



Exhibit C

**TOWN LAKE OF PARK
TOWN COMMISSION
STAFF REPORT
MEETING DATE: September 2, 2026**

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

The proposal was considered by the Town’s Planning and Zoning Board on August 3. The Board unanimously found that the application was consistent with the standards of the C-4 district and the special exception criteria.

- During the meeting, the applicant clarified that he will pull a building permit and receive review for his spray booth, uses water-based paints and that contaminants are wholly captured on site and disposed of periodically when the storage tank becomes filled.