



STAFF REPORT: COMMUNITY DEVELOPMENT DEPARTMENT

RESOLUTION NO. XX-4-- 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.

Special Exception Request: Request to allow an auto paint and body shop, in accordance with the C-4 Business District, Section 78-74 (3) a. of the Town Code.

Location: 1360 N. Killian Drive, # 3

Applicant: Kustom Kings Inc.

Request for special exception to operate a small auto paint and body shop within an existing industrial building. The business would occupy 4,000 square feet of an existing 20,000 square foot building, on the west end of the building.

The "auto paint and body shop" use category is placed as a special exception in the C-4 district as the use is often intensive, involving collision repair and spray booths, with the use often spilling outside of the building with cars awaiting repair.

In this instance, Kustom Kings is a small business that generally works on vintage cars, one or two at a time. Their letter of intent describes the business as a "vintage car restoration company". All work is contained inside. Please see application for further information.

The unit is located in a multi-unit building, on the corner of N. Killian and Old Dixie Hwy., in a light industrial area. Kustom Kings use is not expected to have any greater impact than auto repair, which is a use by right in the C-4 district. However, the code does not differentiate by size or intensity of the use and thus they must go through the special exception process.

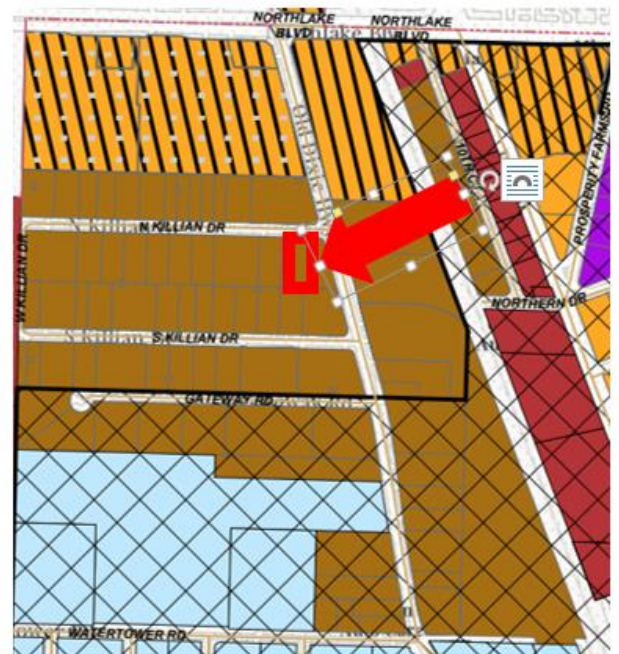
The applicant indicates they are not proposing any changes to the unit. The space they would be occupying already has a sanding booth and spray booth, from a former tenant. Researching, staff was unable to determine that the prior tenant had received a building permit and passed inspection for the booth, as well as the necessary fire inspection. Therefore this will be addressed in a condition for approval.

Location: 1360 N Killian Drive, #3.



Applicant: Kustom Kings, Inc.
Property Owner: JB Parasma LLC
PCN: 36-43-42-20-09-000-0460
Property size: 1.12 acres

LOCATION AND ZONING



Site:
Future Land Use: Commercial and Light Industrial
Zoning: C-4

Adjacent
Future Land Use: Commercial and Light Industrial
Zoning: C-4



Kustom Kings Elevation 1360 N Killian, unit 3





Interior, showing sanding/prep booth on the left and spray booth on the right.

Special Exception Criteria

Section 78-184 of the Code requires that a request for special exception must meet 6 general criteria. These are addressed in the applicant's submittal. The staff analysis of whether the criteria have been met is set out below.

- 1. The proposed special exception use is consistent with the goals, objectives, and policies of the Town's Comprehensive plan.***

FLUE 3.4.3 The use is consistent with the purpose of the Commercial and Light Industrial Land Use Category which describes the category as "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.

FLUE 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.

CRITERIA MET

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

The code requires 4 parking spaces/ 1,000 sq. ft. for automotive body shops which would equate to 16 spaces for the business. The applicant's site plan (aerial photo) shows that nine (9) spaces (in front of their unit and directly across) could be expected to be available to the business. Based on the low intensity of the business and number of employees (2) staff believe this will be more than adequate. However a condition of approval is included that would require the matter to be revisited if their volume were to significantly increase.

The building was constructed in 1978 and there are currently approx. 40 parking spaces on the property. Parking appears crowded as the business Performance Power Sports is parking vehicles for show in parking spaces. If this causes a shortage of needed parking it will be a code issue to be handled with that particular business.

However as to the special exception use itself, with the conditions of approval, it will be consistent with the code.

CRITERIA MET

- 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 and surrounding area. .***

Kustom Kings would occupy an existing 1 story industrial building which is representative of the types of buildings in that area. Other uses in the building include Performance Power Sports (motorcycle sales and repair) which fronts Old Dixie and Realistic Auto Repair. The use would be compatible with these uses, and actually generate less traffic and parking impacts.

CRITERIA MET

- 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.***

There are no other specialty auto paint and body shops in the general area. The closest paint and body shops are those that are oriented toward collision repair- Gerber Collision at 1145 Old Dixie Hwy.

CRITERIA MET

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.***
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- a. The use will have minimal impact on the surrounding area. There will be only one employee according to the owner, with no more than 10-15 customers a week anticipated.
 - b. Sanding and painting are conducted in enclosed areas, minimizing odor or noise. Welding will occur, which is not inconsistent with the industrial nature of the street and zoning district.
 - c. The amount of traffic will be less than many other uses permitted by right in the district such as vehicle sales, vehicle repair, or personal service uses.

CRITERIA MET

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.***

This has generally been answered above in the responses. There will be no impact to parks or open spaces. It does not appear that any of the amenities in e. would be needed by this business.

CRITERIA MET

Legal Notice: The request for special exception was advertised in the February 23, 2026 edition of the Palm Beach Post and certified letters were mailed to all property owners of record within 300 feet of the site.

PLANNING AND ZONING BOARD RECOMMENDATION –FINDINGS OF FACT

The Planning and Zoning Board held a hearing on March 2, 2026. No public comment was received.

The Board found that all six criteria for granting a Special Exception have been met, and unanimously recommended approval to the Town Commission of the request for an auto paint and body shop at 1360 N. Killian Drive, # 3 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, 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.

RECOMMENDED MOTION: MOTION TO APPROVE RESOLUTION # _____.