



## Town of Lake Park Town Commission

### Agenda Request Form

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**Meeting Date:** April 15, 2026

**Originating Department:** Community Development

**Agenda Title:** Resolution 35-04-26- Special Exception – Kustom Kings (Auto Paint & Body Shop) - 1360 North Killian Drive - Unit #3 - JB Parasmu, LLC (Owner)

**Category:** New Business

**Approved by Town Manager:** \_\_\_\_\_ **Date:** \_\_\_\_\_

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Legal Ad \$217.37/Certified Mail

**Cost of Item:** Legal Review **Funding Source:** Applicant Escrow Acct.

**Account Number:** #03-00170-00 **Finance Signature:** Barbara Gould

**Advertised:** Yes Also certified letter – 300 ft.

**Date:** Feb. 20, 2026 **Newspaper:** Palm Beach Post

**Attachments:** Staff Report, Resolution, Legal Notice, Certified letter, Applicant Submittal

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**Please initial one:**

KJG Yes, I have notified everyone.

\_\_\_\_\_ Not applicable in this case

#### **Summary Explanation/Background:**

JB Parasmu, LLC, owner, is requesting a special exception to be approved for a new auto paint and body shop, Kustom Kings Inc., to be located at 1360 North Killian Drive - Unit #3. The proposed auto paint and body shop business is expected to occupy 4,000 square feet of an existing 20,000 square foot industrial building.

The proposed auto paint and body shop is expected work on vintage cars and the work will be completed indoors (and no vehicles are proposed to be stored outside of the building). The proposed use is compatible with the surrounding area, which is comprised of light

industrial/commercial uses (i.e., auto repair, auto sales and contractors' office-warehouses). Given its specialized nature, the proposed business use is expected to have a minimal impact as compared with an auto repair use, which is a use by right in the C-4 district.

The proposed auto paint and body shop use category is considered as an intensive use involving collision repair and spray booths, which may spill outside of the building with cars awaiting repair. Thus, by considering this type of use as a special exception, the Town Commission may consider and/or require special conditions to ensure compatibility with the surrounding area.

Note: The Town's Land Development Regulations (LDR's) currently requires that an auto paint and body shop in the C-4 area obtain special exception approval by the Town Commission. This type of approval would require additional, specific review and approval by the Town to ensure compatibility due to the potential impacts to the surrounding neighborhood (even if the proposed use fits within the Zone's general purpose).

Additionally, to permit this type of special exception, the LDR's requires that the proposed use meet six (6) general criteria, which the Community Development Department has determined to be met. Further, negative impacts are not anticipated and the use is compatible with the commercial/light industrial land use designation.

The Planning and Zoning Board held a public hearing and considered the proposed auto paint and body shop use during their March 2, 2026 Regular Meeting and recommends approval with conditions to the Town Commission.

As a result, the proposed special exception (Auto Paint and Body Shop) use is being presented to the Town Commission for consideration. If approved, the special exception use will be effective immediately and the proposed auto paint and body shop will be able to proceed forward with operations.

Note: The special exception request has been properly advertised and noticed in accordance with Town Code and State law (copy of legal ad and certified letter is enclosed).

**Recommended Motion:**

I move to approve Resolution 35-04-26 authorizing a Special Exception for Kustom Kings, Inc. (Auto Paint and Body Shop) at 1360 North Killian Drive - Unit #3.