

RESOLUTION NO. 35-04-26

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING THE SPECIAL EXCEPTION USE OF AUTO PAINT AND BODY SHOP FOR THE PROPERTY LOCATED AT 1360 N KILLIAN DRIVE, UNIT 3; PROVIDING FOR CONDITIONS ASSOCIATED WITH THE SPECIAL EXCEPTION USE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, JB Parasmo LLC is the owner (Owner) of the property legally described in Exhibit "A", which is attached hereto and incorporated herein; and

WHEREAS, the Owner's property is located at 1360 N Killian Drive, Lake Park, Florida (the Site); and

WHEREAS, Kustom Kings LLC (Applicant), as the Owner's authorized agent has submitted an application seeking approval of the special exception use of auto paint and body shop on the Site ("the Project"); and

WHEREAS, the Site has a future land use designation of Commercial and Light Industrial; and

WHEREAS, the Site is located within C-4 Business District which allows auto paint and body shops as a special exception use; and

WHEREAS, at a public hearing on March 2, 2026, the Town's Planning and Zoning Board reviewed the plans for the proposed Project and recommended the approval of the Project to the Town Commission; and

WHEREAS, the Town Commission conducted a quasi-judicial hearing on April 1, 2026 to consider the Project; and

WHEREAS, at this quasi-judicial hearing, the Town Commission considered the evidence presented by the Town's Community Development Department (Department), the Applicant, and other interested parties and members of the public, regarding whether the Project meets the criteria for the approval of the special exception use; and

WHEREAS, the Town Commission has determined that the Project is consistent with the Town's Comprehensive Plan, meets the special exception use criteria, and all other applicable Land Development Regulations of the Town Code.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF LAKE PARK:

Section 1: The whereas clauses are incorporated herein as the findings of fact and conclusions of law of the Town Commission.

Section 2. The Town Commission hereby approves the special exception use of auto paint and body shop for 1360 North Killian Drive, unit 3, subject to 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, or provide documentation that the paint booth was previously permitted pursuant to valid approvals from the Town and Palm Beach County Fire Rescue .
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' limited weekly customer base and operation, resulting in a limited impact for the Site. If operations 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.

Section 3: The Owner, Applicant and their successors and assigns shall be subject to the conditions of approval.

Section 4. This resolution shall become effective upon execution.

Exhibit A - Legal Description

Northlake Business Park, Lots 46 to 48 inclusive, Plat Book 30, Pages 93-94.

PARCEL NO. 36-43-42-20-09-000-0460

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