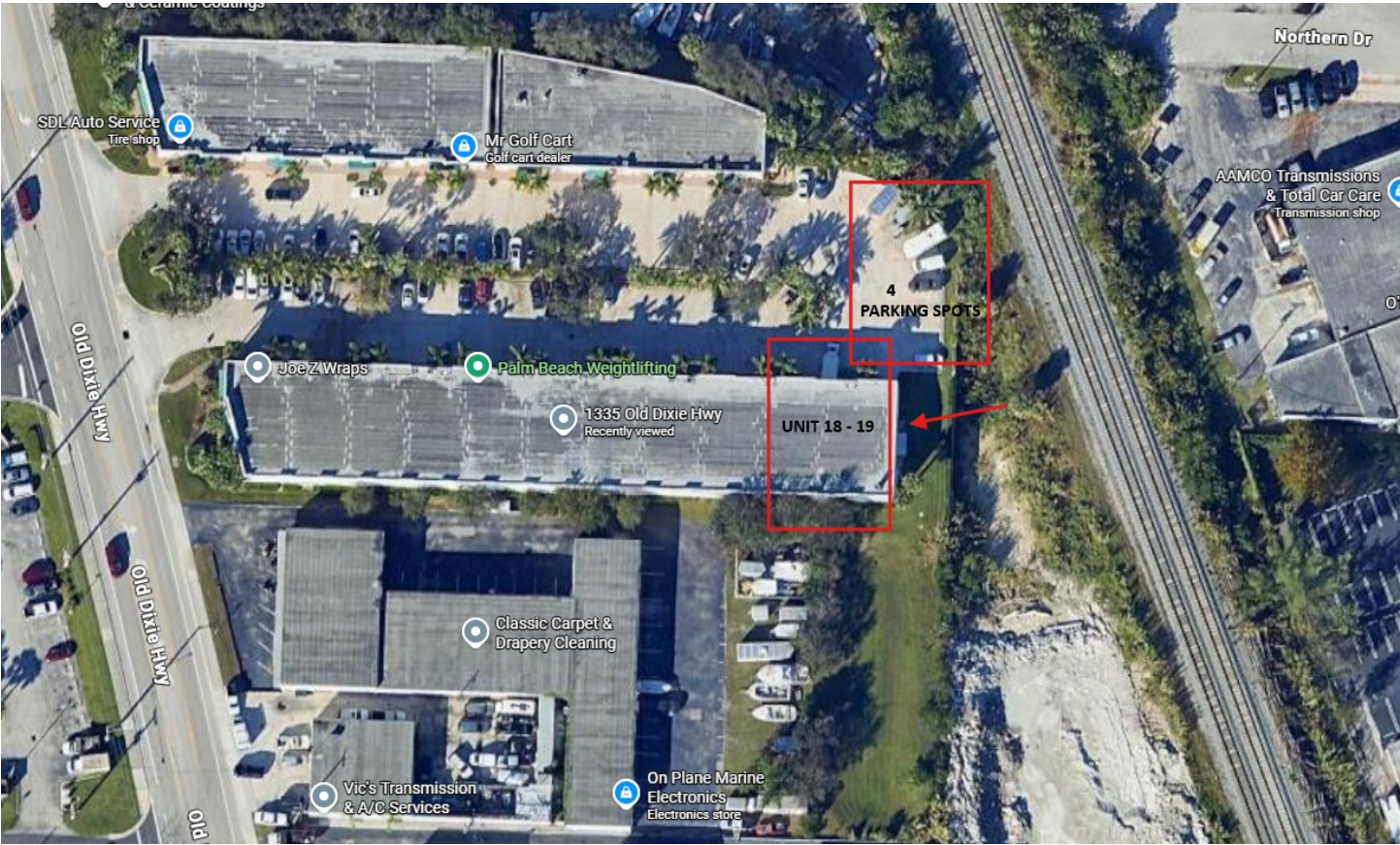
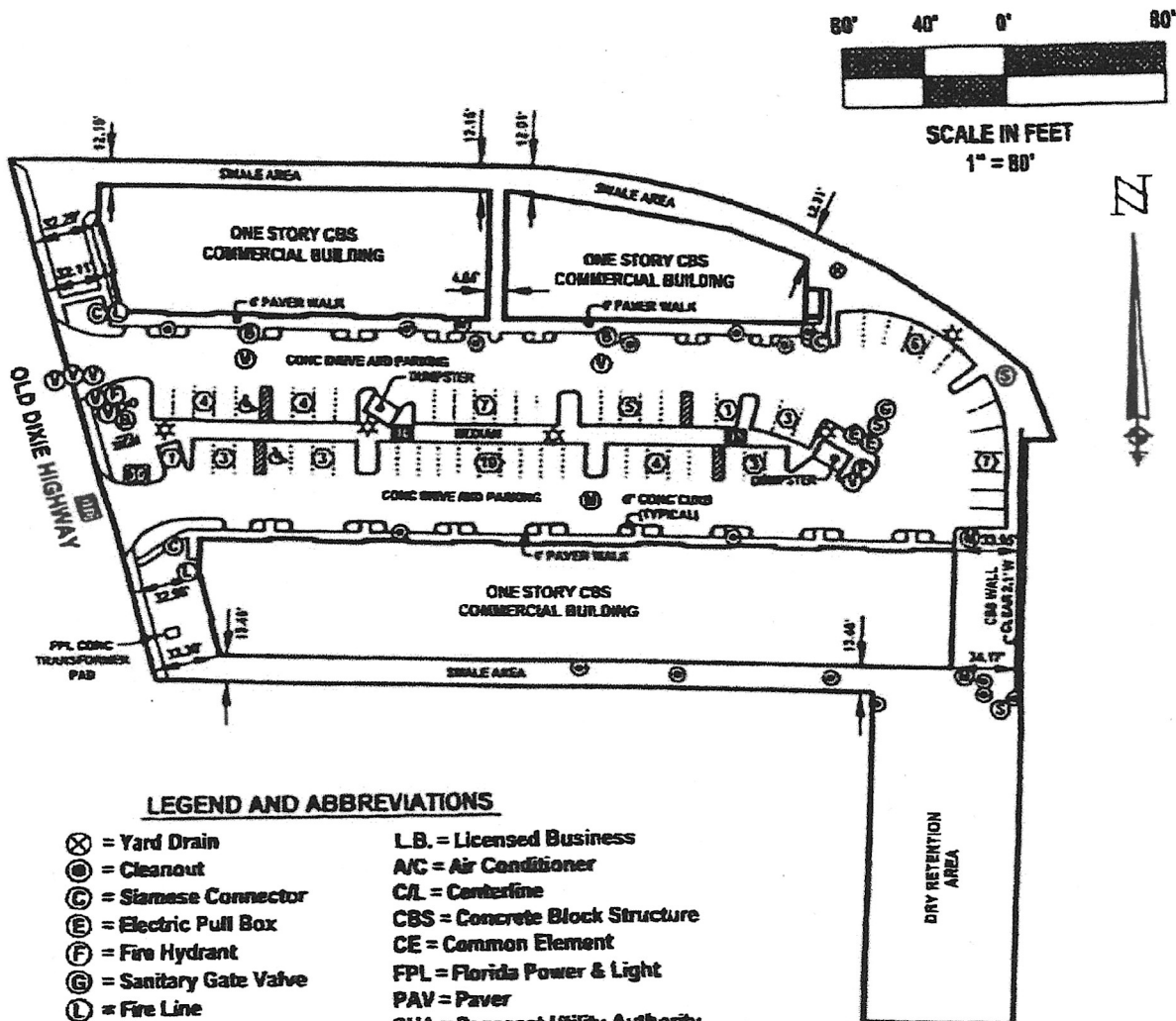


EXHIBIT "A"

KELSEY STATION, A COMMERCIAL CONDOMINIUM



LEGEND AND ABBREVIATIONS

- | | |
|---------------------------------|--|
| ⊗ = Yard Drain | LB. = Licensed Business |
| ⊙ = Cleanout | A/C = Air Conditioner |
| ⊕ = Siamese Connector | C/L = Centerline |
| ⊖ = Electric Pull Box | CBS = Concrete Block Structure |
| ⊗ = Fire Hydrant | CE = Common Element |
| ⊕ = Sanitary Gate Valve | FPL = Florida Power & Light |
| ⊖ = Fire Line | PAV = Paver |
| ⊙ = Storm Manhole | SUA = Seacoast Utility Authority |
| ⊕ = Sanitary Manhole | FEMA = Federal Emergency Management Agency |
| ⊖ = Water Valve | ORB = Official Record Book |
| ⊙ = Catch Basin | PC = Point of Curve |
| ⊕ = Parking Count | PT = Point of Tangent |
| ⊖ = Handicap Parking | R = Radius |
| ⊙ = Concrete Column | Δ = Delta |
| ⊕ = Double Detector Check Valve | L = Length |

GRAPHIC DESCRIPTION OF IMPROVEMENTS



THIS INSTRUMENT WAS PREPARED BY:
 IN THE OFFICES OF DONALD D. DANIELS, INC.
 FLORIDA CERTIFICATE L.B. NO. 4165
 725 NORTH A1A SUITE C111
 JUPITER, FL 33477 PHONE (561) 747-9894

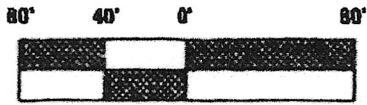
DONALD D. DANIELS
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA CERTIFICATE NO. 2608

SCALE: 1"=80'

DWG. NUMBER: 02-047.16

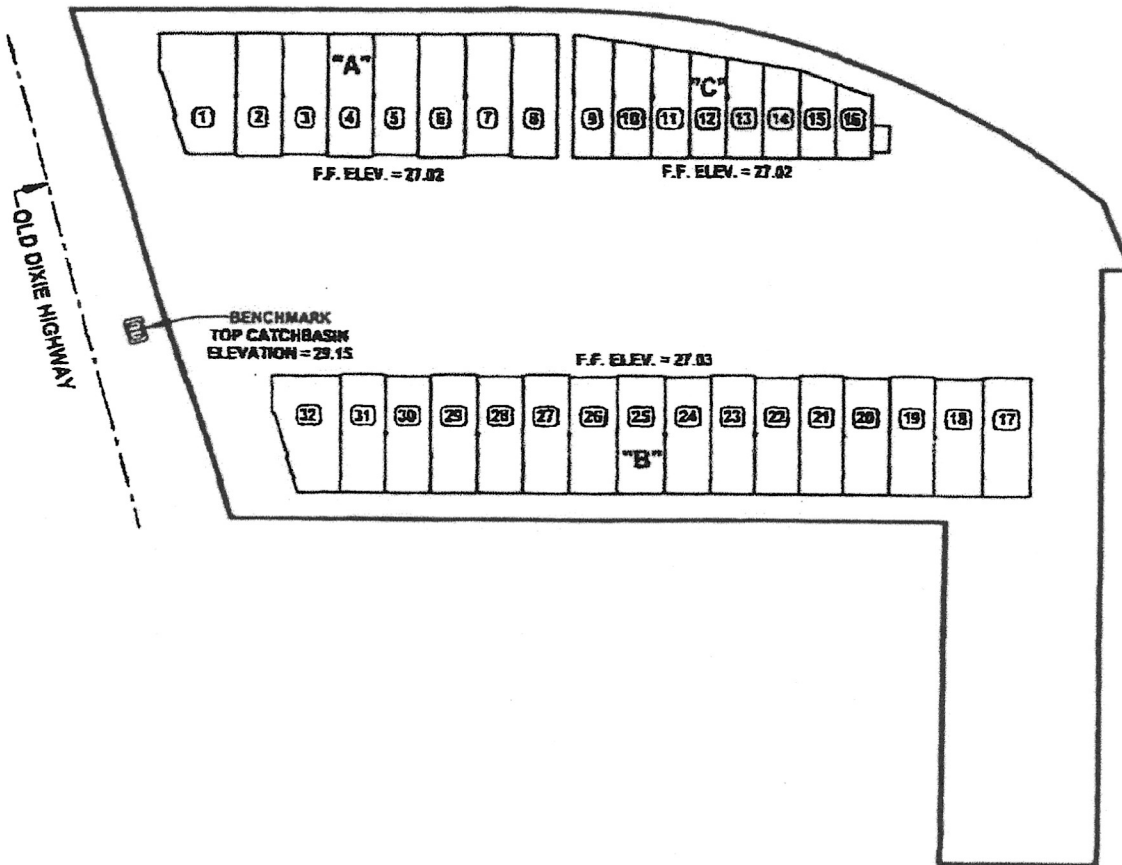
DATE: 08/13/2007

EXHIBIT "A" **KELSEY STATION, A COMMERCIAL CONDOMINIUM**



SCALE IN FEET
1" = 80'

F.F. ELEV. = FINISH FLOOR ELEVATION
"A" = BUILDING NUMBER TYPICAL

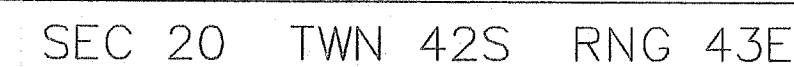
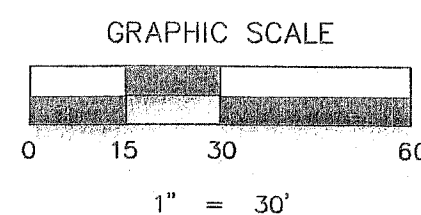


UNIT PLOT PLAN

	THIS INSTRUMENT WAS PREPARED BY: IN THE OFFICES OF DONALD D. DANIELS, INC. FLORIDA CERTIFICATE L.B. NO. 4165 725 NORTH A1A SUITE C111 JUPITER, FL 33477 PHONE (561) 747-9894	DONALD D. DANIELS PROFESSIONAL SURVEYOR & MAPPER FLORIDA CERTIFICATE NO. 2808	SCALE: 1"=80'
			DWG. NUMBER: 02-047.16
			DATE: 08/13/2007

Seller's Initial _____
 Buyer's Initial _____

1. ALL HC RAMPS SHALL BE CONSTRUCTED IN ACCORD W/ FL ADA REQ'S, FBC 11.4.8, & FDOT INDEX 304.
2. ALL YARD DRAINS SHALL BE 12" PVC PER FDOT INDEX #282.
3. CONSTRUCT SILT FENCE AROUND PERIMETER PER FDOT INDEX #102.
4. ALL INLETS IN PAVEMENT AREA SHALL HAVE TRAFFIC BEARING GRATES.



REVISIONS			
9/12/05	REV	PER	CLT
1/9/06	REV	PER	PBC
1/25/06	REV	PER	SUA
2/14/06	REV	PER	PBC
3/20/06	REV	PER	PBC
7/20/06	REV	PER	PBC

934 COMMERCE LANE, SUITE 5
JUPITER, FLORIDA 33458
TEL: (561) 575-6030
FAX: (561) 575-6058

JHI@bellsouth.net

Lake Park, Florida

Kelsey Station

SEA

JEFF H. IRAVANI, PE
FLA REG # 33155
COAN 406986

0504-869

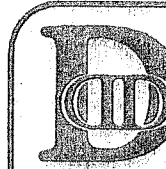
SHEET NO.

C-3

Small O. O. O.

DONALD D. DANIELS
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 2608

DATE OF SURVEY: August 22, 2007



Florida Certificate LB No. 4165
725 North A1A, Suite C-111
Jupiter, Florida 33477
Telephone: (561) 747-9894
Fax: (561) 747-9895

AS BUILT - GRADING, PAVING & DRAINAGE
(KELSEY STATION) 1100 OLD DIXIE HIGHWAY
LAKE PARK, FLORIDA 33493

REFERENCE: 20/42/43

OFFICE: DAO

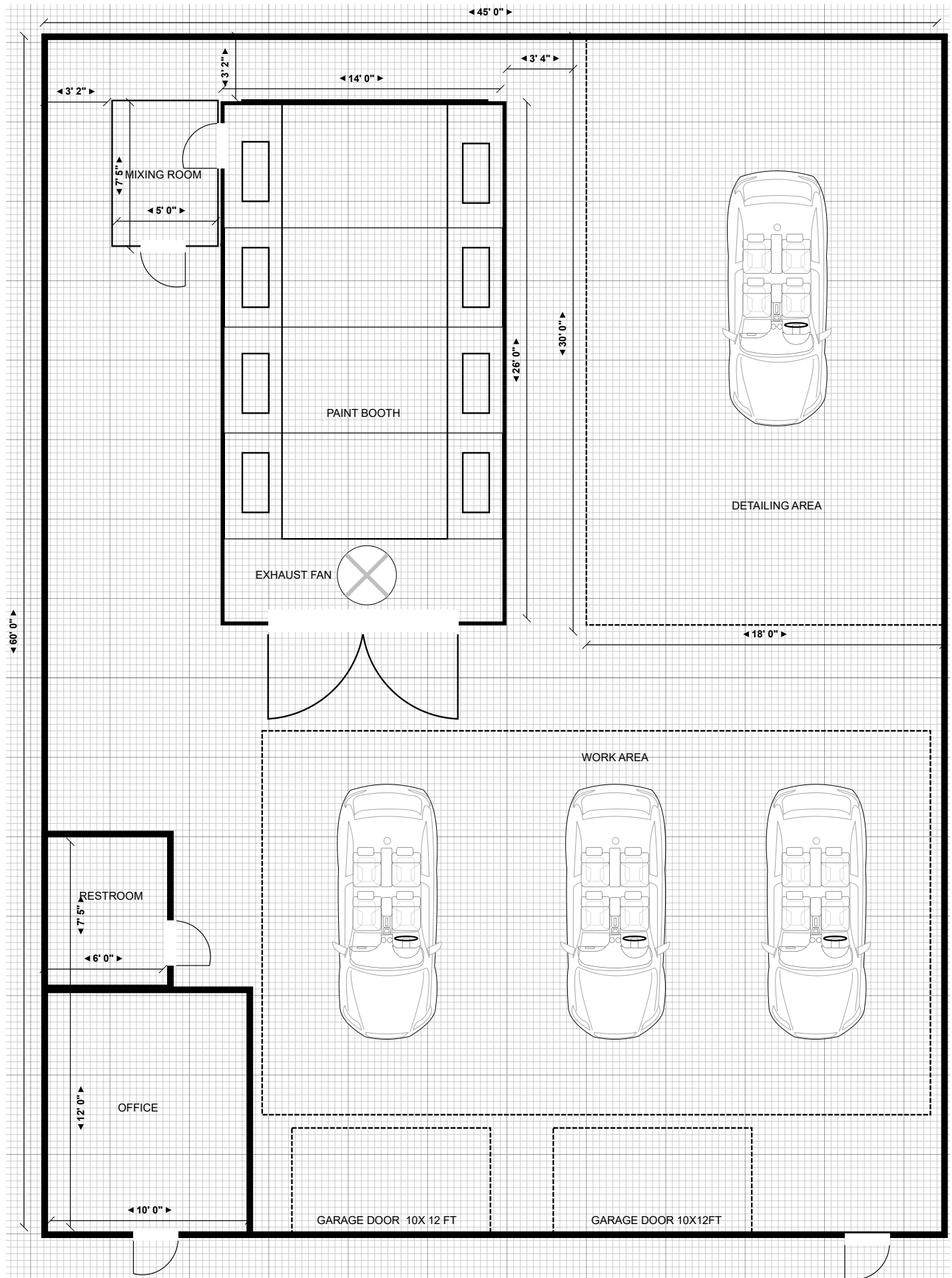
CHECKED:

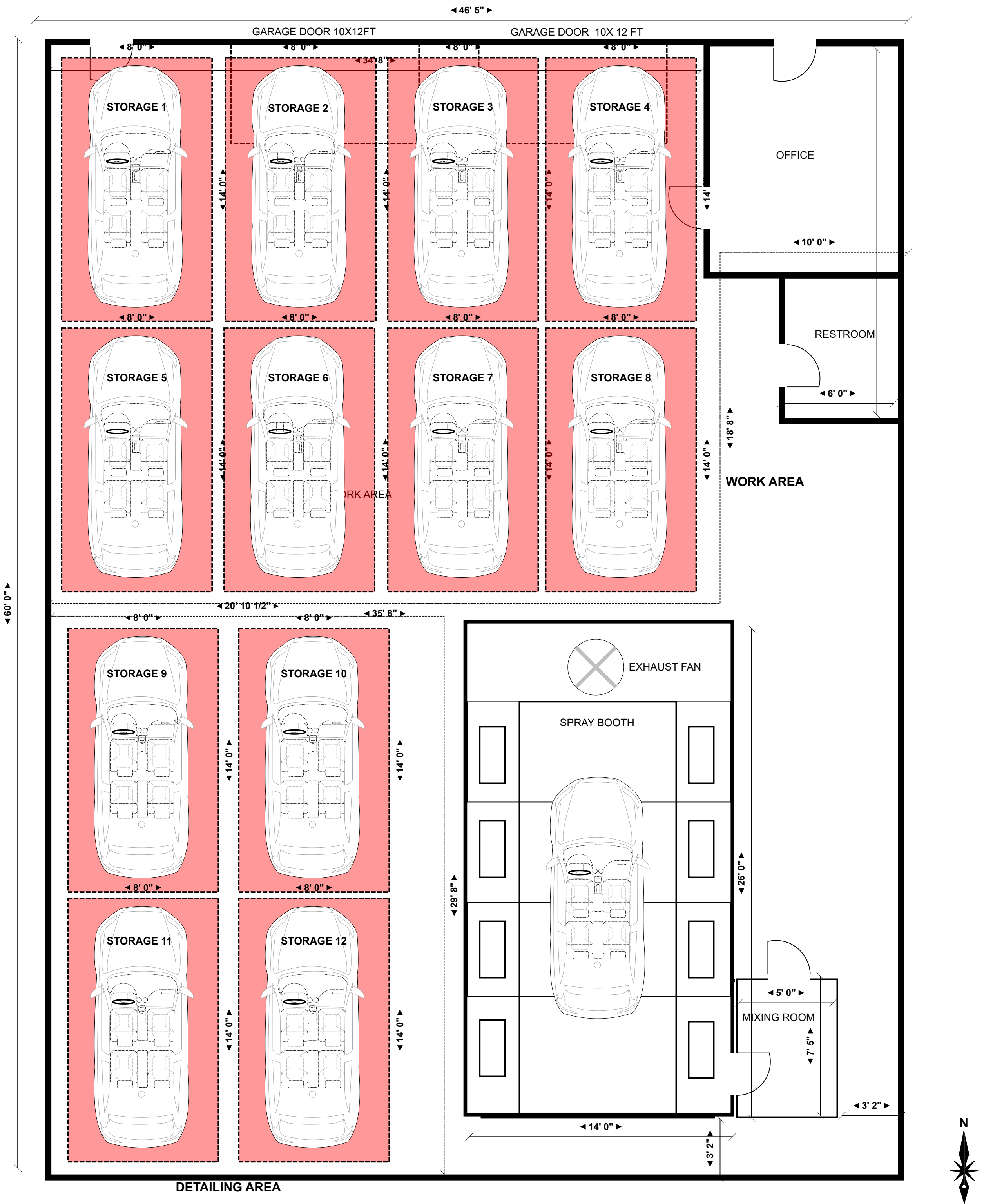
REVISIONS:

SCALE: 1" = 30'

DWG. NUMBER: 02-047 38

SHEET 1 OF 1





GENERAL NOTES:

1. Every storage has a measure of 14 ft x 8 ft
2. This facility provides interior storage for up to ten (10) customer vehicles. A minimum of eight (8) vehicles can be accommodated entirely within the building at all times. Customer vehicles awaiting repair or refinishing will be stored indoors. Exterior parking is intended primarily for employees and temporary customer drop-off/pick-up.

PARKING SPOT AVAILABILITY
(12 SPOTS INSIDE UNIT - 4 SPOTS OUTSIDE)
BERLIN AUTOTECH LLC
1335 OLD DIXIE HWY, UNITS 18-19 LAKE PARK, FL 33403

REVISIONS:

SCALE: 1/4" = 1'-0

SHEET 1 OF 1

DATE SURVEY: 07/06/2026





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BERLIN AUTOTECH LLC

APPLICANT'S STATEMENT OF INTEREST

To: Town of Lake Park Community Development Department

Berlin AutoTech LLC respectfully submits this Statement of Interest in support of its application for a Special Exception approval for a boutique automotive repair and refinishing facility with an enclosed spray booth serving low volume of luxury, exotic, collector, and premium vehicles.

The applicant has entered into a lease agreement for the commercial property located at 1335 Old Dixie Highway, Unit 18-19, Lake Park, Florida, and seeks approval to operate a specialized automotive refinishing and repair facility within the existing commercial building. The proposed use will provide high-quality automotive refinishing, restoration, paint correction, detailing, and repair services in a professional environment designed to meet all applicable building, fire, environmental, and life-safety requirements.

Berlin AutoTech LLC is committed to maintaining the property in a clean, professional, and attractive condition and operating in a manner that is compatible with neighboring businesses and consistent with the Town of Lake Park Comprehensive Plan. The proposed use represents a significant investment in the property, supports local economic development, creates skilled employment opportunities, and contributes to the productive reuse of commercial space within the Town.

The applicant believes the proposed use is compatible with surrounding commercial and industrial properties and will not adversely affect neighboring properties, public facilities, traffic circulation, property values, or the general welfare of the community. All operations will comply with applicable local, state, and federal regulations, as well as any conditions imposed as part of the Special Exception approval process.

Accordingly, Berlin AutoTech LLC respectfully requests approval of the Special Exception application and appreciates the Town's consideration of this request.

Respectfully Submitted,



Hans Schenk
Managing Member
Berlin Autotech LLC

Date: 06/29/2026

Prepared by and return to:

Richard D. Percic, Esquire
Jeck, Harris, Raynor & Jones, P.A.
790 Juno Ocean Walk, Suite 600
Juno Beach, FL 33408-1121

Telephone: (561) 713-2094

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed is made this 8th day of August, 2022, between KELSEY PROPERTIES, L.L.C., a Florida limited liability company, whose post office address is 501 Maplewood Drive, Jupiter, FL 33458, "Grantor", and 1335 OLD DIXIE HIGHWAY LLC, a Florida limited liability company, whose post office address is 1202 Troy Schenectady Road, Building #3, Latham, NY 12110, "Grantee":

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, limited liability companies, trusts and trustees)

Witnesseth, that Grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in Palm Beach County, Florida, to-wit (the "Property"):

Units 1 through 6, inclusive, and Unit 8, Building A, Units 17 through 32, inclusive, Building B, and Units 11 through 16, inclusive, Building C, of KELSEY STATION, A COMMERCIAL CONDOMINIUM, according to the Declaration of Condominium thereof, recorded in Official Records Book 22160, Page 1154, and all exhibits and amendments thereof, Public Records of Palm Beach County, Florida.

Parcel ID Numbers:

Building A Units: 36-43-42-20-37-001-0010; 36-43-42-20-37-001-0020; 36-43-42-20-37-001-0030; 36-43-42-20-37-001-0040; 36-43-42-20-37-001-0050; 36-43-42-20-37-001-0060; 36-43-42-20-37-001-0080;

Building B Units: 36-43-42-20-37-002-0170; 36-43-42-20-37-002-0180; 36-43-42-20-37-002-0190; 36-43-42-20-37-002-0200; 36-43-42-20-37-002-0210; 36-43-42-20-37-002-0220; 36-43-42-20-37-002-0230; 36-43-42-20-37-002-0240; 36-43-42-20-37-002-0250; 36-43-42-20-37-002-0260; 36-43-42-20-37-002-0270; 36-43-42-20-37-002-0280; 36-43-42-20-37-002-0290; 36-43-42-20-37-002-0300; 36-43-42-20-37-002-0310; 36-43-42-20-37-002-0320;

Building C Units: 36-43-42-20-37-003-0110; 36-43-42-20-37-003-0120; 36-43-42-20-37-003-0130; 36-43-42-20-37-003-0140; 36-43-42-20-37-003-0150; and 36-43-42-20-37-003-0160.

Subject to: property taxes for the year 2022 and subsequent years; covenants, restrictions and public utility easements of record; existing zoning and governmental regulations, provided that the encumbrances of record do not render title unmarketable.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

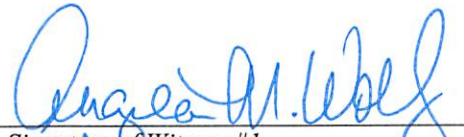
To Have and to Hold, the same in fee simple forever.

And Grantor hereby covenants with Grantee that: (a) Grantor is lawfully seized of the Property in fee simple; (b) Grantor has good right and lawful authority to sell and convey the Property; and (c) Grantor hereby fully warrants the title to the Property and will defend the Property against the lawful claims of all persons claiming by, through or under Grantor.

In Witness Whereof, a duly authorized Manager of Grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

KELSEY PROPERTIES, L.L.C., a Florida limited liability company



Signature of Witness #1

Angela M. Wolf

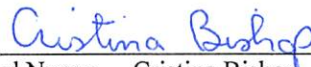
Printed Name of Witness #1



Signature of Witness #2

Edward Proenza

Printed Name of Witness #2

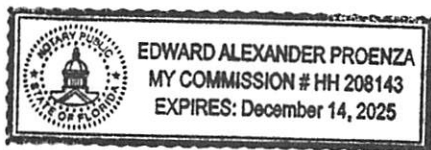
By: 
Printed Name: Cristina Bishop
Title: Manager

Address: 501 Maplewood Drive
Jupiter, FL 33458

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing Special Warranty Deed was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 8th day of August, 2022, by Cristina Bishop as Manager of KELSEY PROPERTIES, L.L.C., a Florida limited liability company, on behalf of the company. Cristina Bishop ☐ is personally known to me or ☐ produced a driver's license as identification.

[Notary Seal]




Notary Public – State of Florida

Printed Name: Edward Proenza

My Commission Expires: 12/14/2025

CONSENT FORM

FROM PROPERTY OWNER AND DESIGNATION OF AUTHORIZED AGENT:

Before me, the undersigned authority, personally appeared IN FRONT OF ME, who, being by me first duly sworn, on Oath depose 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 Special Exception Review 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: 1335 Old Dixie Highway LLC

Property Owner Signature

By: Name/Title

622 Troy Schenectady Rd

Latham, NY 12110

Street Address

City, State, Zip Code

518-783-4090

Telephone Number

Fax Number

Ahmed@rgrosetti.com

E-Mail Address

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

Kateri Waukau

NOTARY PUBLIC

MY COMMISSION EXPIRES:

7/13/2027

KATERI WAUKAU
Notary Public, State of New York
Qualified in Saratoga County
Registration No. 01WA0011137
Commission Expires July 13, 2027

