



**TOWN LAKE OF PARK
PLANNING & ZONING BOARD
STAFF REPORT
MEETING DATE: August 3, 2026
PZ-26-10**

APPLICATION: 1335 Old Dixie Highway Units 18 and 19 (Berlin Autotech)

SUMMARY OF APPLICANT’S REQUEST: Berlin Autotech LLC (“Agent” and “Applicant”) on behalf of 1335 Old Dixie Highway LLC (“Property Owner”) is requesting special exception approval for a 2,790 square foot auto paint and body use. The proposed development is consistent with the Town of Lake Park’s adopted regulations for the C-4 District.

The Subject Property is located east of Old Dixie Highway in the Town of Lake Park. It is comprised of the following condominium parcels:

PCN: 36-43-42-20-37-002-0180

PCN: 36-43-42-20-37-002-0190

BACKGROUND:

Owner:	1335 Old Dixie Highway LLC
Applicant:	Berlin Autotech
Location:	PCN: 36-43-42-20-37-002-0180 PCN: 36-43-42-20-37-002-0190
Condominium Square Footage:	2,790 SF
Legal Description:	KELSEY STATION CONDO UNIT 18 BLDG B KELSEY STATION CONDO UNIT 19 BLDG B
Existing Zoning:	C-4 Business District
Future Land Use:	Mixed Commercial and Light Industrial

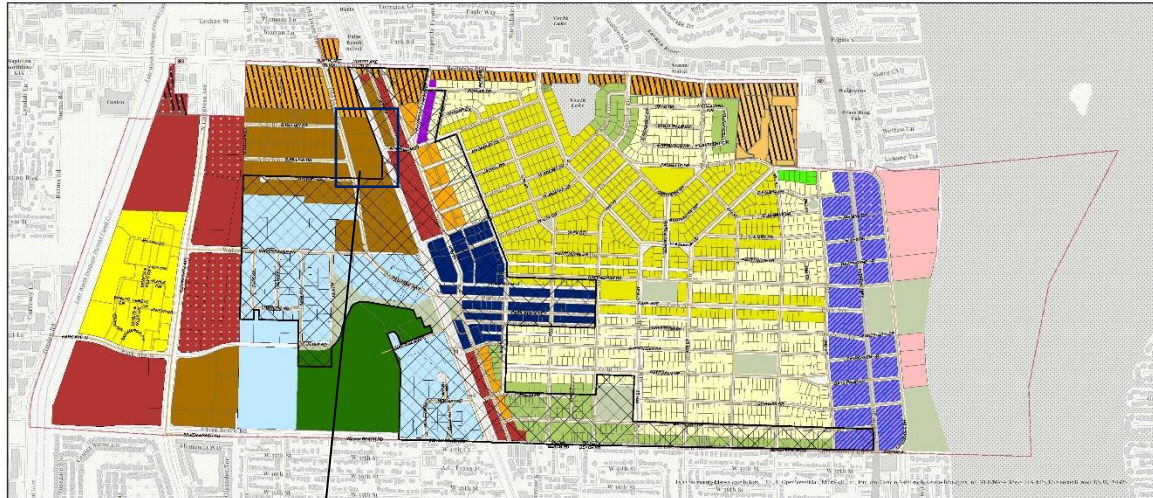


Figure 1: Aerial View of Site (image not to scale; for visual purposes only)

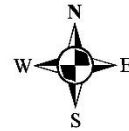
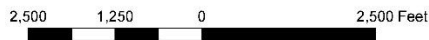
LAKE PARK ZONING MAP



Town of Lake Park Zoning Map

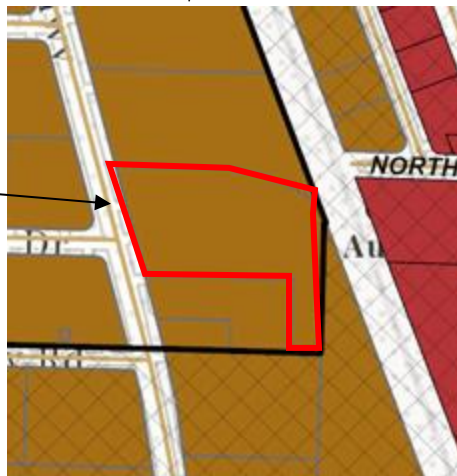


Community Development Department
 Town of Lake Park
 535 Park Avenue, Lake Park FL 33403
 Anders Viene - Planner
 561-881-3320 (ext 320)
 aviene@lakeparkflorida.gov
 Nadia DiTommaso - Director
 561-881-3319
 ndtommaso@lake



Date: 6/14/24

Subject Site



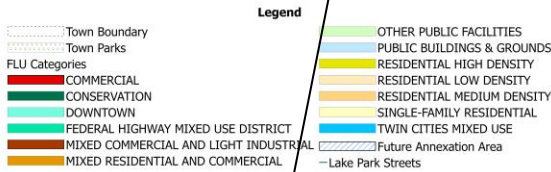
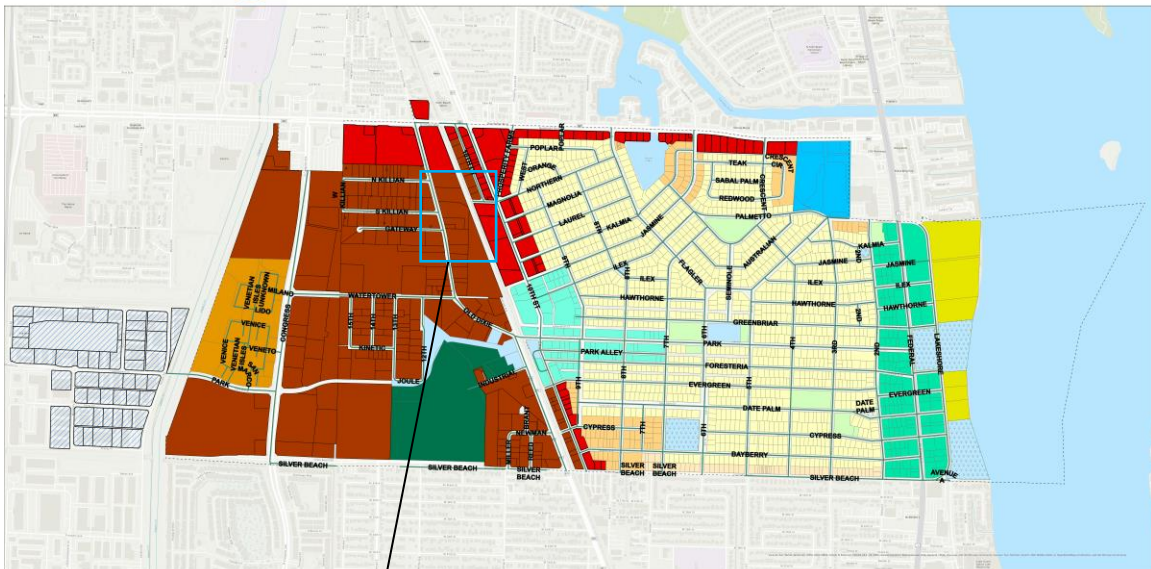
Adjacent Zoning:

North: C-4 Business District
 South: C-4 Business District
 East: C-2 Business District
 West: C-4 Business District

LAKE PARK FUTURE LAND USE MAP



Town of Lake Park Future Land Use (FLU) Map 2017-2027



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 Town of Lake Park
 535 Park Avenue, Lake Park FL 33403
 Anders Viane - Planner
 561-881-3320 (ext. 320)
 aviane@lakeparkflorida.gov
 Nadia DiTommaso - Director
 561-881-3319
 nditommaso@lakeparkflorida.gov



0 0.25 0.5 1 Miles

Subject Site



Adjacent Existing Land Use:

North: Mixed Commercial and Light Industrial
 South: Mixed Commercial and Light Industrial
 East: Commercial
 West: Mixed Commercial and Light Industrial

PART I: SPECIAL EXCEPTION APPLICATION

The Berlin Autotech special exception application has been reviewed by the Palm Beach County Fire Rescue, Palm Beach County Sheriff's Office for CPTED, the Town's building official, Lake Park Public Works Staff, and the Lake Park Community

Development Department. Based on these reviews, the project substantially complies with our Land Development Regulations and Comprehensive Plan.

****This project has been noticed by certified mail to property owners within 300 feet July 15, 2026 and advertised in the Palm Beach Post July 24, 2026 ****

SITE PLAN PROJECT DETAILS

Comprehensive Plan: The proposal is consistent with the goals, objectives and policies of the Town's Comprehensive Plan, including:

- ➔ **3.4.2 Objectives and Policies, Policy 1.5:** *The Town shall encourage development and redevelopment activities which will substantially increase the tax base while minimizing negative impacts on natural and historic resources, existing neighborhoods and development and adopted Levels of Service (LOS) standards.*
- ➔ **Future Land Use (FLU) Classification System 3.4.3:** *Lands and structures devoted to light industrial uses with pollutants controlled on site, warehouses, commercial, wholesale establishments, and limited small scale commercial uses that are supportive of workers in the area such as convenience stores and restaurants and that can be carried on unobtrusively, with a maximum F.A.R. of 2.0. Specific uses are delineated in the Town of Lake Park Zoning Code.*
- ➔ **Future Land Use Element, Policy 5.2:** *The Town shall foster the redevelopment of declining neighborhoods, underutilized parcels, and areas that demonstrate substandard and/or slum and blight conditions.*

Zoning: The proposed project is generally consistent with the requirements of the C-4 Business District, including the use of auto paint and body, parking (all customer vehicles will be stored within the units and there is sufficient space to meet the required car count of 11 plus 5 more), and the Town's special exception criteria of 78-184 (b), which area elaborated below along with the applicant's responses.

(1) The proposed special exception use is consistent with the goals, objectives, and policies of the town's comprehensive plan.

Applicant Response: *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.

Staff Evaluation: We are in agreement. Relevant comprehensive plan objectives achieved through this redevelopment are as follows:

- 3.4 Goal, Objectives and Policies, Town Goal Statement 3.4.1 (3) - The Town shall maintain and seek opportunities to improve its ability to provide... commercial, industrial and mixed-use development opportunities that will further the achievement of economic development goals.
- 3.4 Goal, Objectives and Policies, 3.4.2. Objectives and Policies, Objective 1, Policy 1.1 j. – encourage redevelopment, renewal or renovation, that maintains or improves existing neighborhoods and commercial areas;
- 3.4 Goal, Objectives and Policies, 3.4.2. Objectives and Policies, Objective 5 – The Town shall promote redevelopment and infill development in a manner that is consistent to existing neighborhoods and uses, the built and natural environments and adjacent jurisdictions.

(2) The proposed special exception is consistent with the land development and zoning regulations and all other portions of this Code.

Applicant Response: *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.

Staff Evaluation: We are in agreement. The use of auto paint and body is consistent with the C-4 zoning code; additionally, the applicant has demonstrated adequate storage area is available within the units for more than the required number of vehicle parking spaces.

(3) 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.

Applicant Response: *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.

Staff Evaluation: We are in agreement. The C-4 district is the Town's second most intense commercial district; along Old Dixie Highway, the character of the existing businesses are overwhelmingly light industrial, consistent with the zoning. Berlin Autotech is consistent with these other users and its anticipated hours of operation do not appear to conflict with neighboring uses. No changes to height, massing or setbacks are proposed to the 1335 Old Dixie Highway Units 18 and 19, although some internal reconfigurations will be required. The applicant will apply for building permits to install a spray booth consistent with the requirements of the Florida Building Code.

(4) 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.

Applicant Response: *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.

Staff Evaluation: We are in agreement. Berlin Autotech's operation would not constitute an over-concentration of paint and body uses. On the contrary, these businesses in particular benefit from a centering effect but nevertheless Berlin Autotech caters to a niche clientele within this broader category of auto paint and body, focusing exclusively on the luxury market.

(5) The proposed 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; and
- c. The effect on the amount and flow of traffic within the vicinity of the proposed special exception use.

Applicant Response:

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.

Staff Evaluation: We are in agreement. The business is proposed to have three full time employees at maximum shift and anticipates 3 to 5 customer car drop offs per week. The applicant's painting and repair operations will be enclosed within the building to mitigate impacts.

(6) That the proposed special exception use:

- 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 a 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.
- e. Provides pedestrian amenities, including, but not limited to, benches, trash receptacles, and/or bicycle parking.

Applicant Response:

- 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.*

Staff Evaluation: We find no evidence to suggest Berlin Autotech's operation will adversely impact light, air flow, property values, redevelopment, natural resources or public facilities. The applicant has provided a trash can in accordance with criteria e. and we consider this condition satisfied.

PART II: STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the Special Exception for 1335 Old Dixie Highway Unit 18 and 19 with the following conditions:

1. The Applicant shall occupy the Site consistent with the Special Exception application, justification statement, and the floor plans as submitted to the Department.
2. Prior to receiving a Town of Lake Park Business Tax Receipt, the Owner shall obtain a building permit, including the approval of Palm Beach County Fire Rescue, and all applicable reviewers, for the paint booth.
3. All work associated with the business operations shall be conducted indoors.

4. Vehicles are not permitted to be stored outside.
5. This special exception approval is granted based on the business' low volume luxury repair specialty, resulting in a limited impact for the Site of 3 to 5 customer visits per week. If operations and volume change, the Town shall be notified and the use shall be re-evaluated.
6. Cost Recovery. All professional consulting fees and costs, and legal fees incurred by the Town in reviewing the Application and its and the preparation of this resolution shall be paid to the Town within 10 days of the mailing of the invoice from the Town. The failure to reimburse the Town within the 10 days from the date of the invoice shall result in the suspension of any further review of plans or building activities pursuant to the building permit, and may result in the revocation of the this approval.