

BERLIN AUTOTECH

Exhibit D

Special Exception Application

Planning & Zoning Board

1335 Old Dixie Highway, Units 18–19

Lake Park, Florida

Hans Schenk

Managing Member



BOUTIQUE AUTOMOTIVE REPAIR & REFINISHING

- Berlin AutoTech is a boutique automotive repair and refinishing facility specializing in:
 - Luxury vehicles
 - Exotic vehicles
 - Collector vehicles
 - Premium automobiles
- Our business is appointment-based and focused on quality craftsmanship rather than high-volume production.



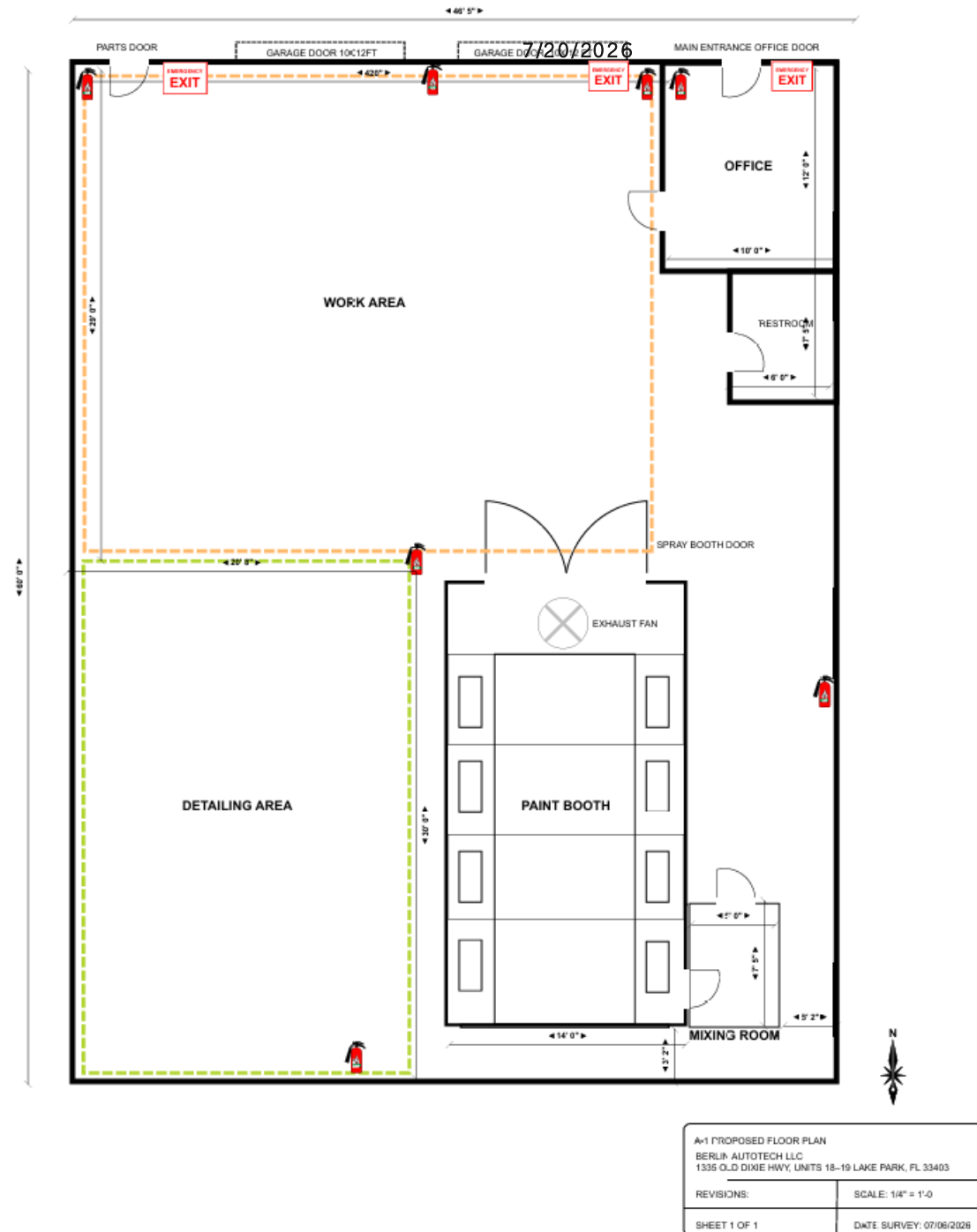
PROPOSED IMPROVEMENT

- Installation of:
 - One enclosed automotive spray booth
 - One paint mixing room



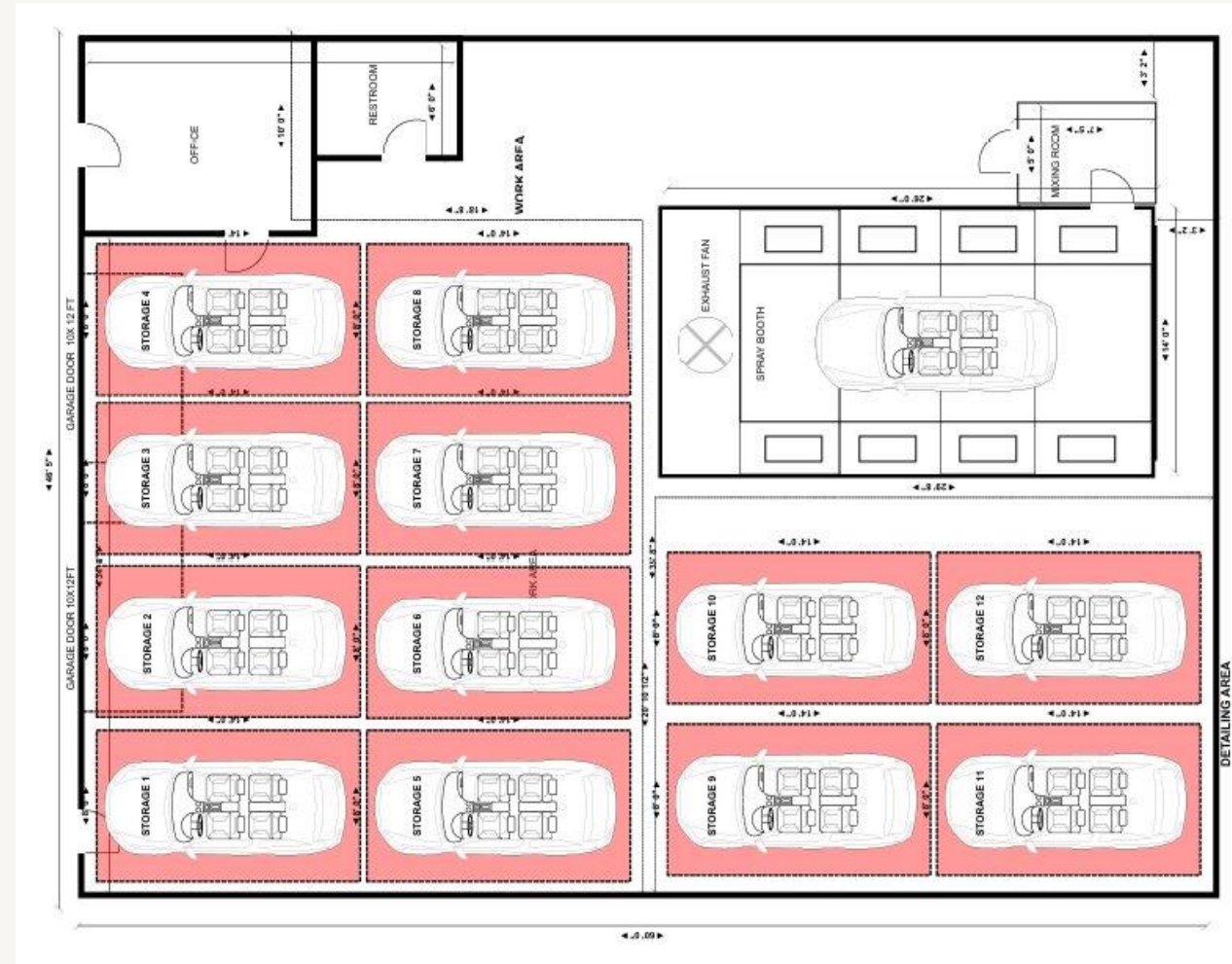
FLOOR PLAN

- ✓ Office
- ✓ Work Area
- ✓ Spray Booth
- ✓ Paint Mixing Room
- ✓ Vehicle Storage



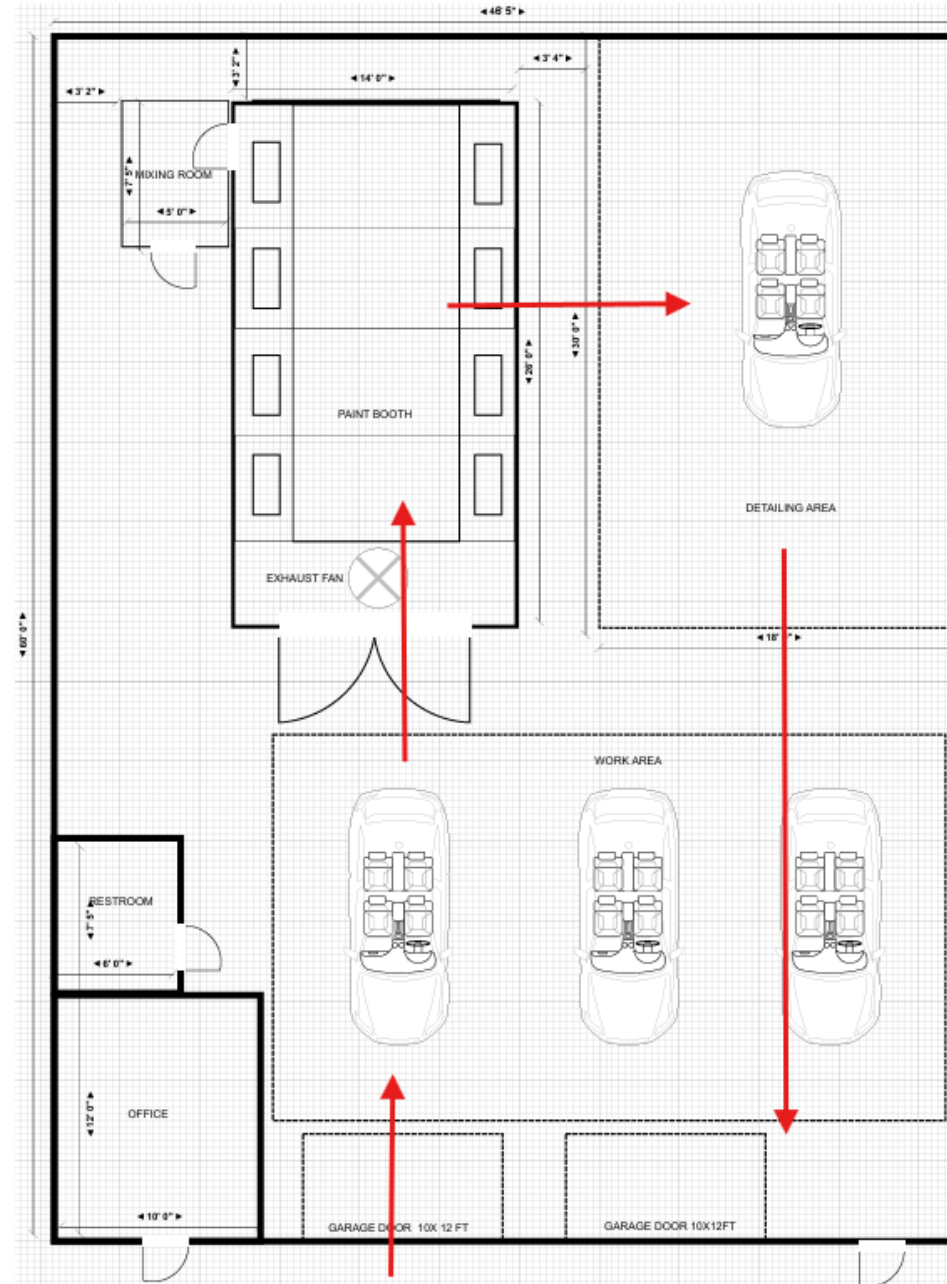
HOW BERLIN AUTOTECH OPERATES

- 3 Full-Time Employees
- Appointment Only
- 3–5 Customer Visits Per Week
- Low Traffic Volume
- Maximum Interior Storage: 12 Vehicles
- Typical Daily Storage: Approximately 8 Vehicles



WORKFLOW

- Vehicle Drop-Off
 - ↓
 - Inspection
 - ↓
 - Repair
 - ↓
 - Preparation
 - ↓
 - Spray Booth
 - ↓
 - Detailing
 - ↓
 - Customer Pick-Up
- Vehicles remain inside the building throughout the repair process.



MINIMAL IMPACT

- Customer visits:
- 3–5 per week
- Appointment only
- Employee parking:
 - 3 Employees
- No outdoor vehicle storage during operations.
- Very low traffic generation.



ENVIRONMENTAL & SAFETY

Environmental Improvements

- The enclosed spray booth provides:
- Filtered exhaust
- Controlled environment
- Reduced overspray
- Improved worker safety
- Higher quality refinishing
- Compliance with Building and Fire Codes



THANK YOU

- Berlin AutoTech respectfully requests approval of the Special Exception Application.

Thank you for your time and consideration.