



Town of Lake Park, Florida

Planning and Zoning Board Meeting Agenda

Monday, August 03, 2026 at 6:30 PM

535 Park Avenue Lake Park, Florida

Richard Ahrens	—	Chair
Jon Buechele	—	Vice Chair
Evelyn Harris Clark	—	Regular Member
Karen Lau	—	Regular Member
Patricia Leduc	—	Regular Member

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision of the Planning & Zoning Board, with respect to any matter considered at this meeting, such interested person will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons with disabilities requiring accommodations in order to participate in the meeting should contact the Town Clerk's office by calling 881-3311 at least 48 hours in advance to request accommodations.

CIVILITY AND DECORUM

The Town of Lake Park is committed to civility and decorum to be applied and observed by its elected officials, advisory board members, employees and members of the public who attend Town meetings. The following rules are hereby established to govern the decorum to be observed by all persons attending public meetings of the Commission and its advisory boards:

- Those persons addressing the Commission or its advisory boards who wish to speak shall first be recognized by the presiding officer. No person shall interrupt a speaker once the speaker has been recognized by the presiding officer. Those persons addressing the Commission or its advisory boards shall be respectful and shall obey all directions from the presiding officer.
- Public comment shall be addressed to the Commission or its advisory board and not to the audience or to any individual member on the dais.
- Displays of disorderly conduct or personal derogatory or slanderous attacks of anyone in the assembly is discouraged. Any individual who does so may be removed from the meeting.
- Unauthorized remarks from the audience, stomping of feet, clapping, whistles, yells or any other type of demonstrations are discouraged.
- A member of the public who engages in debate with an individual member of the Commission or an advisory board is discouraged. Those individuals who do so may be removed from the meeting.
- All cell phones and/or other electronic devices shall be turned off or silenced prior to the start of the public meeting. An individual who fails to do so may be removed from the meeting.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF AGENDA:

APPROVAL OF MINUTES:

- [1.](#) Meeting Minutes for June 1, 2026

PUBLIC COMMENTS ON AGENDA ITEMS:

Any person wishing to speak on an agenda item is asked to complete a Public Comment Card located on either side of the Commission Chambers, and provide it to the Recording Secretary. Cards must be submitted before the agenda item is discussed.

ORDER OF BUSINESS:

The normal order of business for Hearings on agenda items as follows:

- Staff Presentation
- Applicant Presentation (when applicable)
- Board Member questions of Staff and Applicant
- Public Comments - 3-minute limit per speaker
- Rebuttal or closing arguments for quasi-judicial items
- Motion on the floor
- Vote of Board

NEW BUSINESS:

- [2.](#) PZ-26-10 - Berlin Autotech Special Exception

PLANNING & ZONING BOARD MEMBER COMMENTS:

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS AND PROJECT UPDATES:

ADJOURNMENT:

FUTURE MEETING DATE: Special Call Planning & Zoning Board Meeting on September 14, 2026



Town of Lake Park, Florida

Planning and Zoning Board Meeting Minutes

Monday, June 01, 2026 at 6:30 PM

535 Park Avenue Lake Park, Florida

Richard Ahrens	—	Chair
Jon Buechele	—	Vice Chair
Evelyn Harris Clark	—	Regular Member
Karen Lau	—	Regular Member
Patricia Leduc	—	Regular Member

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision of the Planning & Zoning Board, with respect to any matter considered at this meeting, such interested person will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons with disabilities requiring accommodations in order to participate in the meeting should contact the Town Clerk's office by calling 881-3311 at least 48 hours in advance to request accommodations.

CALL TO ORDER

6:30 P.M

PLEDGE OF ALLEGIANCE

Chair, Ahrens

ROLL CALL

PRESENT

Chair Richard Ahrens

Vice Chair Jon Buechele

Board Member Evelyn Harris Clark

Board Member Karen Lau

Board Member Patricia Leduc

APPROVAL OF AGENDA:

Motion made by Board Member Leduc, Seconded by Board Member Harris Clark.

Voting Yea: Chair Ahrens, Vice Chair Buechele, Board Member Harris Clark, Board Member Lau,

Board Member Leduc

APPROVAL OF MINUTES:

Motion made by Board Member Leduc, Seconded by Board Member Harris Clark.

Voting Yea: Chair Ahrens, Vice Chair Buechele, Board Member Harris Clark, Board Member Lau, Board Member Leduc

1. P & Z Meeting Minute 5/4/2026

Motion made by Board Member Leduc, Seconded by Board Member Harris Clark.

Voting Yea: Chair Ahrens, Vice Chair Buechele, Board Member Harris Clark, Board Member Lau, Board Member Leduc

PUBLIC COMMENTS ON AGENDA ITEMS:

Any person wishing to speak on an agenda item is asked to complete a Public Comment Card located on either side of the Commission Chambers, and provide it to the Recording Secretary. Cards must be submitted before the agenda item is discussed.

NONE

ORDER OF BUSINESS:

The normal order of business for Hearings on agenda items as follows:

- Staff Presentation
- Applicant Presentation (when applicable)
- Board Member questions of Staff and Applicant
- Public Comments -3 minute limit per speaker
- Rebuttal or closing arguments for quasi-judicial items
- Motion on the floor
- Vote of Board

NEW BUSINESS:

2. Twiggs Academy Rezoning Request

Town Planner Anders Viane presented to the Board (Exhibit A).

Motion made by Board Member Leduc, Seconded by Vice Chair Buechele.

Voting Yea: Chair Ahrens, Vice Chair Buechele, Board Member Harris Clark, Board Member Lau, Board Member Leduc

3. Twiggs Academy Site Plan and Special Exception Request

Town Planner Anders Viane presented to the Board (Exhibit A).

Motion made by Board Member Leduc, Seconded by Vice Chair Buechele.

Voting Yea: Chair Ahrens, Vice Chair Buechele, Board Member Harris Clark, Board Member Lau, Board Member Leduc

PLANNING & ZONING BOARD MEMBER COMMENTS:

None

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS AND PROJECT UPDATES:

Community Development Director, Nadia Di Tommasso, shared updates concerning the 754 Park Ave and Avalon Bay projects.

ADJOURNMENT:

7:25 P.M

Motion made by Board Member Leduc, Seconded by Board Member Lau.

Voting Yea: Chair Ahrens, Vice Chair Buechele, Board Member Harris Clark, Board Member Lau, Board Member Leduc

FUTURE MEETING DATE: P&Z Meeting – August, 03, 2026 at 6:30 PM

**AGENDA ITEM TITLE:**

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA REZONING A PARCEL OF REAL PROPERTY AS SHOWN IN FIGURE 1 AND HAVING THE PARCEL CONTROL NUMBER AS LISTED IN EXHIBIT "A" FROM RESIDENTIAL (R-2) TO COMMERCIAL (C-2); PROVIDING FOR AN AMENDMENT TO THE OFFICIAL ZONING MAP TO REFLECT THE REZONING TO C-2; AND PROVIDING FOR AN EFFECTIVE DATE

On behalf of Michel Invest LLC ("Property Owner" and "Applicant"), Imtiaz Ahmed of Atlantic Engineering Services ("Agent") is requesting a rezoning of 0.25 acres from residence district (R-2) to business district (C-2) as depicted on the map below. The proposed rezoning is consistent with the Town of Lake Park's adopted regulations for rezonings and is actually required in order to render the zoning district consistent with the land use designation of *commercial* that is already in place. Currently, the zoning is inconsistent with the land use and requires updating.

This proposed rezoning accompanies a request for site plan and special exception approval for a one-story, 7,424 SF childcare/educational facility, the details of which are available in the separate Site Plan and Special Exception Staff Report. The overall development site (that is being proposed separately) is depicted in Map 2 and consists of 3 parcels in total. The rezoning would serve to expand the C-2 from along 10th Street to incorporate one additional parcel along Silver Beach, allowing for the unified redevelopment of the site as a childcare/educational facility.

Map 3 contextualizes the rezoning relative to our other zoning districts. As proposed, the rezoning would not create "spot" zoning, with the C-2 district remaining contiguous. Additionally, as depicted on Map 4, the underlying future land use designation for the proposed rezoning parcel is already Commercial. Hence the rezoning request is consistent with the underlying FLU and is required despite the outcome of the site plan and special exception use application under separate cover.

Map 1: Proposed Rezoning Area.



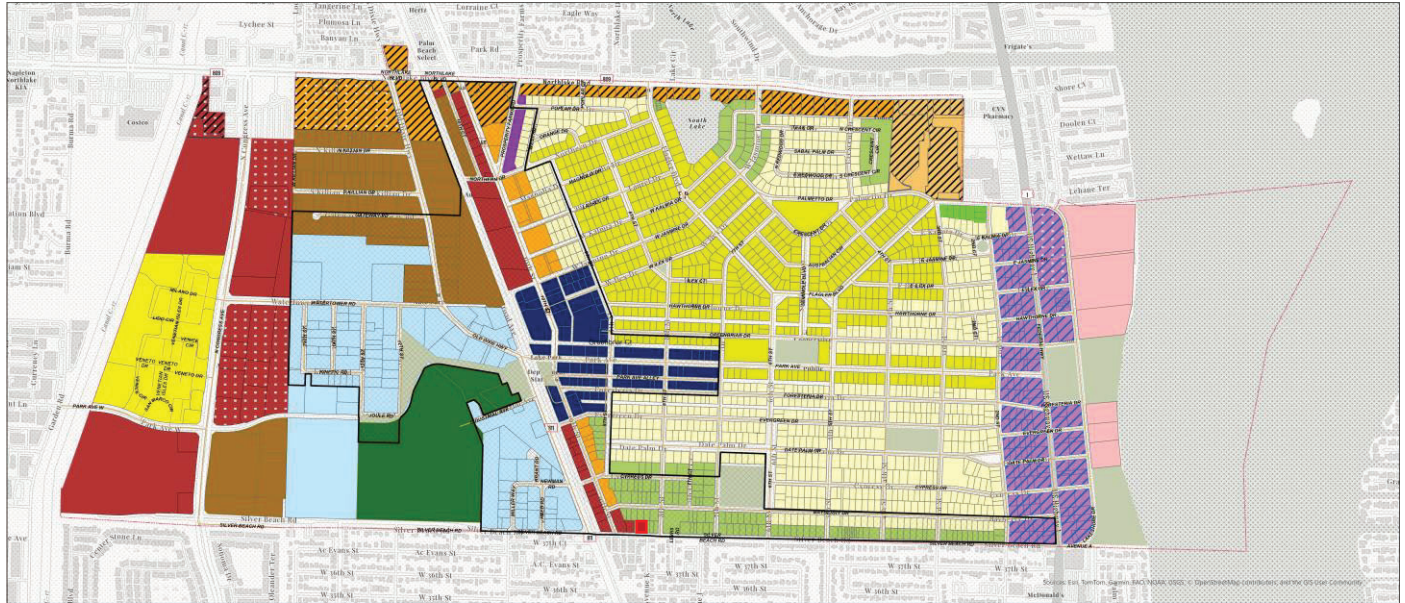
Map 2: Overall Redevelopment Site



Map 3: Zoning Context



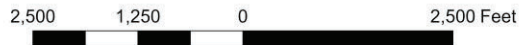
Town of Lake Park Zoning Map



	NBOZ Overlay		C1 BUSINESS DISTRICT		CLIC CAMPUS LIGHT INDUSTRIAL & COMMERCIAL		R1A SINGLE FAMILY RESIDENCE DISTRICT
	PUD Overlay		C1B NEIGHBORHOOD COMMERCIAL DISTRICT		CONSERVATION		R1AA RESIDENCE DISTRICT
	Town Boundary		C2 BUSINESS DISTRICT		MU MIXED USE		R1B TWO FAMILY RESIDENCE DISTRICT
	Town Roads		C3 TWIN CITIES MIXED USE DISTRICT		P PUBLIC DISTRICT		R2 MULTIPLE FAMILY RESIDENCE DISTRICT
	FHMUD Overlay		C4 BUSINESS DISTRICT		PADD PARK AVENUE DOWNTOWN DISTRICT		TND TOWNHOME DEVELOPMENT
					R1 SINGLE FAMILY RESIDENCE DISTRICT		CRA DISTRICT



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aviane@lakeparkflorida.gov

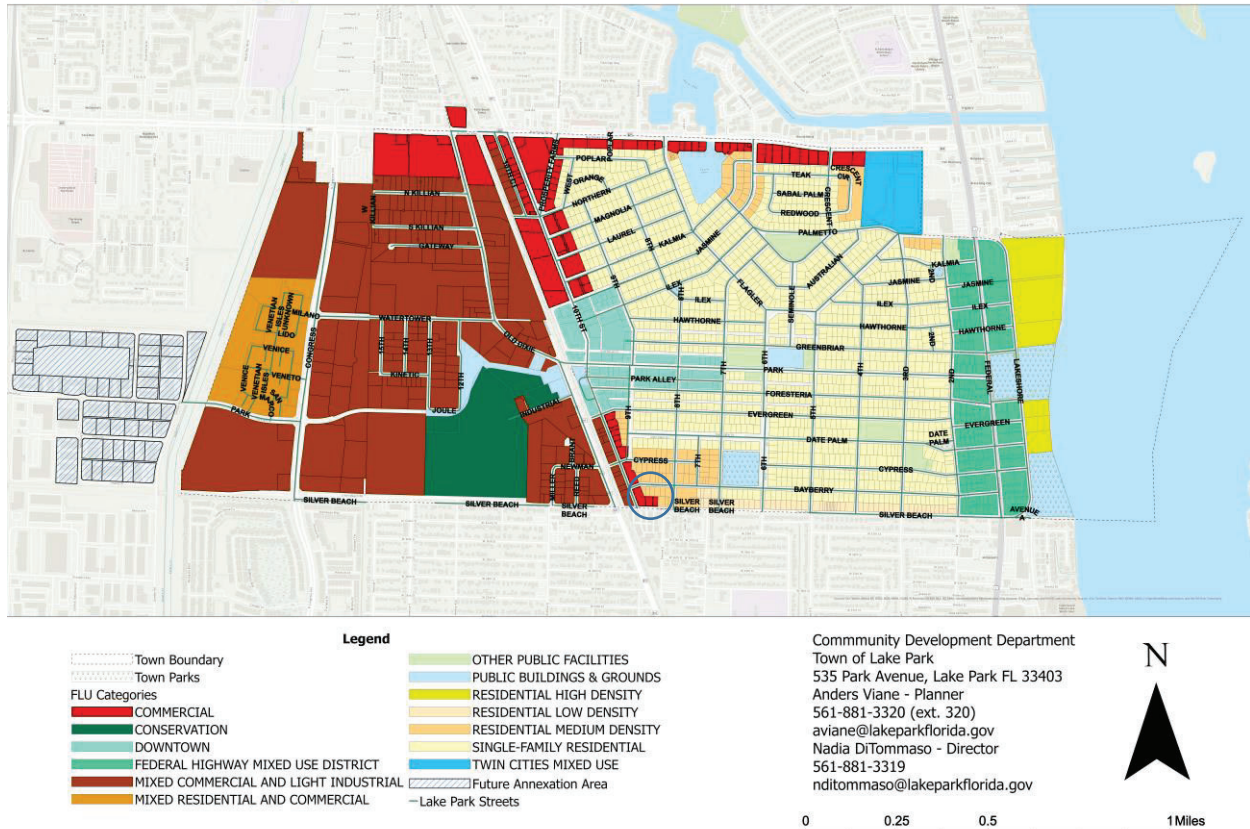


Date: 3/18/2026

Map 4: FLU Context



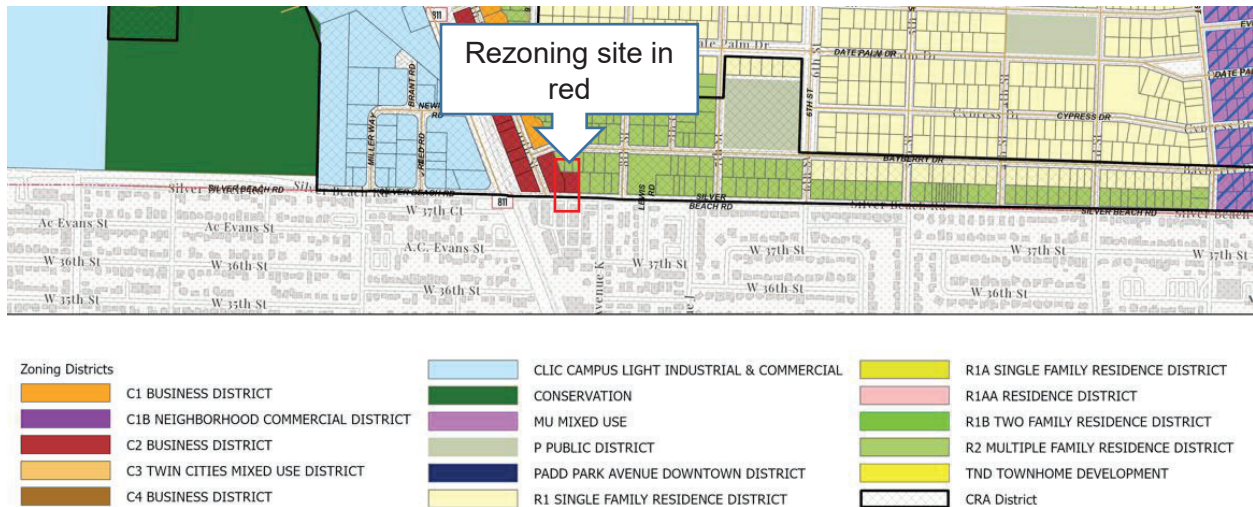
Town of Lake Park Future Land Use (FLU) Map 2017-2027



Analysis of Rezoning

The Applicant is proposing to rezone 0.25 acres of land from the R-2 residence district to the C-2 business district, as more precisely illustrated on Map 5 and elaborated under Table 1. As previously noted, the proposed change does not create spot zoning and will help facilitate the unified redevelopment of the site as childcare. There was briefly some consideration of rezoning the site to R-2, which allows nurseries by right, however given the impacts of a childcare facility, the need for additional future land use changes to rezone to R-2, and the current consistent underlying Commercial FLU, C-2 seemed like the more logical and consistent choice. In the R-2, nurseries were more likely envisioned as accessory uses to churches or other institutions more typically customary in the R-2 whereas the C-2 evaluation criteria are more stringent, including both the standard special exception criteria as well as several unique to the C-2, and are designed to mitigate the impacts of educational facilities to the greatest extent possible.

Map 5: Rezoning Context Detail



In conducting our review of the proposed rezoning, staff followed the procedures set forth under Sec. 78-181 pertaining to rezonings initiated by requestors as well as the standards set forth by our rezoning application. Staff and the applicant have followed the statutory requirements of the process as described in our code, including our noticing requirement. Public Notice of this change was provided on Friday, May 22nd.

Table 1

Area Proposed for Rezoning			
Current Zoning District	Current Uses	Parcel Numbers	Acres
R-2	Vacant	36-43-42-20-01-048-0300	0.25

Review Criteria:

The criteria reviewed for the rezoning application are listed below along with Staff's determinations. The standards set forth for our review process are as follows:

- 1) That the requested change would be consistent with the land use plan and would not have an adverse effect on the comprehensive plan.

Applicant Justification: The proposed rezoning is to rezone the one parcel zoned R-2 to C-2 to allow for the development of our proposed site plan and make the existing zoning of this R-2 parcel consistent with the Commercial underlying future land use category.

Staff Assessment: Staff concurs with the applicant's justification. Rezoning the R-2 parcel to C-2 is consistent with the underlying Commercial Future Land Use Designation. Thus, we find that the requested change is consistent with the land use plan and would not have an adverse effect on the comprehensive plan.

- 2) That the requested change is consistent with the existing land use pattern.

Applicant Justification: The proposed land use of commercial will result in the properties being consistent with the commercial use of properties to the west (across Tenth St.) and to the south (across Silver Beach Road).

Staff Assessment: Staff concurs with the applicant's justification. Currently, Twiggs Academy occupies one of the parcels to the west of the rezoning subject property. The properties to the west and to the south in Riviera Beach are commercial or light industrial uses. To the north are single-family or duplex/triplex residential homes. To the east is a multifamily property. These neighbors to the north and east will be separated from the proposed educational facility by a 6' concrete wall and landscape buffers, ensuring adequate buffering for compatibility.

- 3) That the requested change will not result in increase or overtaxing of public facilities (schools, streets, utilities, etc.). Acceptable documentation may include, but not be limited to, traffic impact studies, concurrency reviews, letters from service providers indicating the availability of capacity, etc.

Applicant Justification: The requested land use change does not adversely effect public facilities since it represents a form of corrective change to the actual use of the property from a medium density residential to the low use commercial of a child care facility. This change will result in a lessening of public school children, a lessening of utility use a minimal traffic impact.

Staff Assessment: As part of the applicant's site plan submittal, a traffic study was performed by Atlantic Engineering Services and evaluated by the Town's consultant Traffic and Mobility Consultants (TMC). TMC concluded that the proposal is consistent with the Town's concurrency standards as well as the County's TPS standards. Furthermore, special recommendations are being made to reduce traffic impacts on Silver Beach, including closing the Silver Beach entrance during peak drop-off and pick-up hours to prevent excessive queuing on Silver Beach Road and a channelized median on Silver Beach to prevent left turn movements when exiting. The applicant has agreed with these conditions and preferred them over other suggested alternatives such as "out-only" traffic on Silver Beach. Further review of documentation provided includes the County's Traffic Performance Standards approval, approval by Seacoast Utility Authority, Public Works, and approval by the Town's consultant engineering reviewer. The proposal increases pre-k educational services in the Town. Based on the analysis of these reviewers, staff finds this project will not result in increase or overtaxing of public facilities.

- 4) That the requested change will not adversely impact public safety.

Applicant Justification: The requested change from medium density residential to commercial has minimal impact on and will not adversely effect public safety. The property is currently improved and utilized and does not require the expansion or extension of public safety services.

Staff Assessment: Staff finds no evidence to suggest the act of rezoning from R-2 to C-2 poses a threat to public safety. As it pertains to the site plan review, Crime Prevention Through Environmental Design analysis is conducted by the Palm Beach County Sheriff's office. Several safety related recommendations have been made during the site

plan review process by staff and consultant reviewers including the following: anti-traffic bollards along the rights-of-way to insulate play areas, security lighting, and landscape privacy screening of play areas. The site plan also underwent several revisions to optimize and improve the drop-off/pick-up user experience to prevent conflicts.

- 5) That the requested change will not adversely impact living conditions in the neighborhood or other surrounding areas.

Applicant Justification: The requested change will not adversely impact living conditions on adjacent properties. - it will, in fact, provide a needed and close by child care facility to families in the area, eliminating long drives. The property will be maintained in a residential manner and will provide a 6' barrier wall along with an 8' landscape buffer along the residential side of our property. This will minimize any noise and other disturbances to the other neighboring properties.

Staff Assessment: As previously noted, as part of the site plan review process, staff paid special attention to buffering the residential properties to the north and west when evaluating the site plan request associated with this rezoning. The full 8' landscape buffer is being provided on the property lines to the north and west, in addition to the 6' concrete wall. The applicant furthermore provided the following statement on noise impacts: "SUPERVISING TEACHERS WILL ENSURE THAT CHILDREN WILL NOT BECOME TOO NOISY. THE BUILDING IS A CBS BUILDING WITH 1/2 INCH DRYWALL. ALL THE WINDOWS ARE FIXED IMPACT WINDOWS AND ACCOUSTICAL CEILINGS THROUGHOUT. THIS WILL MINIMIZE THE NOISE FROM INDOORS."

- 6) That there are substantial reasons why the property cannot be used in accord with existing zoning.

Applicant Justification: The current land use category allows residential uses, which, by zoning, permits child care use. However, the land use designation of commercial is generally not compatible with a residential zoning district and does not allow any commercial uses, as intended by the existing land use designation. This conflict prevents the child care use allowed under R-2 zoning. The rezoning to C-2 will create consistency with the underlying Commercial land use designation so that the applicant's special exception request for educational facility can move forward for consideration.

Staff Assessment: Staff concurs that rezoning the subject property from R-2 to C-2 creates greater consistency with the underlying FLU and allows for the site to redevelop as a unified whole under one set of regulations.

- 7) Whether or not the requested change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

Applicant Justification: No special privilege will be granted

Staff Assessment: The proposed rezoning does not grant the applicant a special privilege at the expense of public welfare. The site plan is also subject to a separate review and public hearing approval process.

Public Notice

In accordance with state statute and the Town Code for rezonings of land initiated by requestors other than the Town, a legal ad providing the ordinance title and summarizing the proposed changes was published in the May 22nd edition of the Palm Beach Post.

RECOMMENDATION:

STAFF RECOMMENDS APPROVAL OF THE PROPOSED REZONING OF .25 ACRES TO C-2 BUSINESS DISTRICT (C-2) AS PER THE SUBJECT ORDINANCE.

ORDINANCE NO. 2026

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA REZONING A PARCEL OF REAL PROPERTY AS SHOWN IN FIGURE 1 AND HAVING THE PARCEL CONTROL NUMBER AS LISTED IN EXHIBIT "A" FROM RESIDENTIAL (R-2) TO COMMERCIAL (C-2); PROVIDING FOR AN AMENDMENT TO THE OFFICIAL ZONING MAP TO REFLECT THE REZONING TO C-2; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Town of Lake Park, Florida ("Town") is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, the Town has adopted a Zoning Code which establishes zoning districts and an Official Zoning Map which is illustrated in Chapter 78 of the Code of Ordinances of the Town (Code); and

WHEREAS, Imtiaz Ahmed ("Agent") on behalf of Michel Invest LLC ("Property Owner") , has requested the rezoning of .25 acres of real property (the Property) from R-2 residence district to C-2 business district; and

WHEREAS, Code Section 78-181 (1) sets forth procedures for rezonings of land requested by petitioners other than the Town; and

WHEREAS, the Agent has complied with the application requirements set forth under 78-181 (1); and

WHEREAS, the Town has complied with the noticing requirements set forth in Code §78-181 (3); and

WHEREAS, the Property is located as shown on the map in **Figure 1**, attached hereto and incorporated herein; and

WHEREAS the Property is legally described by the Palm Beach County property control number, in **Exhibit "A"**, which is attached hereto and incorporated herein; and

WHEREAS, the Town's Planning and Zoning Board conducted a public hearing and has provided a recommendation to the Commission on the proposed rezoning; and

WHEREAS, the Town Commission has conducted a duly noticed public hearing on the proposed rezoning.

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

Section 1. The whereas clauses are incorporated herein as the findings of fact and

conclusions of law of the Town Commission.

Item 1.

Section 2. The Town Commission hereby approves a rezoning of the Property from the R-2, residence district to the C-2, business district and directs that the Town's Official Zoning Map be amended to reflect the change of the Property's zoning.

Section 3. This ordinance shall take effect upon execution.

Figure 1
Highlighted property to be rezoned to C-2 District

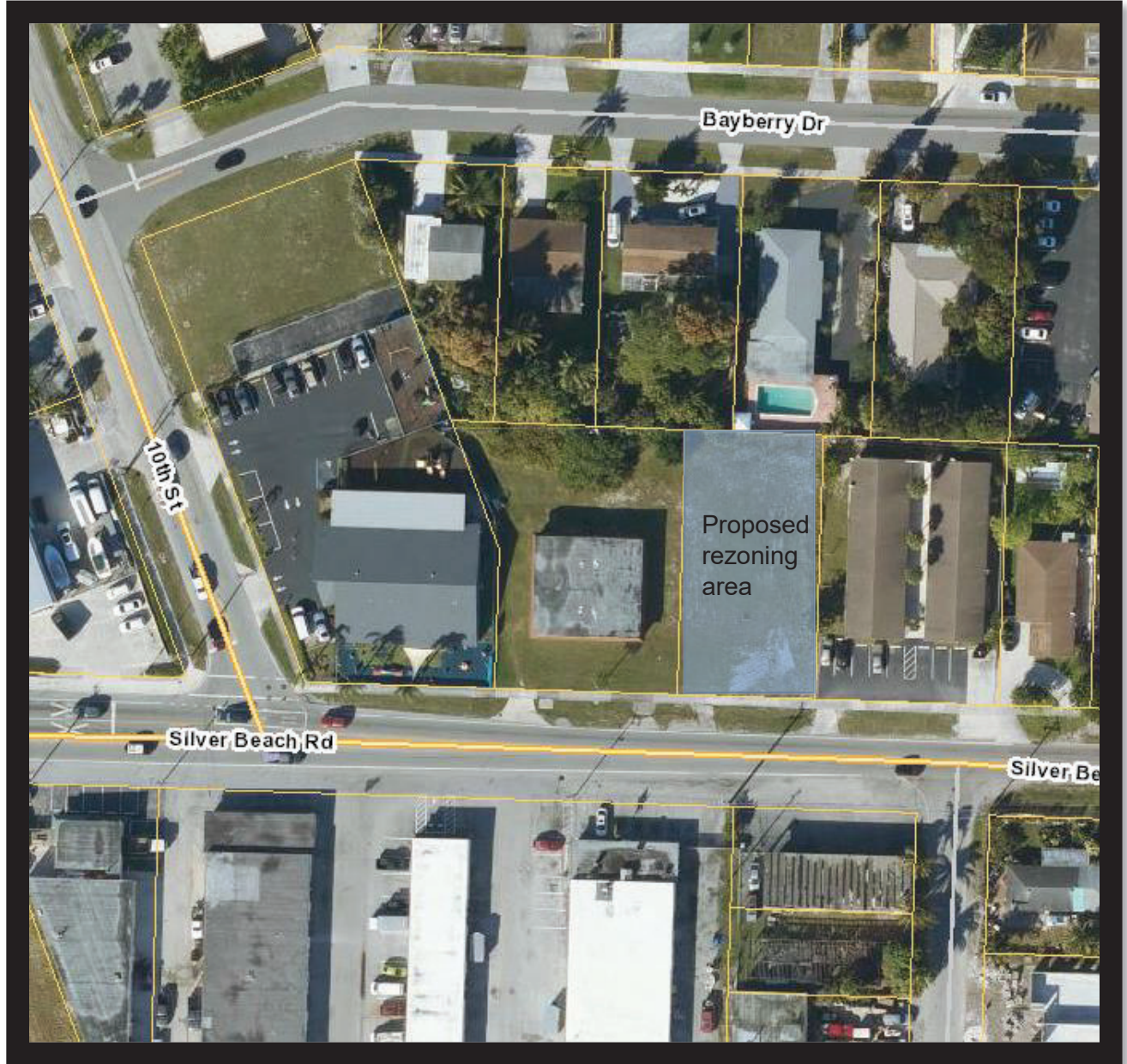


Exhibit A
Parcel with Change in Zoning
by property control number

Parcel being rezoned from R-2 to C-2:

Parcel 1: 36-43-42-20-01-048-0300

Total: 1 Parcel



**TOWN LAKE OF PARK
PLANNING AND ZONING BOARD
MEETING DATE: June 1, 2026
PZ 26-09**

APPLICATION: Twiggs Academy

AGENDA ITEM TITLE: PZ 26-09: On behalf of Michel Invest LLC (“Property Owner” and “Applicant”), Imtiaz Ahmed of Atlantic Engineering Services (“Agent”) is requesting site plan and special exception use approval for a one-story 7,424 SF educational facility. The proposed development is consistent with the Town of Lake Park’s adopted regulations for the C-2 commercial district.

Additionally: The Applicant is also requesting a rezoning of 0.25 acres from residence district (R-2) to business district (C-2) for parcel 36-43-42-20-01-048-0300. This application is presented under separate cover.

Questions? Comments? Concerns? Please call 561-881-3320 (EXT 320) or email aviane@lakeparkflorida.gov for clarity and context ahead of the meeting, as needed.

STAFF REPORT

BACKGROUND:

Owner & Applicant(s):

Agent and Consultant:

Location:

Net Acreage (total):

Legal Description:

Existing Zoning:

Proposed Zoning

Future Land Use:

Michel Invest LLC

Atlantic Engineering Services

36-43-42-20-01-048-0170, 36-43-42-20-01-048-0270, 36-43-42-20-01-048-0300

1.385 acres

See survey enclosed in packet.

C-2 and R-2

C-2

Commercial

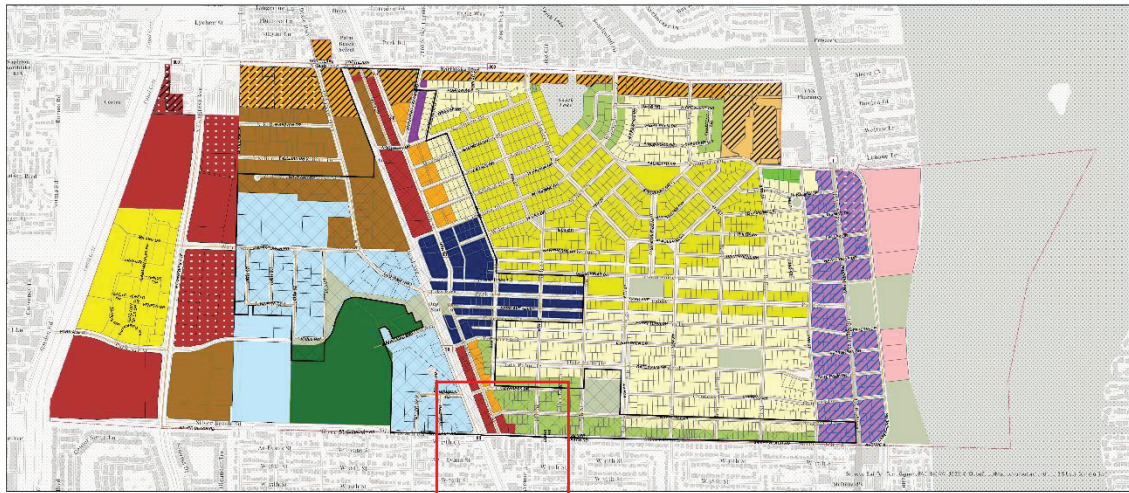
Figure 1: Aerial View of Site (image not to scale; for visual purposes only)



LAKE PARK ZONING MAP

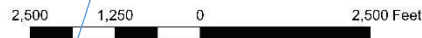


Town of Lake Park Zoning Map



	PLAT Overlay		C-1 BUSINESS DISTRICT		C-2C CAMPUS LIGHT INDUSTRIAL & COMMERCIAL CONCENTRATION		R-1A SINGLE FAMILY RESIDENCE DISTRICT
	Town Boundary		C-1B LIMITED COMMERCIAL DISTRICT		INDUSTRIAL USE		R-1A RESIDENCE DISTRICT
	THRUWAY Overlay		C-2 BUSINESS DISTRICT		P-PUBLIC DISTRICT		R-2 TWO FAMILY RESIDENCE DISTRICT
			C-3 TWO OFFICE HEAVY USE DISTRICT		PAVO PARK INDUSTRIAL DISTRICT		R-2A PRIMAIRE FOREST RESIDENCE DISTRICT
			C-4 BUSINESS DISTRICT		K-3 SMALL FAMILY RESIDENCE DISTRICT		T-2 TOPOGRAPHIC DEVELOPMENT
							CAS DISTRICT

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Date: 3/18/2026

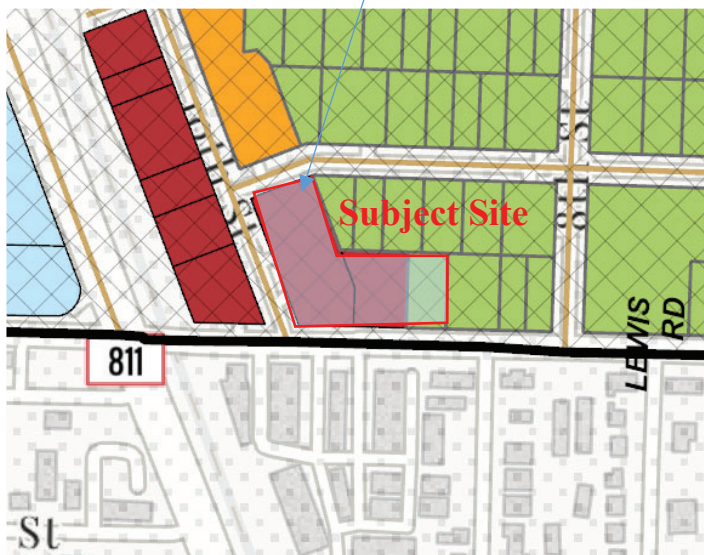
Adjacent Zoning:

North: R-2

South: IL – Limited Industrial
(Riviera Beach)

East: R-2

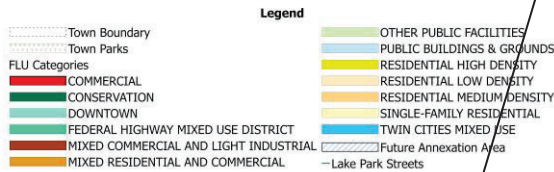
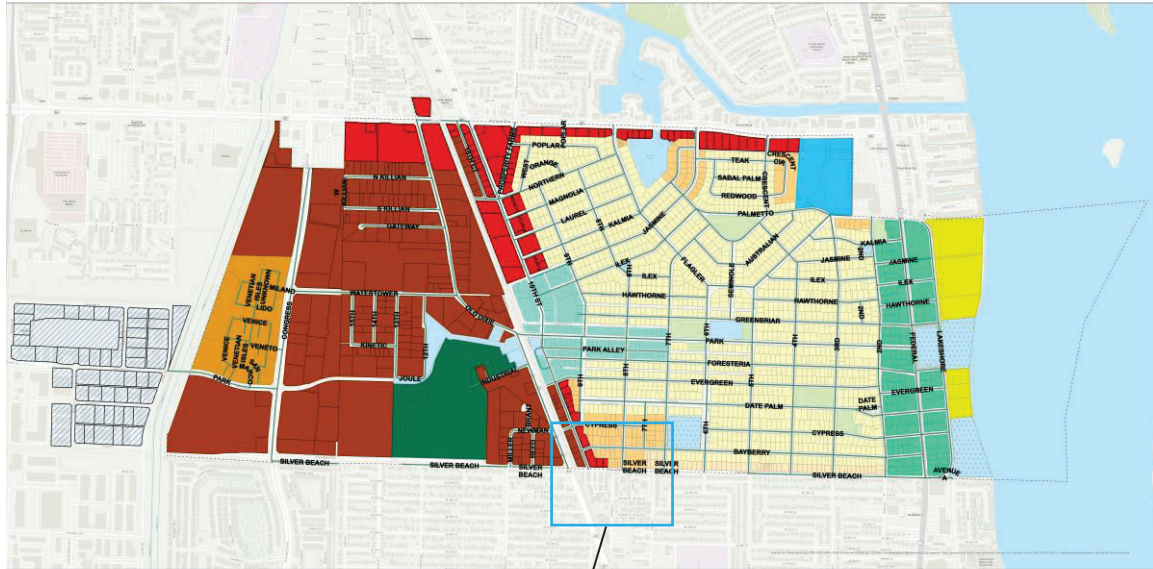
West: C-2



LAKE PARK FUTURE LAND USE MAP



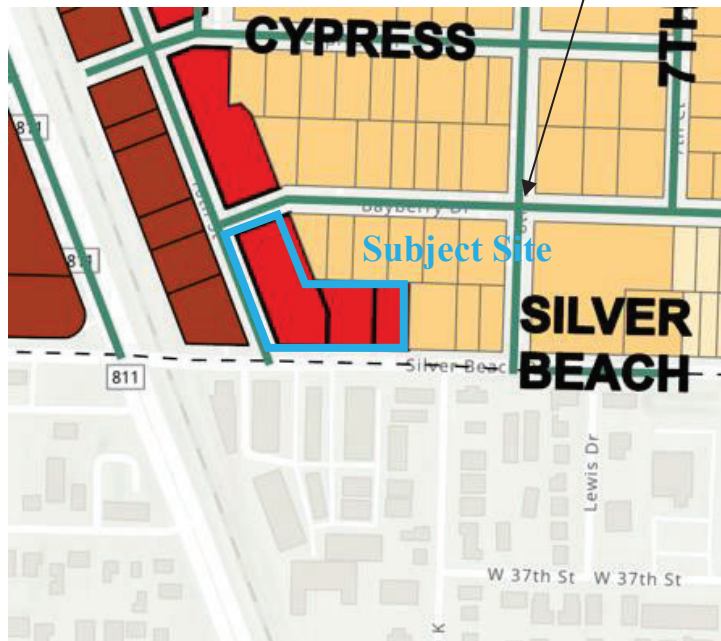
Town of Lake Park Future Land Use (FLU) Map 2017-2027



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Nadia DiTommaso - Director
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ndtommaso@lakeparkflorida.gov



0 0.25 0.5 1 Miles



Adjacent Existing Land Use

North: Commercial / Residential
Medium Intensity

South: Single Family Residential: Up to
6 dwelling units per acre (Riviera
Beach)

East: Residential Medium Intensity

West: Mixed Commercial and Light
Industrial

PART I: SITE PLAN APPLICATION

The Site Plan for Twiggs Academy has been reviewed by the Town's consulting Engineers, Landscape Architect, along with the Palm Beach County Traffic Division, Palm Beach County Fire Rescue, Seacoast Utility Authority, Palm Beach County Sheriff's Office (PBSO) for Crime Prevention Through Environmental Design (CPTED), Lake Park Public Works Staff, Lake Park Community Development Department Staff, and the Palm Beach County Department of Housing and Economic Development. Based upon this exhaustive review, Town Staff finds that the Site Plan meets the Town's Comprehensive Plan and the Land Development Regulations of the Town Code.

****This project has been noticed by certified mail to property owners within 300 feet and with an advertisement in the Palm Beach Post – all completed on May 22, 2026****

SITE PLAN PROJECT DETAILS

Comprehensive Plan: The proposal is consistent with the goals, objectives and policies of the Town's Comprehensive Plan. Most importantly:

- ➔ **Objective 5:** *As a substantially built-out community in an urbanized area, the Town shall promote redevelopment and infill development in a manner that is considerate to existing neighborhoods and uses, the built and natural environments, and neighboring jurisdictions.*
- ➔ **Future Land Use Element, Policy 5.2:** *The Town shall foster the redevelopment of declining neighborhoods, underutilized parcels, and areas that demonstrate substandard and/or slum and blight conditions.*
- ➔ **Policy 5.6:** *The Town, through its Land Development Regulations, shall require mitigation for landscaping off-site if development or redevelopment is unable to meet landscaping requirements on-site.*
- ➔ **Future Land Use Classification 3.4.3 – Commercial:** *Lands and structures devoted primarily to the delivery, sale or otherwise transfer of goods or services on a retail basis, with a maximum F.A.R. of 2.0. This category also includes personal and professional services. Public schools are a permitted use within this land use designation.*

Zoning: As noted in the introduction, the Applicant has concurrently requested a rezoning of 1 of the 3 subject parcels within their development site from R-2 to C-2, which is briefly summarized under Part III of this report and more fully detailed in the Rezoning Staff Report. Staff supports the Applicant's rezoning request and accordingly the proposed project has been reviewed based on

standards of the C-2 District, including purpose and intent, setbacks, maximum lot coverage, and use. Please note the use of “educational facility” under which the applicant is classified is subject to special exception, which is detailed under Part II of this report. Additionally, this project was reviewed for consistency with all applicable supplemental zoning regulations for parking, loading, screening, and site design. Staff found that the development proposal meets both the standards of the proposed C-2 zoning as well as our supplemental zoning standards.

Architecture: The project’s architecture complies with the Town’s standards for nonresidential architectural design detailed under Chapter 78, Article XII. Reviews by Town Staff find the proposal to comply with the standards set forth for building articulation, façade paint colors, material variation, and decorative features. Of note with this project, the existing Twiggs Daycare facility will be repainted to match the color scheme of the new building.

Building Site: The total impervious area for the project is 41,743 SF (69.2%) and the pervious area is 18,596 SF (30.8%). The development proposal consists of a one-story building with 7,424 SF of ground floor area; this will be in addition to the existing Twiggs Academy building, which will remain and totals 5,134 SF. In sum, both buildings will result in 12,558 SF of built coverage.

Site Access and Roadways: Staff has worked with the applicant extensively on matters of site circulation and access points. The applicant has undertaken several redesigns to ensure consistent traffic flows into and within the site. These included: consolidating drop-off parking in front of the new building, constructing a pedestrian pathway connecting the parking area to the north to the entrance of the new building, and a channelized curb cut on Silver Beach. Additionally, the Silver Beach driveway will be access-restricted by time of day during peak hours to minimize impacts on Silver Beach Road. The entry and exit gates will be closed from 7AM to 9AM and 4PM to 6PM and a parking space will be reserved during that time exclusively for the purposes of a turnaround space so drivers may circulate through the site and exit on 10th Street or Bayberry Drive. This will need to be included as a condition of approval.

Traffic Concurrency: See above site access and roadways section. The Applicant has received Traffic Performance Standard (TPS) concurrency approval from Palm Beach County’s Traffic Division on April 18.

The project was also reviewed for traffic impacts by the Town’s consulting engineer at Traffic Mobility Consultants (TMC). Staff discussed traffic and the aforementioned site circulation considerations with TMC consultants. TMC provided their approval April 28. A copy of their approval has been included in the packet.

Landscaping: The proposed landscaping plans have been deemed code compliant by the Town’s consulting Landscape Architect (JMorton). Of note, this redevelopment project is utilizing the provisions of 78-253 (a) (4), which reads: “Where redevelopment projects are unable to meet the landscape or open space requirements as stated in this section, required landscaping may be transferred to other lands (i.e., public lands, parks, road rights-of-way) **or an assessment can be levied by the town commission.** The assessment shall be based on the share of the landscape budget that cannot be installed on the site. The assessment shall be calculated at a rate equal to two times the total caliper of plants required. Monies collected shall be used for landscaping public lands.”

The Town's consultant, J Morton Landscape Architects, performed this calculation based on the required landscaping that the applicant is proposing to mitigate. The mitigation calculation from the LA provided is:

“The proposed landscape plan is deficient in providing trees for the north perimeter buffer, a portion of the Silver Reach Road right-of-way, and a portion of the interior parking area shade tree requirements. The number of deficient trees is 15 at the minimum required caliper at DBH of 3”.

Total caliper calculation is $(2(15)(3" \text{ Cal.})) = 90"$, or 30 trees at the minimum 3" caliper.

The total assessment is $(30(\$813)) = \$24,390.00$

The unit tree price is based on a current local market average price as found in the Plant Finder data base, multiplied by a constant of 2.5 to determine the installed cost for one tree.”

Based on preliminary discussions with the Public Works Department, it is recommended the Commission request mitigation Funds. The Finance Director has confirmed we have an account set up to receive and disperse these monies for landscape project purposes throughout the Town. The expenditure of these monies may also be a subject for a future Tree Board meeting. This will need to be included as a condition of approval.

Paving, Grading and Drainage: The Town's consulting Engineers and the Public Works Department have reviewed paving, grading, and drainage for this project and approved on April 28 and April 20, respectively.

Parking and Loading: This project meets the required parking based on the applicable parking code assignment of daycare (closest educational facility category based on proposal). The required parking for this category is: one space per 250 of ground floor area $12,558 / 250$ (50) and five drop-off parking spaces (5) for a combined total of 55 required spaces. While this parking demand was the subject of much discussion throughout the site plan review, as the applicant struggled to meet it without being deficient in landscape buffers and minimum queuing onto the site, a solution was finally arrived at by utilizing the provisions for 78-253 (a) (4) for landscape mitigation as detailed above.

Signage: The applicant is proposing a new monument sign on Silver Beach Road. A full review of this project's signage will be conducted during the signage permitting review of the building permitting phase.

Water/Sewer: Seacoast Utility Authority reviewed these plans for compliance with their best practices and provided conditional approval on April 22, 2026.

Fire: PBC Fire Rescue reviewed the site plan and found it to be in compliance with PBC Fire Rescue best practices on April 22, 2026. An additional round of fire review will be conducted during the building permit phase per the typical permitting process.

Public Works: Provided approval for storm water on March 18th and sanitation location on April 20th.

CRA: Outgoing CRA Administrator Allison Justice provided comment on building colors and traffic prior to her resignation. No CRA funding is being considered for this project. The project, once completed, is intended to be tax exempt.

Palm Beach County Department of Housing and Economic Development(PBC DHED): Palm Beach County DHED staff and County administrative staff requested several meetings with the Community Development Department in an attempt to help facilitate the resolution of pending site plan comments. Community Development understands PBC DHED has monies obligated to assist in funding the Twiggs Daycare expansion.

PBSO: The Crime Prevention Through Environmental Design (CPTED) review was performed by D/S Adam Pozsonyi and D/S Eric Van Hoosear at the Palm Beach County Sheriff's Office. CPTED review produced several recommendations, including:

- Increased lighting levels recommended in parking areas.
- Revising the landscape plan to favor lighting,
- Installing anti-vehicle bollards at the 10th and Silver Beach intersection.
- Security lighting in the playgrounds (though these will not operate after hours).

A high-definition security camera surveillance condition of approval (which is standard) is also being recommended.

PART II: SPECIAL EXCEPTION REQUEST

As it pertains to the special exception request, these are evaluated using the criteria of 78-184 (b). The evaluation criteria are identified below along with the applicant's responses.

(1) The proposed special exception use is consistent with the goals, objectives, and policies of the town's comprehensive plan.

Applicant Response: "The proposed special exception is consistent with the Commercial FLU and comprehensive plan."

Staff Evaluation: We are in agreement. Relevant comprehensive plan objectives are identified under Part I, Site Plan Project Details. The underlying Commercial FLU aligns with the proposal and the application is consistent with comprehensive plan objectives related to redevelopment and mitigation.

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

Applicant Response: "The project has been designed to meet all applicable zoning and land development standards, including setbacks, parking, circulation, landscaping, and buffering. The use is compatible with the residential character of the district by providing a community-serving function with minimum impact on surrounding properties, and all operational elements such as

traffic, noise, and outdoor play areas, will comply with the Town's performance and safety requirements."

Staff Evaluation: Again, staff is in agreement. Landscaping is as detailed in the Landscape Architect's comments under Part I due to site constraints, but mitigation is proposed consistent with the methodology prescribed in the landscape code, the comprehensive plan, and evaluated by the Town's Landscape Architect.

(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 use and the surrounding property.

Applicant Response: "The proposed daycare special exception is compatible with the surrounding residential properties because it provides a low-intensity, neighborhood-serving use that fits the character of the [adjacent] R-2 district. The facility will operate during typical daytime hours (6:30 AM to 7PM) and traffic will be limited to short, staggered drop-off and pick-up periods that will not impact nearby streets. The buildings location, mass, height and setbacks comply with the C-2 requirements and the site layout including parking, circulation, and outdoor play areas has been designed to ensure safety minimize noise and maintain appropriate buffering. Together, these elements ensure the use integrates smoothly with both existing and future surrounding development."

Staff Evaluation: We are generally in agreement. Staff and consultants worked with the applicant to minimize impacts by proposing restricted access on Silver Beach, staggered pick-up and drop-off times, the safe and logical placement of drop-off spaces adjacent to the new building, the installation of concrete walls and landscaping to buffer the property to the north and east. Just short of a complete redesign, which we were informed is not possible, accommodated options are being proposed.

(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.

Applicant Response: We have assessed the concentration of similar daycare centers in the vicinity of the subject property and determined that granting this special exception will not result in an over-saturation of clustering that would be detrimental to area character or development potential. A review of the Lake Park zoning map and a survey of existing daycare facilities shows few, if any, comparable day cares within a reasonable walk/driving radius. This project fills a local need for community-serving childcare without duplicating an existing concentration of such uses. Furthermore, the site and design have been carefully laid out to minimize neighborhood impacts, including thoughtful buffering, limited traffic peak overlap and adherence to all Town development standards.

Staff Evaluation: We are generally in agreement. Staff notes there does exist several other facilities within a half-mile radius including First Learning Academy, Every Little Step Academy, and Bright Futures Child Development Center, though the applicant maintains their curriculum and educational offerings are sufficiently different from these other similar businesses. These facilities are spaced at about one per block along 10th Street going north to Park Avenue. The expansion of the Twiggs Daycare facility will mean some additional competition for these businesses, but this will be balanced against the new service demand added by residents from the Nautilus 220 development and the Northlake Promenade Apartments. The Applicant also received funding agreements based on the need in the area.

(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.

Applicant Response: “The daycare will accommodate a limited number of children and staff consistent with the scale of the building and site, ensuring that the number of persons on the property will not overwhelm the surrounding neighborhood. Any noise, visual, or other potential nuisance factors are minimized by the building’s orientation, landscaping buffers and the location of outdoor play areas, which are set back from adjacent properties. The use does not generate odors or other disruptive effects, and all operations are designed to be compatible with the residential character of the surrounding area.”

Staff Evaluation: We are in agreement. The applicant anticipates a total of 135 students with the new addition buildout and 12 employees. Operationally, the majority of these students will be dropped-off in the parking area and escorted into the building through the site.

Noise specifically was addressed during review and the applicant states outdoor noise will be monitored by supervisory staff; the applicant further stated: “THE BUILDING IS A CBS BUILDING WITH 1/2 INCH DRYWALL. ALL THE WINDOWS ARE FIXED IMPACT WINDOWS AND ACCOUSTICAL CEILINGS THROUGHOUT. THIS WILL MINIMIZE THE NOISE FROM INDOORS.” Additionally, the 6’ concrete wall and landscape buffers should help reduce noise to the north and eastern residential properties.

Traffic flow will be controlled by restricting entrance and exit access along Silver Beach Road during peak hours, staggered pick-up and drop-off times for students to avoid an overconcentration of traffic on site at one time, and the promotion of carpooling in educational materials to parents.

(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.

Applicant Response: (a) the proposed daycare is a single-story building with appropriate setbacks, ensuring it does not significantly reduce light or air to adjacent properties. (b) The use is compatible with the surrounding residential neighborhood and is designed to maintain the aesthetic and functional character of the area so it is not expect to adversely affect property values. (c) The project supports neighborhood-serving uses without creating conflicts and its scale and design would not deter improvement, development, or redevelopment of surrounding properties in accordance with existing regulations. (d) the site design preserves existing landscaping and storm water systems and does not impact natural systems or public facilities including nearby parks and open spaces. (e) The project provides pedestrian amenities consistent with the Town standards, including designated walkways, trash receptacles and bicycle parking to support safe and convenient pedestrian access.”

Staff Evaluation: The proposal, by virtue of its proposed northern wall and eastern wall and new structure, will result in some reduction of airflow to adjacent properties, but not at a level we would deem significant given the wall will be 6’, which is a permitted wall height in residential districts, and the structure will not exceed one story and complies with setbacks. It is staff’s intent that this wall will buffer adjacent properties and not have adverse impacts as described under (b). We find no evidence to suggest a conflict with criteria (c) or (d), given the project will create new playgrounds for Twiggs Academy students. The project does provide required pedestrian facilities per (e) and provides an adequate internal site circulation sidewalk network. However, staff believes it would be beneficial to increase safe pedestrian connections and permeability through the site from Bayberry and 10th Street and asks this be examined, though it may require further reducing landscape buffers.

PART III: REZONING REQUEST

(under separate cover – details provided here for context)

On behalf of Michel Invest LLC (“Property Owner” and “Applicant”), Imtiaz Ahmed of Atlantic Engineering Services (“Agent”) is requesting a rezoning of 0.25 acres from residence district (R-2) to business district (C-2) as depicted on Map 1 below. The proposed rezoning is consistent with the Town of Lake Park’s adopted regulations for rezonings and is actually required in order to render the zoning district consistent with the land use designation of commercial that is already in place. Currently, the zoning is inconsistent with the land use and requires updating.

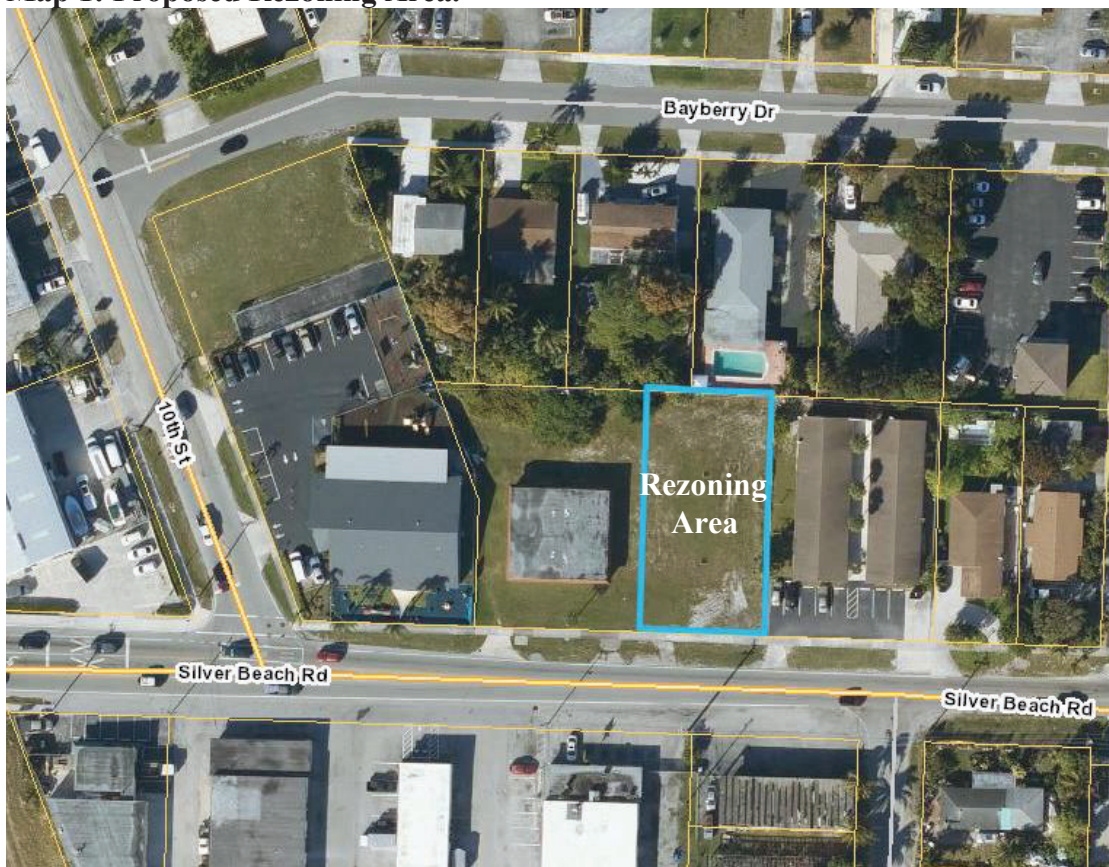
This proposed rezoning accompanies the request for site plan and special exception approval for the Twiggs one-story, 7,424 SF childcare/educational facility. The overall development site is again depicted in Map 2 and Figure 1 above and consists of 3 parcels in total. The rezoning would serve to expand the C-2 from along 10th Street to incorporate one additional

parcel along Silver Beach, allowing for the unified redevelopment of the site as a childcare/educational facility under the regulations of the C-2 district.

The Zoning Map above contextualizes the rezoning relative to our other zoning districts. As proposed, the rezoning would not create “spot” zoning, with the C-2 district remaining contiguous. Additionally, as depicted in the FLU Map, the underlying future land use designation for the proposed rezoning parcel is already Commercial. Hence the rezoning request is consistent with the underlying FLU and is required despite the outcome of the site plan and special exception use application under separate cover.

In our review of the rezoning, staff found the proposal to meet our administrative review criteria for rezoning and is recommending **approval**. More information on the rezoning is available in the full rezoning staff report.

Map 1: Proposed Rezoning Area.



Map 2: Overall Redevelopment Site



PART IV: STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the Site Plan and Special Exception requests with the following standard conditions of approval:

1. The Applicant shall develop the Site consistent with the following Plans (include plan references available with the packet, with final sign and seal dates, for Town Commission meeting)
2. Construction on the Site is permitted only between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday, except holidays, unless an exception is approved in writing by the Community Development Director (the Director).
3. Any proposed disruption to neighboring street access, surrounding parking areas, or the normal flow of traffic within the rights of way of Silver Beach Road, 10th Street, Bayberry Drive, or any other right-of-way during the construction on the Site shall be subject to the review and approval of the Director and/or any other agencies responsible for maintaining these roadways. Should any disruption to the normal flow of traffic occur during construction on the Site shall cease until the Director has provided the Owner with a written notice to proceed.
4. All landscaping shown on the approved Site Plan and the Landscaping Plan shall be continuously maintained from the date of its installation and the issuance of the Certificate of Occupancy by the Town. The Owner shall replace any and all dead

or dying landscaping materials so as to maintain the quantity and quality of the landscaping shown on the approved Site Plan and Landscaping Plan.

5. The Owner shall ensure that all contractors use best management practices to reduce airborne dust and particulates during the construction on the Site.
6. All onsite dumpsters and dumpster screening shall be kept closed at all times. Owner is not responsible for waste haulers leaving doors open temporarily on pick-up day. All required dumpsters shall be acquired from the approved franchise supplier for the Town.
7. Prior to issuance of the Certificate of Occupancy, the Agent shall provide certification from the Landscape Architect of record that the plant installations for the Site are in accordance with the approved Site Plan (and any minor modifications that are approved through permitting) and the Landscaping Plan or have been determined to be equivalent to those shown on the approved Site Plan by the Town's consulting landscape architect.
8. Prior to the issuance of any construction permits, the Agent shall submit copies of all permits that are required and have been obtained from any agencies having jurisdiction over the Site, including but not limited to the Palm Beach County Health Department, Palm Beach County Land Development Division, South Florida Water Management District and the State of Florida Department of Environmental Protection.
9. Any revisions to any approved plans associated with the development of the Site, shall be submitted to the Department, and shall be subject to its review and approval.
10. During the building permit phase, signage permitting (window, wall, freestanding, or other) for the Project shall be submitted through the Town's permitting process with a master sign plan that ensures signage consistency in design and color scheme of the signs to be located on the Site. A sign package illustrating all signs and their colors shall be submitted to the Department through the regular signage permitting process and shall be subject to its review and approval prior to their placement on the Site. Signage will be subject to final review at permitting and approval pursuant to the Codes in place when permits are applied for and reviewed.
11. Within 18 months of the effective date of this Resolution, the Owner shall initiate bona fide development and shall continue with the development of the Site until completed. Failure to do so shall during the 18 month time frame shall render the Development Order null and void.
12. Prior to the issuance of a Certificate of Occupancy or Completion, the Owner shall install high-definition surveillance cameras, which capture clear facial features throughout the parking areas of the Site and along the exterior façades of

the buildings on the Site. The location of the camera(s) shall be subject to the review and approval of the Department and the Palm Beach Sheriff's Office.

13. **Cost Recovery.** All professional consulting fees and costs, including legal fees incurred by the Town in reviewing the Application and in the preparation of this Resolution billed to the Owner shall be paid to the Town within 10 days of receipt of an invoice from the Town. The failure of the Owner to reimburse the Town within the 10 days from the Department's mailing of its invoice will result in the suspension of any further review of plans or building activities, and may result in the revocation of the approved Development Order. A Certificate of Occupancy will not be issued if invoices are outstanding.

*****final wording is subject to the Town Attorney's review prior to the Town Commission meeting*****

Additional conditions should include:

14. A condition for a tree fund contribution of \$24,390 as mitigation for Town Code required landscaping that cannot be accommodated onsite [enabled by Town Code Section 78-253(a)(4)] shall be paid to the Town prior to the issuance of the first construction permit for the Project.
15. Traffic condition: The Silver Beach driveway will be access-restricted by time of day during peak hours to minimize impacts on Silver Beach Road. The entry and exit gates will be closed from 7AM to 9AM and 4PM to 6PM and a parking space will be reserved during that time exclusively for the purposes of a turnaround space so drivers may circulate through the site and exit on 10th Street or Bayberry Drive.
16. Additional CPTED conditions based on recommendations:
- Increased lighting levels recommended in parking areas.
 - Revising the landscape plan to favor lighting,
 - Installing anti-vehicle bollards at the 10th and Silver Beach intersection.
 - Security lighting in the playgrounds (though these will not operate after hours).

****** Staff and Town consultants have worked extensively with the applicant on matters of site circulation, access points, design, parking, architecture, outdoor areas, pedestrian connections, and so on. Additional recommendations that may lead to conditions of approval will be added at the discretion of the Planning & Zoning Board and/or Town Commission pursuant to the public hearing process ******



**TOWN LAKE OF PARK
PLANNING & ZONING BOARD
STAFF REPORT
MEETING DATE: August 3, 2026
PZ-26-10**

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

BACKGROUND:

Owner:	1335 Old Dixie Highway LLC
Applicant:	Berlin Autotech
Location:	PCN: 36-43-42-20-37-002-0180 PCN: 36-43-42-20-37-002-0190
Condominium Square Footage:	2,790 SF
Legal Description:	KELSEY STATION CONDO UNIT 18 BLDG B KELSEY STATION CONDO UNIT 19 BLDG B
Existing Zoning:	C-4 Business District
Future Land Use:	Mixed Commercial and Light Industrial

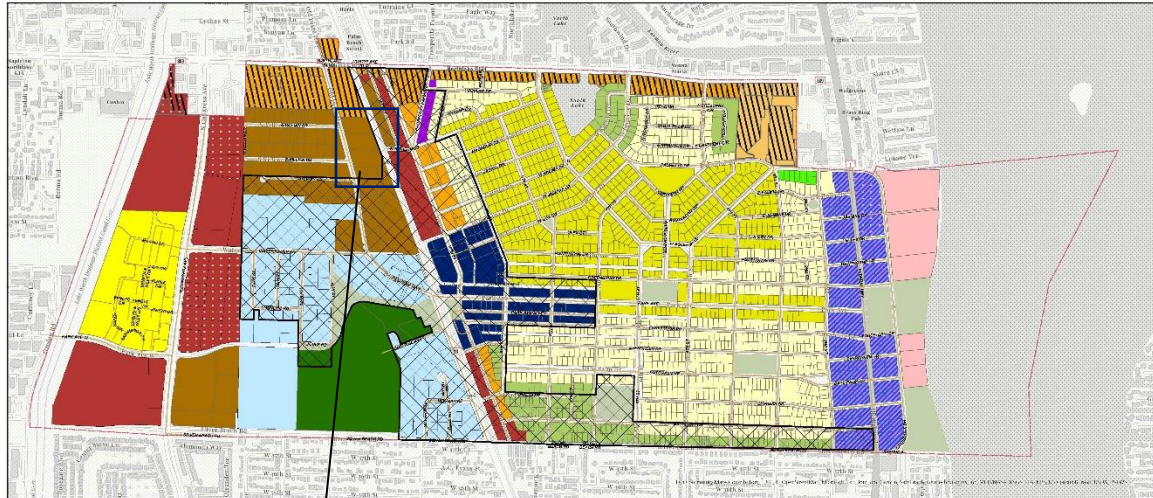


Figure 1: Aerial View of Site (image not to scale; for visual purposes only)

LAKE PARK ZONING MAP

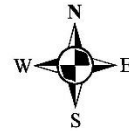


Town of Lake Park Zoning Map



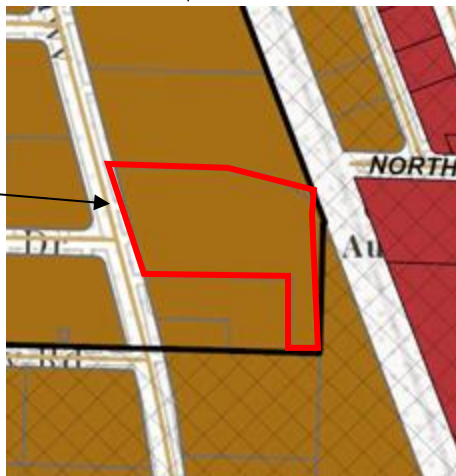
Community Development Department
 Town of Lake Park
 535 Park Avenue, Lake Park FL 33403
 Anders Viene - Planner
 561-881-3320 (ext 320)
 aviene@lakeparkflorida.gov
 Nadia DiTommaso - Director
 561-881-3319
 ndtommaso@lake

2,500 1,250 0 2,500 Feet



Date: 6/14/24

Subject Site



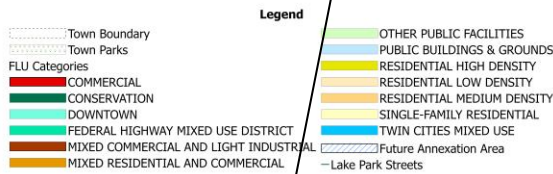
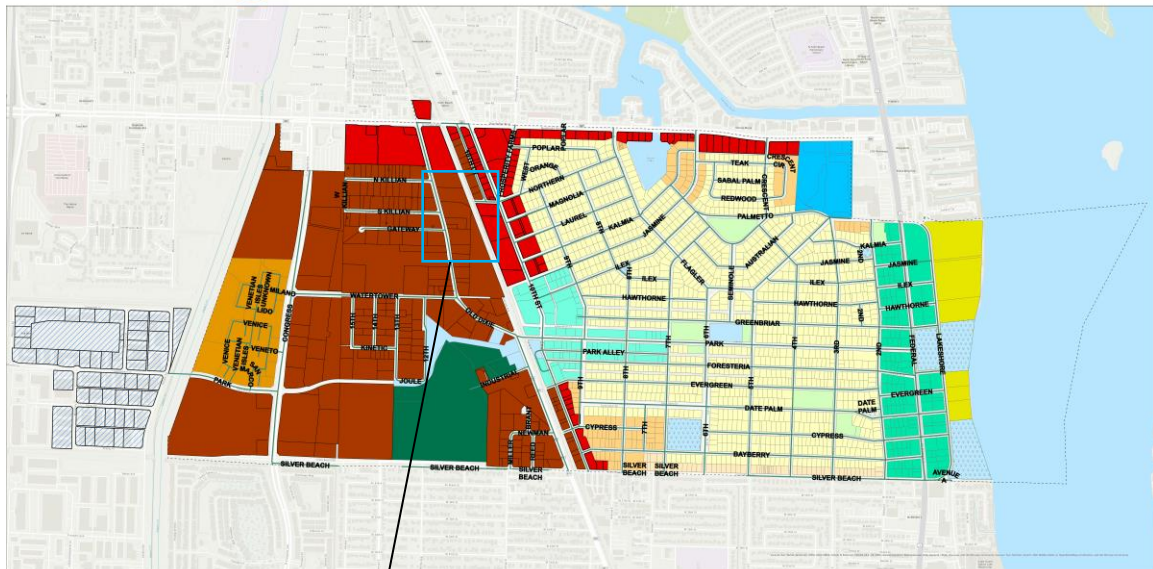
Adjacent Zoning:

North: C-4 Business District
 South: C-4 Business District
 East: C-2 Business District
 West: C-4 Business District

LAKE PARK FUTURE LAND USE MAP



Town of Lake Park Future Land Use (FLU) Map 2017-2027



Community Development Department
Town of Lake Park
535 Park Avenue, Lake Park FL 33403
Anders Viane - Planner
561-881-3320 (ext. 320)
aviane@lakeparkflorida.gov
Nadia DiTommaso - Director
561-881-3319
nditommaso@lakeparkflorida.gov



0 0.25 0.5 1 Miles

Subject Site



Adjacent Existing Land Use:

North: Mixed Commercial and Light Industrial
South: Mixed Commercial and Light Industrial
East: Commercial
West: Mixed Commercial and Light Industrial

PART I: SPECIAL EXCEPTION APPLICATION

The Berlin Autotech special exception application has been reviewed by the Palm Beach County Fire Rescue, Palm Beach County Sheriff's Office for CPTED, the Town's building official, Lake Park Public Works Staff, and the Lake Park Community

Development Department. Based on these reviews, the project substantially complies with our Land Development Regulations and Comprehensive Plan.

****This project has been noticed by certified mail to property owners within 300 feet July 15, 2026 and advertised in the Palm Beach Post July 24, 2026 ****

SITE PLAN PROJECT DETAILS

Comprehensive Plan: The proposal is consistent with the goals, objectives and policies of the Town's Comprehensive Plan, including:

- ➔ **3.4.2 Objectives and Policies, 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.*

- ➔ **Future Land Use (FLU) Classification System 3.4.3:** *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.*

- ➔ **Future Land Use Element, Policy 5.2:** *The Town shall foster the redevelopment of declining neighborhoods, underutilized parcels, and areas that demonstrate substandard and/or slum and blight conditions.*

Zoning: The proposed project is generally consistent with the requirements of the C-4 Business District, including the use of auto paint and body, parking (all customer vehicles will be stored within the units and there is sufficient space to meet the required car count of 11 plus 5 more), and the Town's special exception criteria of 78-184 (b), which area elaborated below along with the applicant's responses.

(1) The proposed special exception use is consistent with the goals, objectives, and policies of the town's comprehensive plan.

Applicant Response: The proposed Special Exception for Berlin Autotech Boutique Auto Repair and Refinishing is consistent with the goals, objectives, and policies of the Town of Lake Park Comprehensive Plan by promoting economic development, supporting small

business growth, and encouraging the productive use of existing commercial and industrial properties.

The proposed use is a low-volume, boutique automotive refinishing and restoration facility specializing in high-end and exotic vehicles. The business will operate entirely within an existing commercial building and will not require any expansion of the building footprint or infrastructure.

The proposed use supports the Town's objective of encouraging compatible commercial and light industrial uses that create employment opportunities, improve services available within the Town, and contribute to the economic vitality and redevelopment of existing commercial areas.

Staff Evaluation: We are in agreement. Relevant comprehensive plan objectives achieved through this redevelopment are as follows:

- 3.4 Goal, Objectives and Policies, Town Goal Statement 3.4.1 (3) - The Town shall maintain and seek opportunities to improve its ability to provide... commercial, industrial and mixed-use development opportunities that will further the achievement of economic development goals.
- 3.4 Goal, Objectives and Policies, 3.4.2. Objectives and Policies, Objective 1, Policy 1.1 j. – encourage redevelopment, renewal or renovation, that maintains or improves existing neighborhoods and commercial areas;
- 3.4 Goal, Objectives and Policies, 3.4.2. Objectives and Policies, Objective 5 – The Town shall promote redevelopment and infill development in a manner that is consistent to existing neighborhoods and uses, the built and natural environments and adjacent jurisdictions.

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

Applicant Response: The proposed Special Exception is consistent with the Town of Lake Park Land Development Regulations and all applicable provisions of the Code of Ordinances. The proposed use will operate in full compliance with all applicable Town of Lake Park zoning requirements, Florida Building Code, Florida Fire Prevention Code, NFPA standards applicable to spray finishing operations, Florida Department of Environmental Protection requirements, and Palm Beach County Fire Rescue requirements. The proposed spray booth will be fully permitted and professionally designed, including mechanical ventilation, filtration systems, fire suppression systems, approved electrical systems, and code-compliant exhaust systems.

All activities associated with the business, including vehicle storage, repair, preparation, and refinishing operations, will occur entirely indoors.

Staff Evaluation: We are in agreement. The use of auto paint and body is consistent with the C-4 zoning code; additionally, the applicant has demonstrated adequate storage area is available within the units for more than the required number of vehicle parking spaces.

(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 use and the surrounding property.

Applicant Response: *The proposed boutique auto repair and refinishing facility is compatible with both the existing and future character of surrounding commercial and industrial properties. The business is a low-volume operation specializing in high-end vehicles and restoration work rather than a high-production collision center.*

Hours of operation are anticipated to be Monday through Friday from 8:00 AM to 6:00 PM and Saturday from 9:00 AM to 2:00 PM by appointment. Traffic generation will be minimal, with customers generally dropping off and picking up vehicles by appointment, planning around 8 to 12 cars a month max. The business is expected to generate fewer vehicle trips than many traditional automotive repair facilities. The proposed use will operate entirely within the existing building and will not alter the building's mass, height, setbacks, or general appearance.

Staff Evaluation: We are in agreement. The C-4 district is the Town's second most intense commercial district; along Old Dixie Highway, the character of the existing businesses are overwhelmingly light industrial, consistent with the zoning. Berlin Autotech is consistent with these other users and its anticipated hours of operation do not appear to conflict with neighboring uses. No changes to height, massing or setbacks are proposed to the 1335 Old Dixie Highway Units 18 and 19, although some internal reconfigurations will be required. The applicant will apply for building permits to install a spray booth consistent with the requirements of the Florida Building Code.

(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.

Applicant Response: *The proposed Special Exception will not create an undesirable concentration or proliferation of similar uses within the area. The business is a specialized*

boutique automotive refinishing and restoration operation serving a niche market of high-end and exotic vehicles. The use is substantially different from a high-volume collision repair facility. The Town of Lake Park has previously approved similar specialty automotive refinishing uses within commercial and industrial areas, demonstrating that such uses can operate compatibly and contribute positively to the local economy. The proposed operation will occupy an existing commercial space and will enhance the productive use and redevelopment of the property without creating adverse impacts on surrounding properties.

Staff Evaluation: We are in agreement. Berlin Autotech's operation would not constitute an over-concentration of paint and body uses. On the contrary, these businesses in particular benefit from a centering effect but nevertheless Berlin Autotech caters to a niche clientele within this broader category of auto paint and body, focusing exclusively on the luxury market.

(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.

Applicant Response:

The proposed use will not have a detrimental impact on surrounding properties.

The business will maintain a limited number of employees and customers on-site at any given time and will primarily operate by appointment.

All refinishing activities will occur within a fully enclosed spray booth equipped with filtration, ventilation, and fire protection systems designed in accordance with applicable codes and regulations.

No outdoor painting activities or outdoor storage of damaged vehicles, parts, or materials is proposed.

Customer visits generally consist of vehicle drop-off and pick-up appointments, minimizing traffic impacts on adjacent properties and surrounding roadways.

Staff Evaluation: We are in agreement. The business is proposed to have three full time employees at maximum shift and anticipates 3 to 5 customer car drop offs per week. The applicant's painting and repair operations will be enclosed within the building to mitigate impacts.

(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.

Applicant Response:

- a. The proposed use will not significantly reduce light or air to adjacent properties, as no additions or changes to the building's size, height, or footprint are proposed.*
- b. The proposed use is expected to positively contribute to the area by improving an existing commercial property, maintaining high standards of operation, and increasing investment in the community.*
- c. The proposed use promotes the continued redevelopment and productive utilization of existing commercial property and is consistent with surrounding commercial and industrial activities.*
- d. The proposed use will not negatively impact adjacent natural systems, parks, public facilities, or open spaces. All operations will comply with applicable environmental regulations.*
- e. The proposed use will utilize the existing site improvements and parking facilities and will not negatively impact pedestrian circulation or public access within the property.*

Staff Evaluation: We find no evidence to suggest Berlin Autotech's operation will adversely impact light, air flow, property values, redevelopment, natural resources or public facilities. The applicant has provided a trash can in accordance with criteria e. and we consider this condition satisfied.

PART II: STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the Special Exception for 1335 Old Dixie Highway Unit 18 and 19 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.
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' low volume luxury repair specialty, resulting in a limited impact for the Site of 3 to 5 customer visits per week. If operations and volume 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.



**TOWN OF LAKE PARK
COMMUNITY DEVELOPMENT DEPARTMENT**

APPLICATION FOR SPECIAL EXCEPTION REVIEW

Applicant/Agent: BERLIN AUTOTECH LLC

Address: 1335 OLD DIXIE HWY, UNIT 18-19, LAKE PARK, FL 33403

Telephone: 561-719 5505 Fax: _____

E-mail : BERLINAUTOTECH@GMAIL.COM

☐ Owner

☒ Agent (Attach Agent Authorization Form)

Owner's Name
(if not Applicant): 1335 OLD DIXIE HIGHWAY LLC

Address: 1202 TROY SCHENECTADY RD BLDG 3

Telephone: 518-783 4090 Fax: _____

E-Mail : JENN@RGROSETTI.COM

Property Location: 1335 OLD DIXIE HWY UNIT, LAKE PARK, FL 33403

Legal Description: KELSEY STATION UNIT 18-19

Property Control Number: 36-43-42-20-37-002-0180 36-43-42-20-37-002-0190

Future Land Use: COMMERCIAL/ LIGHT INDUSTRIAL Zoning: C4-C4 BUSSINESS DISTRICT

Acreage: _____ Square Footage of Use: 2790 SF

Proposed Use: BOTIQUE AUTOMOTIVE REPAIR AND REFINISH FACILITY SPECIALIZING

IN LUXURY, EXOTIC, COLLECTOR AND PREMIUM VEHICLES BY APPOINTMENT ONLY.

Zoning/Existing Use of Adjacent Properties:

North: C4 RETAIL / COMMERCIAL South: C4 AUTOMOTIVE SERVICE
 East: C4 AUTOMOTIVE REPAIR West: C4 COMMERCIAL / INDUSTRIAL

APPLICATION REQUIREMENTS:

1. Please discuss how the Special Exception use is consistent with the goals, objectives, and policies of the Town's Comprehensive Plan.

The proposed Special Exception for Berlin Autotech Boutique Auto Repair and Refinishing is consistent with the goals, objectives, and policies of the Town of Lake Park Comprehensive Plan by promoting economic development, supporting small business growth, and encouraging the productive use of existing commercial and industrial properties.

The proposed use is a low-volume, boutique automotive refinishing and restoration facility specializing in high-end and exotic vehicles. The business will operate entirely within an existing commercial building and will not require any expansion of the building footprint or infrastructure.

The proposed use supports the Town's objective of encouraging compatible commercial and light industrial uses that create employment opportunities, improve services available within the Town, and contribute to the economic vitality and redevelopment of existing commercial areas.

2. Please discuss how the proposed Special Exception is consistent with the land development and zoning regulations and all other portions of the Town of Lake Park Code of Ordinances.

The proposed Special Exception is consistent with the Town of Lake Park Land Development Regulations and all applicable provisions of the Code of Ordinances.

The proposed use will operate in full compliance with all applicable Town of Lake Park zoning requirements, Florida Building Code, Florida Fire Prevention Code, NFPA standards applicable to spray finishing operations, Florida Department of Environmental Protection requirements, and Palm Beach County Fire Rescue requirements.

The proposed spray booth will be fully permitted and professionally designed, including mechanical ventilation, filtration systems, fire suppression systems, approved electrical systems, and code-compliant exhaust systems.

All activities associated with the business, including vehicle storage, repair, preparation, and refinishing operations, will occur entirely indoors.

3. Please explain how 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 use and the surrounding property.

The proposed boutique auto repair and refinishing facility is compatible with both the existing and future character of surrounding commercial and industrial properties.

The business is a low-volume operation specializing in high-end vehicles and restoration work rather than a high-production collision center.

Hours of operation are anticipated to be Monday through Friday from 8:00 AM to 6:00 PM and Saturday from 9:00 AM to 2:00 PM by appointment.

Traffic generation will be minimal, with customers generally dropping off and picking up vehicles by appointment, planning around 8 to 12 cars a month max.

The business is expected to generate fewer vehicle trips than many traditional automotive repair facilities.

The proposed use will operate entirely within the existing building and will not alter the building's mass, height, setbacks, or general appearance.

4. Please explain how 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.

The proposed Special Exception will not create an undesirable concentration or proliferation of similar uses within the area.

The business is a specialized boutique automotive refinishing and restoration operation serving a niche market of high-end and exotic vehicles. The use is substantially different from a high-volume collision repair facility.

The Town of Lake Park has previously approved similar specialty automotive refinishing uses within commercial and industrial areas, demonstrating that such uses can operate compatibly and contribute positively to the local economy.

The proposed operation will occupy an existing commercial space and will enhance the productive use and redevelopment of the property without creating adverse impacts on surrounding properties.

5. Please explain how the 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; (c) The effect on the amount and flow of traffic within the vicinity of the proposed Special Exception use.

The proposed use will not have a detrimental impact on surrounding properties.

The business will maintain a limited number of employees and customers on-site at any given time and will primarily operate by appointment.

All refinishing activities will occur within a fully enclosed spray booth equipped with filtration, ventilation, and fire protection systems designed in accordance with applicable codes and regulations.

No outdoor painting activities or outdoor storage of damaged vehicles, parts, or materials is proposed.

Customer visits generally consist of vehicle drop-off and pick-up appointments, minimizing traffic impacts on adjacent properties and surrounding roadways.

6. Please explain how the proposed Special Exception use meets the following requirements; (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 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; and (e) provides pedestrian amenities, including, but not limited to, benches, trash receptacles, and/or bicycle parking.

a. The proposed use will not significantly reduce light or air to adjacent properties, as no additions or changes to the building's size, height, or footprint are proposed.

b. The proposed use is expected to positively contribute to the area by improving an existing commercial property, maintaining high standards of operation, and increasing investment in the community.

c. The proposed use promotes the continued redevelopment and productive utilization of existing commercial property and is consistent with surrounding commercial and industrial activities.

d. The proposed use will not negatively impact adjacent natural systems, parks, public facilities, or open spaces. All operations will comply with applicable environmental regulations.

e. The proposed use will utilize the existing site improvements and parking facilities and will not negatively impact pedestrian circulation or public access within the property.

Please provide the following:

- | | |
|---|---|
| 1. Fees: | <p>1. Special Exception Fees:</p> <p>Structure Size:</p> <p style="margin-left: 40px;">0 - 14,999 sq. ft. = \$1,500.00</p> <p style="margin-left: 40px;">+ 15,000 sq. ft. = \$3,000.00</p> <p>2. Minimum Initial Escrow Fee: \$1,500.00</p> <p>Advertising costs:</p> <p>The petitioner shall pay all costs of publication of Public Hearing required in a newspaper of general circulation within the Town. This cost will be deducted from the escrow.</p> |
| 2. Property Owners List: | <p>A complete list of property owners and mailing addresses of all property owners within 300 feet of the subject parcel as recorded in the latest official Palm Beach County Tax Roll. Certified Mail will be sent to all owners within 300 feet; postage will be deducted from escrow.</p> |
| 3. Location Map | |
| 4. Site Plan, Landscape Plan
Architectural Plans | <p>A. Site plan drawn to scale indicating:</p> <ol style="list-style-type: none"> 1. size of the buildings; 2. intended floor area ratios; 3. quantity of parking spaces; 4. intended access road(s); 5. the general type of construction in accordance with the Florida Building Code and the Codes of the Town of Lake Park; and, 6. availability and approximate location of utilities <p>B. Landscape Plan showing proposed improvements, to scale</p> <p>C. Architectural plans including floor plan and building elevations, to scale</p> |
| 5. Site Survey: | <p>A certified boundary survey by a surveyor registered in the State of Florida containing an accurate legal description of the property and a computation of the total acreage of the parcel.</p> |
| 6. Applicants statement: | <p>On the Applicants letterhead please provide a statement of interest in the property.</p> |
| 7. Warranty Deed: | <p>A Warranty Deed with an affidavit from the Applicant stating that the Deed represents the current ownership.</p> |
| 8. Traffic Analysis: | <p>A Traffic Impact Analysis, if required by the Town Engineer or Staff.</p> |

***If special exception is for new development on a vacant parcel, please refer to requirements for site plan approval and site plan checklist as well.

ONE AS AN ELECTRONIC COPY.

PLANNING BOARD REVIEW: UPON THE APPROVAL OF ALL GOVERNING AGENCIES, PLEASE SUBMIT ONE ELECTRONIC COPY AND SIX (6) COMPLETE SETS OF THE REQUIRED DOCUMENTS FOR FINAL REVIEW



PLEASE DO NOT DETACH FROM APPLICATION.

SIGNATURE REQUIRED BELOW.

Please be advised that Section 51-6 of the *Town of Lake Park Code of Ordinances* provides for the Town to be reimbursed, in addition to any application or administrative fees, for any supplementary fees and costs the Town incurs in processing development review requests. These costs may include, but are not limited to, advertising and public notice costs, legal fees, consultant fees, additional Staff time, cost of reports and studies, NPDES stormwater review and inspection costs, and any additional costs associated with the building permit and the development review process.

For further information and questions, please contact the Community Development Department
at 561-881-3320. 9/13/21

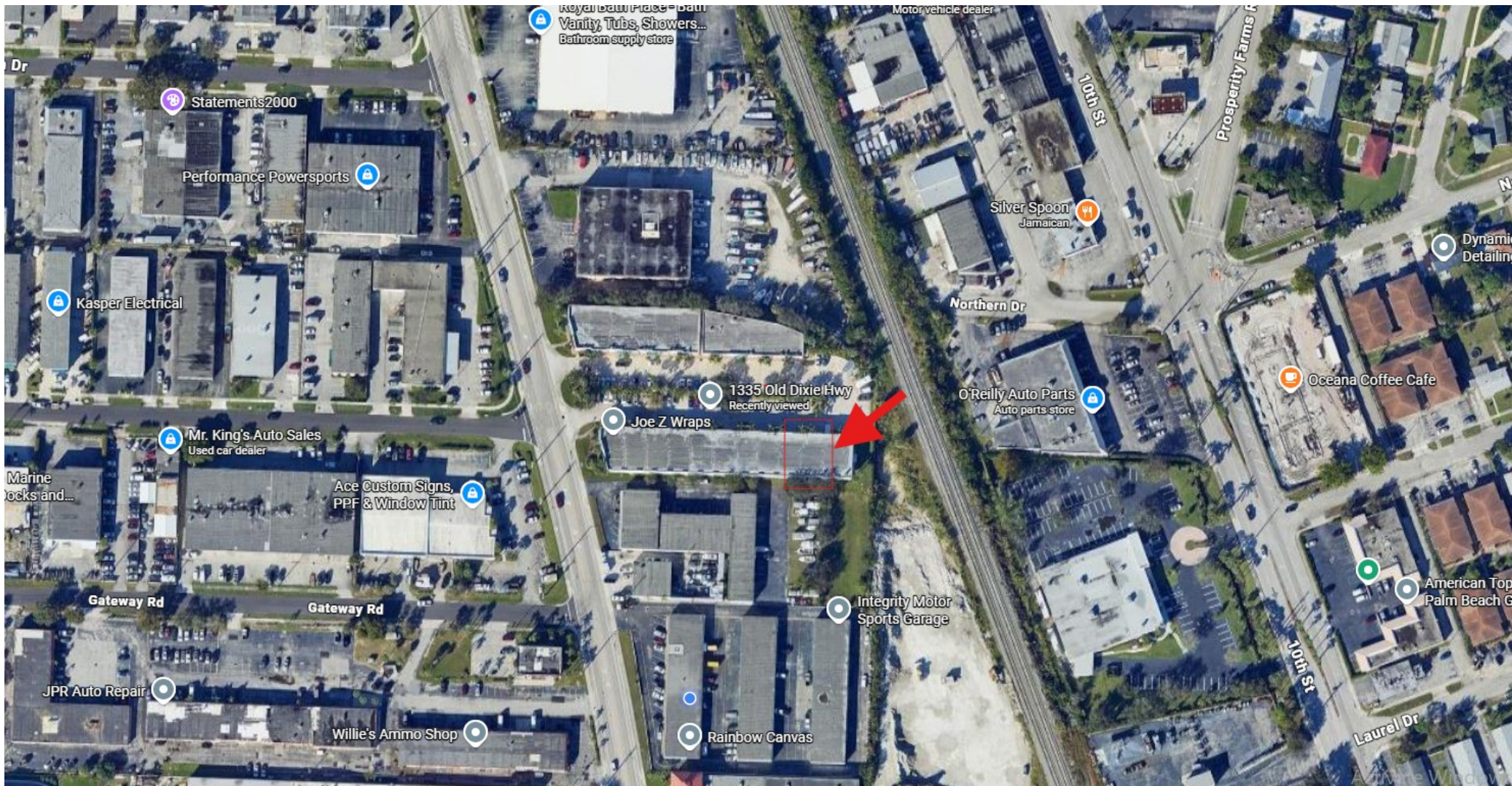
I, Adam Leonardo, have read and understand the regulations above regarding cost recovery.

the regulations above regarding cost recovery.

Owner Signature Date _____ Property _____

<u>Owner</u>	<u>Mailing Address</u>	<u>City</u>
Elizabeth Skelton Revocable Trust	15865 92nd Way N	Jupiter
Old Dixie RE LLC	1233 Old Dixie Highway Ste 4	Lake Park
Valshep1183 LLC	1183 Old Dixie Highway	Lake Park
JS 1220 10th Street LLC	701 US Highway 1 Ste 402	North Palm Beach
Lake Park Investments LLC	215 N Federal Highway	Boca Raton
Catanzaro Dennis	9432 SE Little Club Way S	Tequesta
R&K 10th Court LLC	301 52nd St	West Palm Beach
Chittam Roswell LLC	PO Box 1797	Stuart
Kelsey Industrial LLC	696 NE 125th St	Miami
Romero Mildred G Trust	145 Meadow Ln	Sautee Nacoochee
Gordon & Partners	1320 Old Dixie Highway	Lake Park
Facility Solutions Group Inc.	4401 W Gate Blvd Ste 310	Austin
JB Parasmo LLC	685 Hermitage Circle	Palm Beach Gardens
Westwind Properties LLC	1307 S Killian Drive	Lake Park
1416 10th Court LLC	1416 10th Ct	Lake Park

<u>State</u>	<u>Zip Code</u>
FL	33478
FL	33403
FL	33403
FL	33408
FL	33432
FL	33469
FL	33407
FL	34995
FL	33161
GA	30571
FL	33403
TX	78745
FL	33410
FL	33403
FL	33403



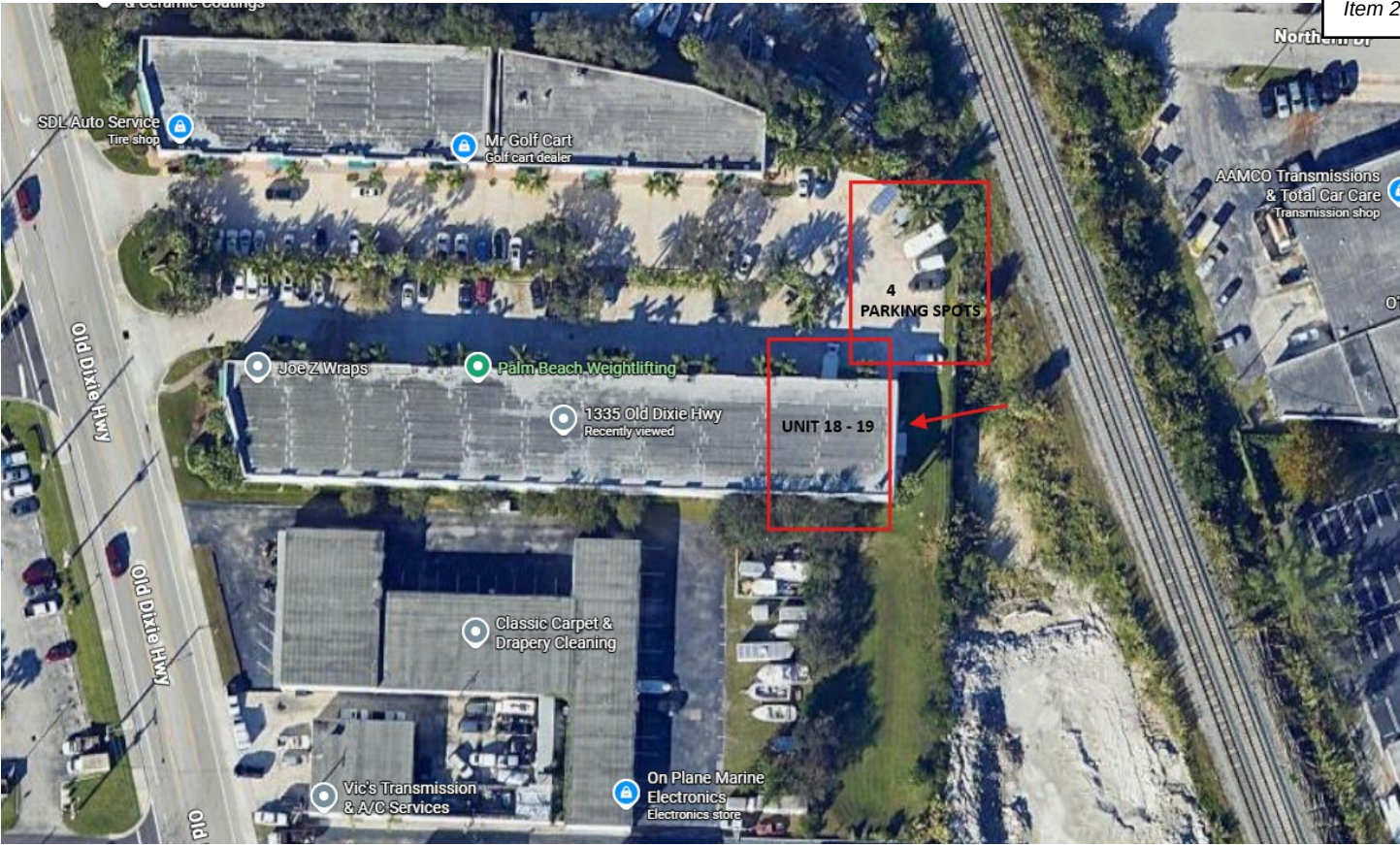
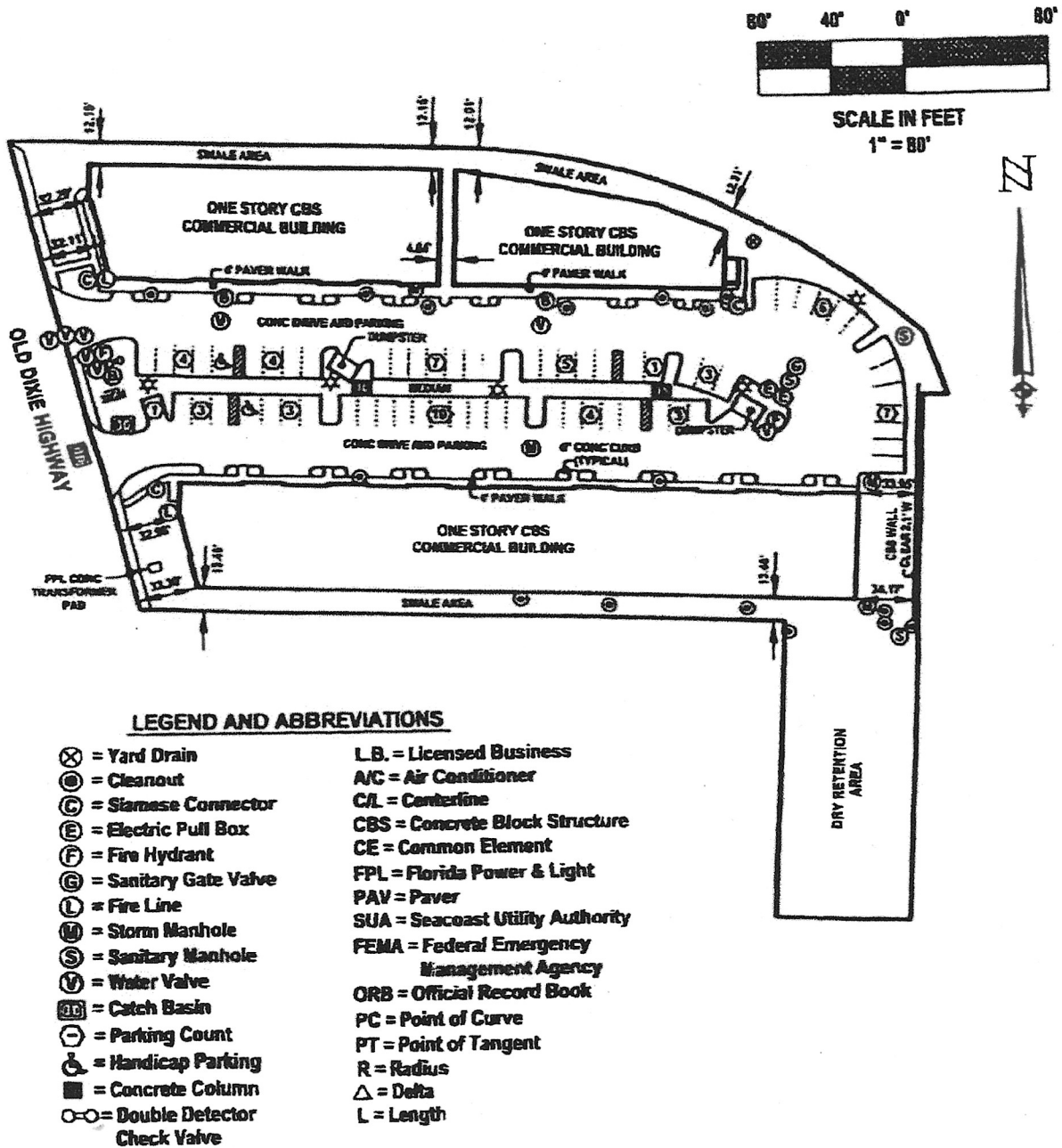


EXHIBIT "A"

KELSEY STATION, A COMMERCIAL CONDOMINIUM



GRAPHIC DESCRIPTION OF IMPROVEMENTS



THIS INSTRUMENT WAS PREPARED BY:
 IN THE OFFICES OF DONALD D. DANIELS, INC.
 FLORIDA CERTIFICATE L.B. NO. 4165
 725 NORTH A1A SUITE C111
 JUPITER, FL 33477 PHONE (561) 747-9894

DONALD D. DANIELS
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA CERTIFICATE NO. 2608

SCALE: 1"=80'

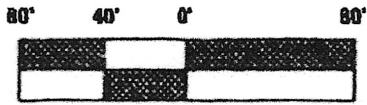
DWG. NUMBER: 02-047.16

DATE: 08/13/2007

Page 1 of 2

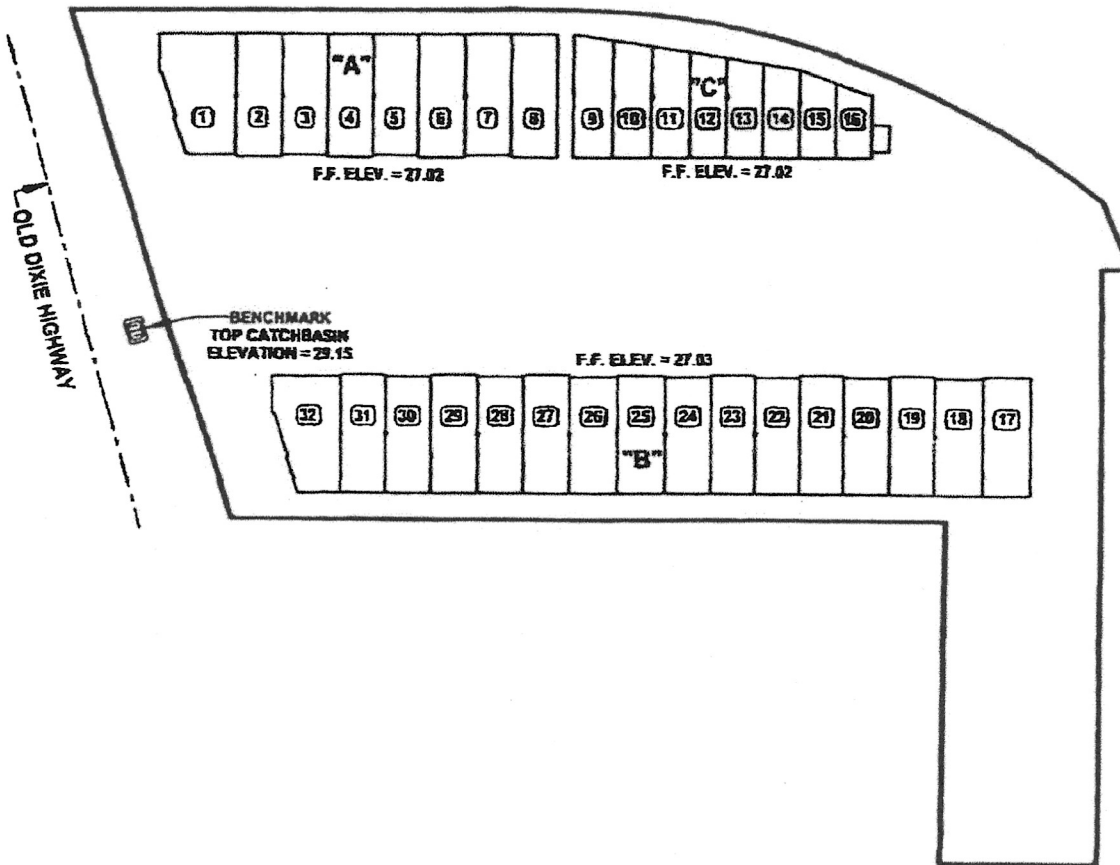
Seller's Initial _____
 Buyer's Initial _____

EXHIBIT "A" **KELSEY STATION, A COMMERCIAL CONDOMINIUM**



SCALE IN FEET
1" = 80'

F.F. ELEV. = FINISH FLOOR ELEVATION
"A" = BUILDING NUMBER TYPICAL



UNIT PLOT PLAN

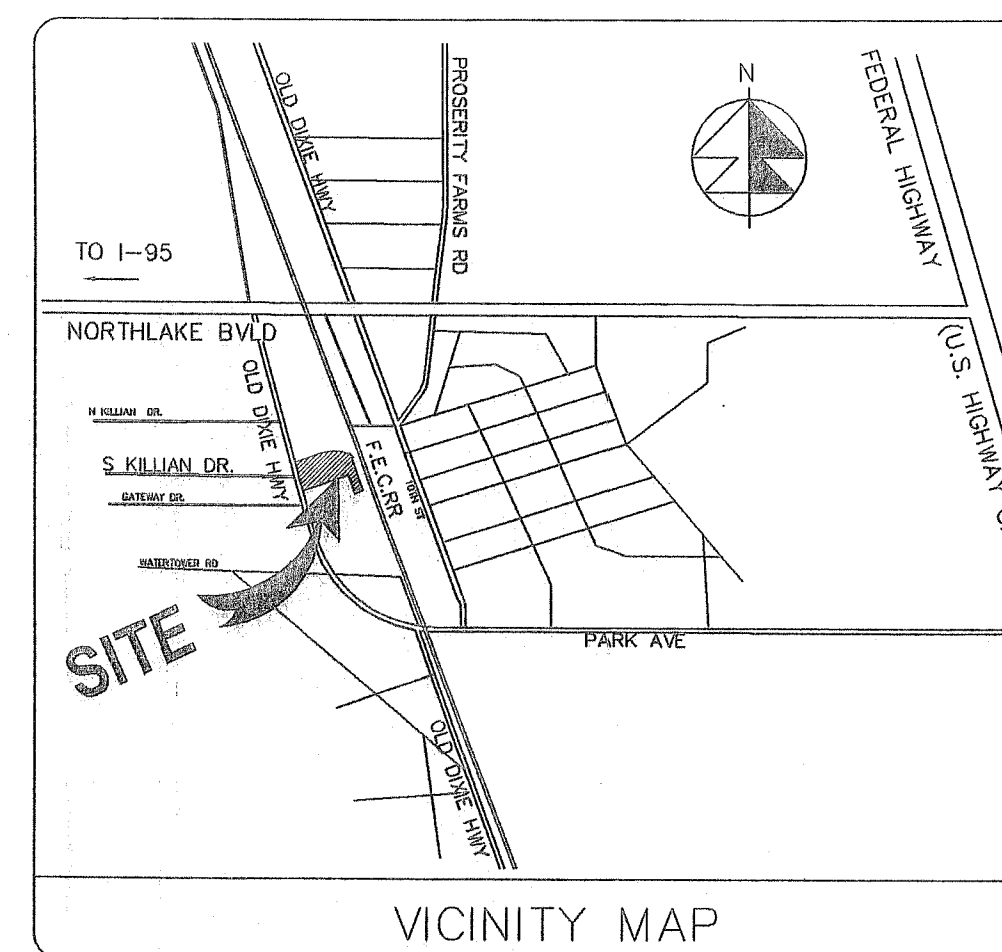
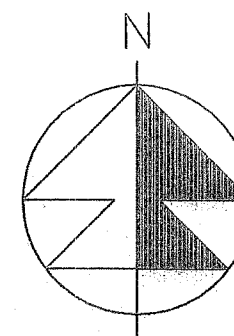
	THIS INSTRUMENT WAS PREPARED BY: IN THE OFFICES OF DONALD D. DANIELS, INC. FLORIDA CERTIFICATE L.B. NO. 4165 725 NORTH A1A SUITE C111 JUPITER, FL 33477 PHONE (561) 747-9894	DONALD D. DANIELS PROFESSIONAL SURVEYOR & MAPPER FLORIDA CERTIFICATE NO. 2808	SCALE: 1"=80'
			DWG. NUMBER: 02-047.16
			DATE: 08/13/2007

Page 2 of 2

Seller's Initial _____
 Buyer's Initial _____

NOTES:

1. ALL HC RAMPS SHALL BE CONSTRUCTED IN ACCORD W/ FL ADA REQ'S, FBC 11.4.8, & FOOT INDEX 304.
2. ALL YARD DRAINS SHALL BE 12" PVC PER FOOT INDEX #282.
3. CONSTRUCT SILT FENCE AROUND PERIMETER PER FOOT INDEX #102.
4. ALL INLETS IN PAVEMENT AREA SHALL HAVE TRAFFIC BEARING GRATES.

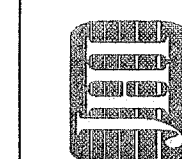


REVISIONS

9/12/05	REV	PER	CLT
1/9/06	REV	PER	PBC
1/25/06	REV	PER	SUA
2/14/06	REV	PER	PBC
3/20/06	REV	PER	PBC
7/20/06	REV	PER	PBC

Jeff H. Iravani, Inc.
Consulting Engineers

1934 COMMERCE LANE, SUITE 5
JUPITER, FLORIDA 33458
TEL: (561) 575-6030
FAX: (561) 575-6088
jhi@jalsouth.net



Kelsey Station

Lake Park, Florida

SEAL

JEFF H. IRAVANI, PE
FLA REG # 33155
COAN 406896
JOB NO.
0504-869
SHEET NO.
C-3

DONALD D. DANIELS
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 2608

DATE OF SURVEY: August 22, 2007

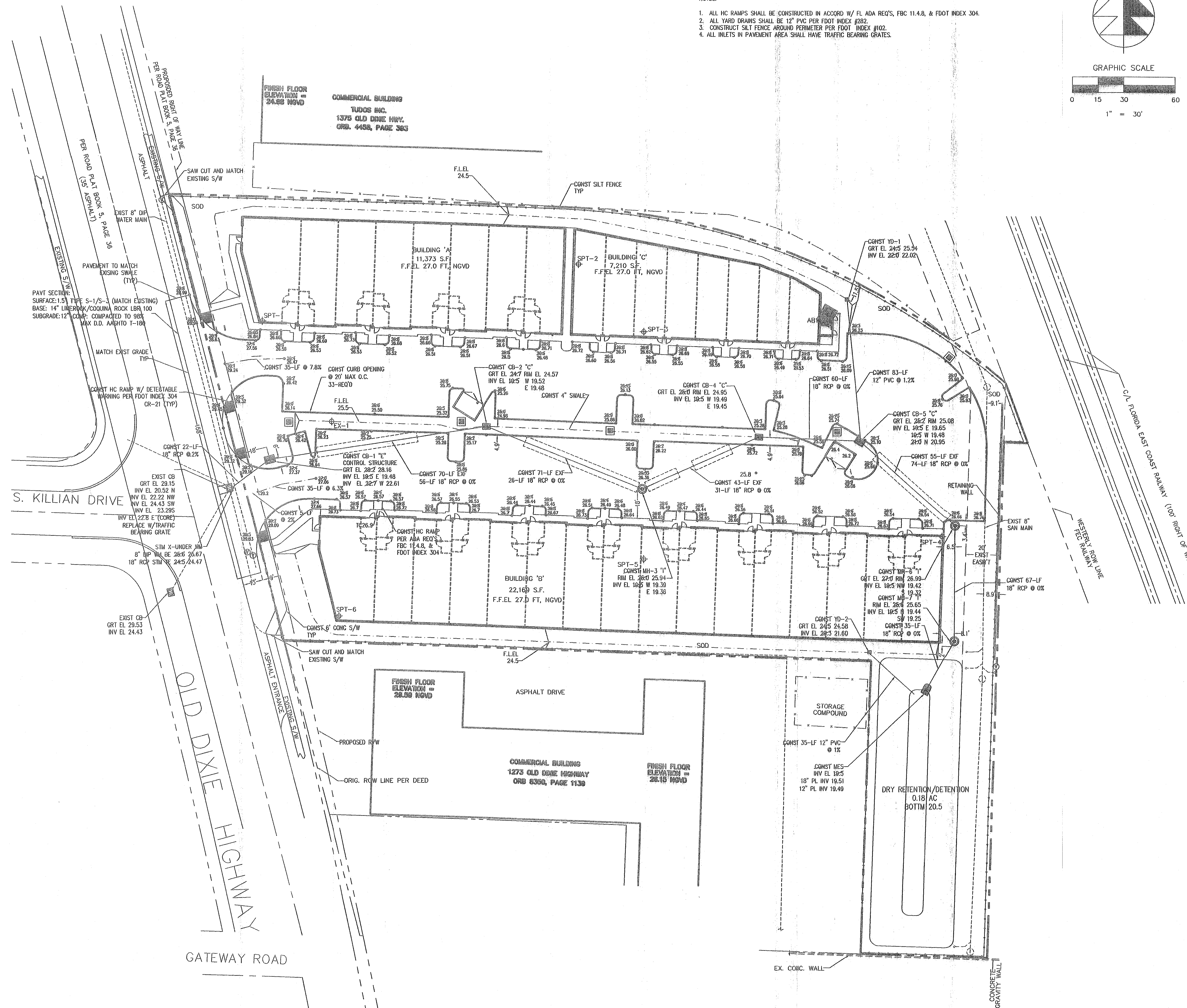
D DONALD D. DANIELS, INC.
CONSULTING SURVEYORS & MAPPERS
Florida Certificate LB No. 4165
725 North A1A, Suite C-111
Jupiter, Florida 33477
Telephone: (561) 747-8894
Fax: (561) 747-8895

AS BUILT - GRADING, PAVING & DRAINAGE
(KELSEY STATION) 1100 OLD DIXIE HIGHWAY
LAKE PARK, FLORIDA 33403

REFERENCE: 20/42/43
OFFICE: DAO
CHECKED:

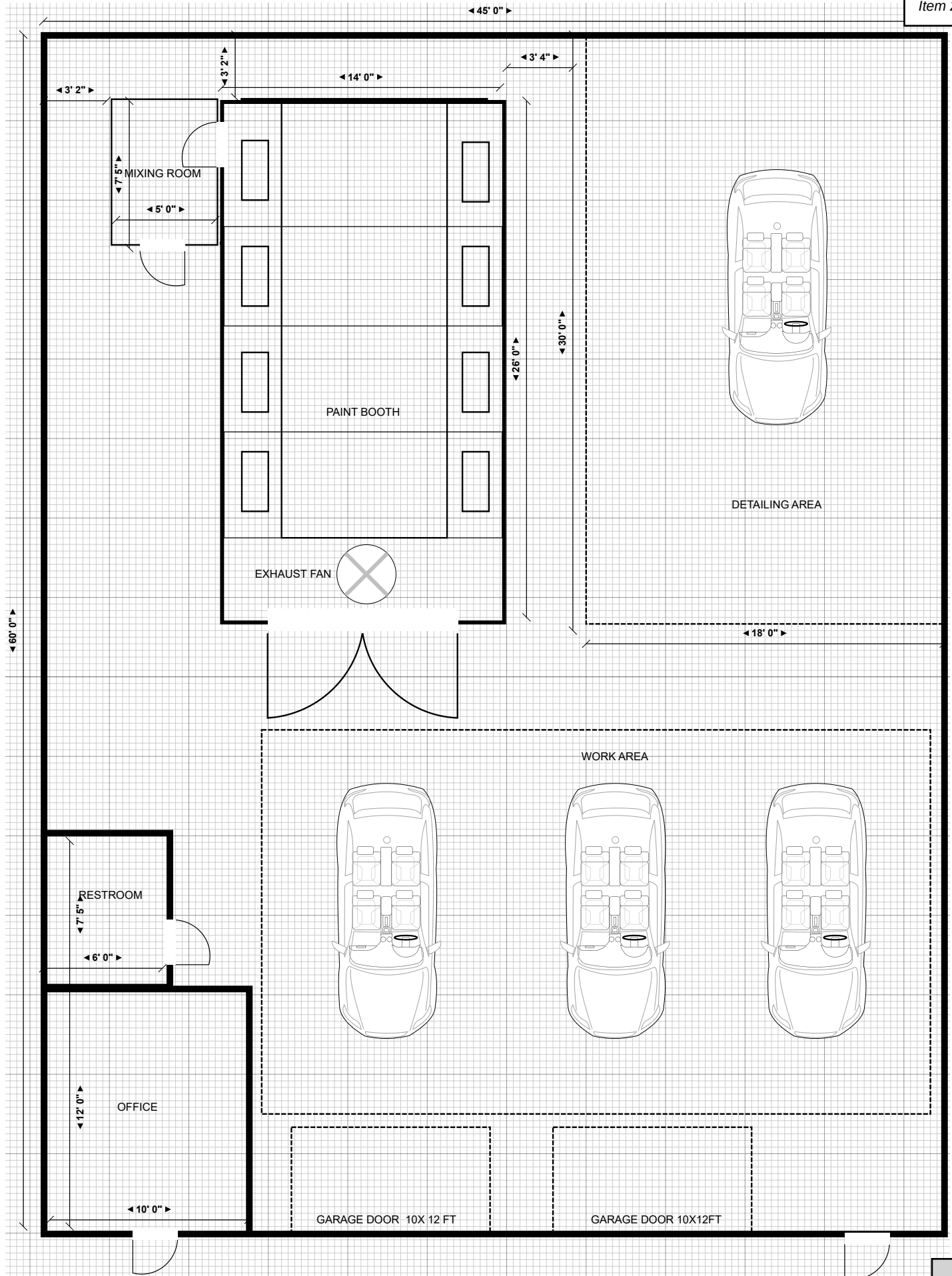
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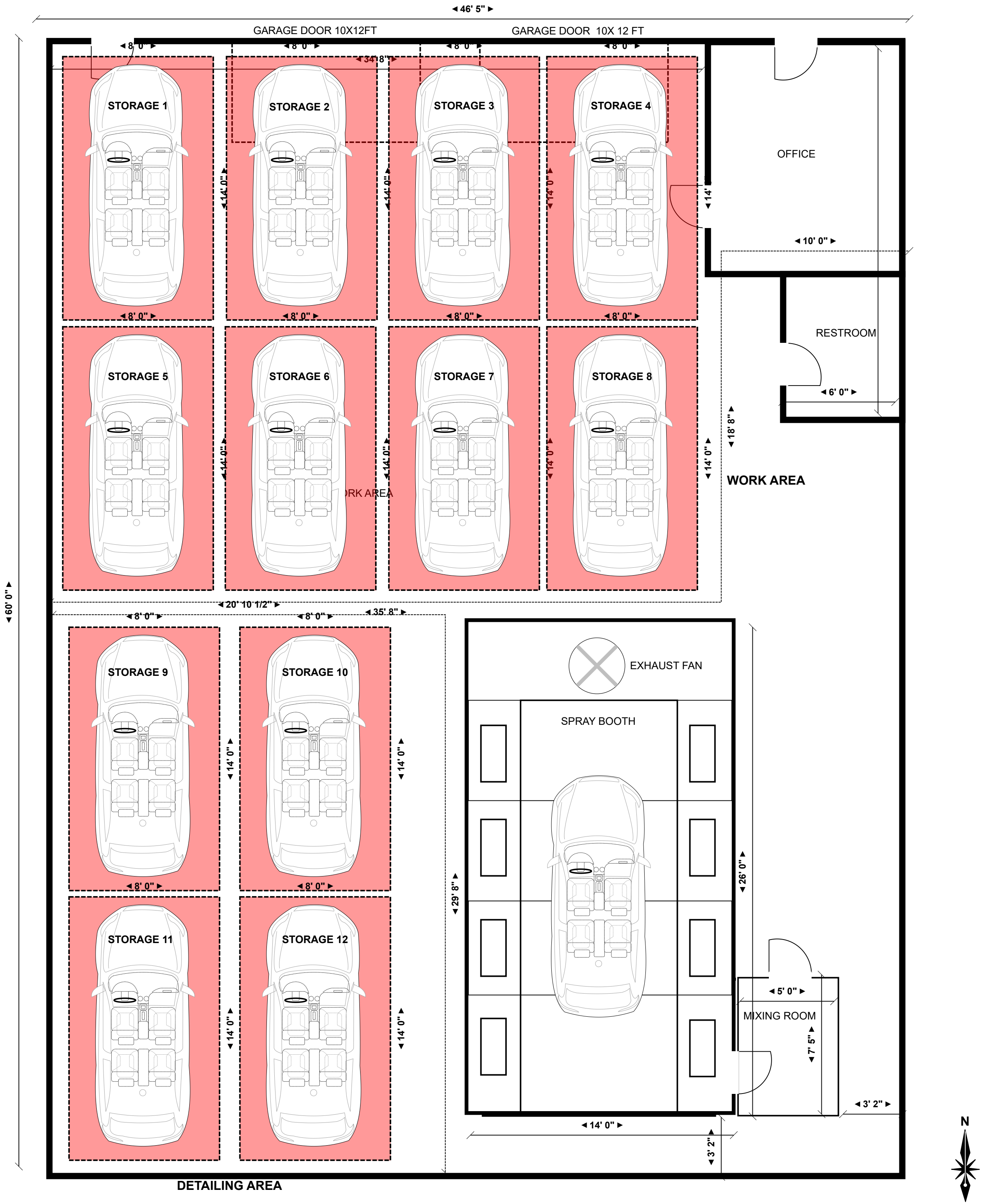
SCALE: 1" = 30'
DWG. NUMBER: 02-047.38
SHEET 1 OF 1



LEGEND	
19.7	PROP PAVT EL
19.7	EXIST EL
*	CONTRACTOR TO FIELD VERIFY
INV EL	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BC	BOTTOM OF CURB
BE	BOTTOM EL
TC	TOP OF CURB
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
WS	WATER SERVICE
FM	FORCE MAIN
WW	WASTEWATER GRAVITY
FMH	FIRE MAIN
GV	GATE VALVE
GV	GATE VALVE
GV	SIAMSE CONN.
GV	CHECK VALVE
GV	DOUBLE DETECTOR
GV	CHECK VALVE
WM	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
SP	SAMPLE POINT
MES	METERED END SECTION
F.F.E.L	FIN FLOOR ELEV
TOB	TOP OF BANK
TOS	TOP OF SLOPE
TOC	TOP OF CONCRETE
TV	TAPPING VALVE
CO	CLEANOUT
CO	BORING NO. AND LOCATION
EASMT	EASEMENT

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
CALL SUNSHINE
NOTIFICATION CENTER





GENERAL NOTES: 1. Every storage has a measure of 14 ft x 8 ft 2. This facility provides interior storage for up to ten (10) customer vehicles. A minimum of eight (8) vehicles can be accommodated entirely within the building at all times. Customer vehicles awaiting repair or refinishing will be stored indoors. Exterior parking is intended primarily for employees and temporary customer drop-off/pick-up.	
PARKING SPOT AVAILABILITY (12 SPOTS INSIDE UNIT - 4 SPOTS OUTSIDE) BERLIN AUTOTECH LLC 1335 OLD DIXIE HWY, UNITS 18-19 LAKE PARK, FL 33403	
REVISIONS:	SCALE: 1/4" = 1'-0
SHEET 1 OF 1	DATE SURVEY: 07/06/2026

















BERLIN AUTOTECH LLC APPLICANT'S STATEMENT OF INTEREST

To: Town of Lake Park Community Development Department

Berlin AutoTech LLC respectfully submits this Statement of Interest in support of its application for a Special Exception approval for a boutique automotive repair and refinishing facility with an enclosed spray booth serving low volume of luxury, exotic, collector, and premium vehicles.

The applicant has entered into a lease agreement for the commercial property located at 1335 Old Dixie Highway, Unit 18-19, Lake Park, Florida, and seeks approval to operate a specialized automotive refinishing and repair facility within the existing commercial building. The proposed use will provide high-quality automotive refinishing, restoration, paint correction, detailing, and repair services in a professional environment designed to meet all applicable building, fire, environmental, and life-safety requirements.

Berlin AutoTech LLC is committed to maintaining the property in a clean, professional, and attractive condition and operating in a manner that is compatible with neighboring businesses and consistent with the Town of Lake Park Comprehensive Plan. The proposed use represents a significant investment in the property, supports local economic development, creates skilled employment opportunities, and contributes to the productive reuse of commercial space within the Town.

The applicant believes the proposed use is compatible with surrounding commercial and industrial properties and will not adversely affect neighboring properties, public facilities, traffic circulation, property values, or the general welfare of the community. All operations will comply with applicable local, state, and federal regulations, as well as any conditions imposed as part of the Special Exception approval process.

Accordingly, Berlin AutoTech LLC respectfully requests approval of the Special Exception application and appreciates the Town's consideration of this request.

Respectfully Submitted,



Hans Schenk
Managing Member
Berlin Autotech LLC

Date: 06/29/2026

Prepared by and return to:

Richard D. Percic, Esquire
 Jeck, Harris, Raynor & Jones, P.A.
 790 Juno Ocean Walk, Suite 600
 Juno Beach, FL 33408-1121

Telephone: (561) 713-2094

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed is made this 8th day of August, 2022, between KELSEY PROPERTIES, L.L.C., a Florida limited liability company, whose post office address is 501 Maplewood Drive, Jupiter, FL 33458, "**Grantor**", and 1335 OLD DIXIE HIGHWAY LLC, a Florida limited liability company, whose post office address is 1202 Troy Schenectady Road, Building #3, Latham, NY 12110, "**Grantee**":

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, limited liability companies, trusts and trustees)

Witnesseth, that Grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in Palm Beach County, Florida, to-wit (the "**Property**"):

Units 1 through 6, inclusive, and Unit 8, Building A, Units 17 through 32, inclusive, Building B, and Units 11 through 16, inclusive, Building C, of KELSEY STATION, A COMMERCIAL CONDOMINIUM, according to the Declaration of Condominium thereof, recorded in Official Records Book 22160, Page 1154, and all exhibits and amendments thereof, Public Records of Palm Beach County, Florida.

Parcel ID Numbers:

Building A Units: 36-43-42-20-37-001-0010; 36-43-42-20-37-001-0020; 36-43-42-20-37-001-0030; 36-43-42-20-37-001-0040; 36-43-42-20-37-001-0050; 36-43-42-20-37-001-0060; 36-43-42-20-37-001-0080;

Building B Units: 36-43-42-20-37-002-0170; 36-43-42-20-37-002-0180; 36-43-42-20-37-002-0190; 36-43-42-20-37-002-0200; 36-43-42-20-37-002-0210; 36-43-42-20-37-002-0220; 36-43-42-20-37-002-0230; 36-43-42-20-37-002-0240; 36-43-42-20-37-002-0250; 36-43-42-20-37-002-0260; 36-43-42-20-37-002-0270; 36-43-42-20-37-002-0280; 36-43-42-20-37-002-0290; 36-43-42-20-37-002-0300; 36-43-42-20-37-002-0310; 36-43-42-20-37-002-0320;

Building C Units: 36-43-42-20-37-003-0110; 36-43-42-20-37-003-0120; 36-43-42-20-37-003-0130; 36-43-42-20-37-003-0140; 36-43-42-20-37-003-0150; and 36-43-42-20-37-003-0160.

Subject to: property taxes for the year 2022 and subsequent years; covenants, restrictions and public utility easements of record; existing zoning and governmental regulations, provided that the encumbrances of record do not render title unmarketable.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

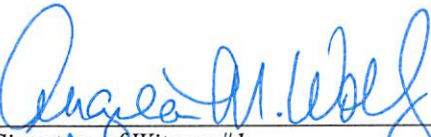
To Have and to Hold, the same in fee simple forever.

And Grantor hereby covenants with Grantee that: (a) Grantor is lawfully seized of the Property in fee simple; (b) Grantor has good right and lawful authority to sell and convey the Property; and (c) Grantor hereby fully warrants the title to the Property and will defend the Property against the lawful claims of all persons claiming by, through or under Grantor.

In Witness Whereof, a duly authorized Manager of Grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

KELSEY PROPERTIES, L.L.C., a Florida limited liability company



Signature of Witness #1

Angela M. Wolf

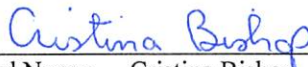
Printed Name of Witness #1



Signature of Witness #2

Edward Proenza

Printed Name of Witness #2

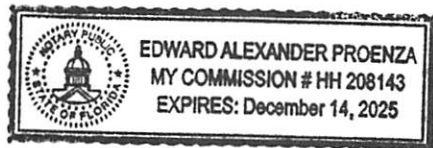
By: 
Printed Name: Cristina Bishop
Title: Manager

Address: 501 Maplewood Drive
Jupiter, FL 33458

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing Special Warranty Deed was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 8th day of August, 2022, by Cristina Bishop as Manager of KELSEY PROPERTIES, L.L.C., a Florida limited liability company, on behalf of the company. Cristina Bishop ☐ is personally known to me or ☐ produced a driver's license as identification.

[Notary Seal]




Notary Public – State of Florida

Printed Name: Edward Proenza

My Commission Expires: 12/14/2025

CONSENT FORM**FROM PROPERTY OWNER AND DESIGNATION OF AUTHORIZED AGENT:**

Before me, the undersigned authority, personally appeared IN FRONT OF ME, who, being by me first duly sworn, on Oath deposed and says:

1. That he/she is the fee simple title owner of the property described in the attached Legal Description;
2. That he/she is requesting Special Exception Review in the Town of Lake Park, Florida;
3. That he/she is appointed _____ to act as authorized on his/her behalf to accomplish the above Project.

Property Owner Name: 1335 Old Dixie Highway LLC

Property Owner Signature

By: Name/Title

622 Troy Schenectady Rd

Latham, NY 12110

Street Address

City, State, Zip Code

518-783-4090

Telephone Number

Fax Number

Ahmed@rgrosetti.com

E-Mail Address

Sworn and Subscribed before me on this 30TH day of JUNE, 2026

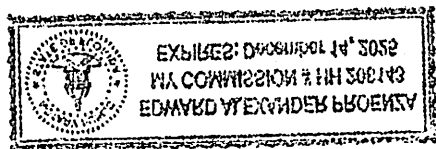
Kateri Waukau

NOTARY PUBLIC

MY COMMISSION EXPIRES:

7/13/2027

KATERI WAUKAU
Notary Public, State of New York
Qualified in Saratoga County
Registration No. 01WA0011137
Commission Expires July 13, 2027



PUBLIC NOTICE TOWN OF LAKE PARK NOTICE OF PUBLIC HEARINGS

BE ADVISED THE PLANNING & ZONING BOARD OF THE TOWN OF LAKE PARK, FLORIDA WILL CONDUCT A PUBLIC MEETING AT 535 PARK AVENUE TO CONSIDER THE AGENDA ITEM LISTED BELOW ON MONDAY, AUGUST 3, 2026 AT 6:30 PM, OR AS SOON THEREAFTER AS CAN BE HEARD. A QUORUM OF THE PLANNING & ZONING BOARD OF THE TOWN OF LAKE PARK, FLORIDA WILL CONVENE AND PUBLIC PARTICIPATION WILL OCCUR IN-PERSON AT TOWN HALL.

THE TOWN COMMISSION WILL ALSO CONDUCT A QUASI-JUDICIAL MEETING AT 535 PARK AVENUE, LAKE PARK, TO CONSIDER THE AGENDA ITEM LISTED BELOW ON WEDNESDAY, SEPTEMBER 2, 2026 AT 6:30PM, OR AS SOON THEREAFTER AS CAN BE HEARD. (TENTATIVE DATE, PLEASE MONITOR <https://lakepark-fl.municodemeetings.com> FOR ANY CHANGES). A QUORUM OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK WILL CONVENE AND PUBLIC PARTICIPATION WILL OCCUR IN-PERSON AT TOWN HALL.

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

Records related to these items may be inspected by contacting the Community Development Department at 561-881-3320, or by emailing Anders Viane at aviane@lakeparkflorida.gov. If a person decides to appeal any decision made by the Planning and Zoning Board or Town Commission with respect to any hearing, they will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. For additional information, please contact Vivian Mendez, Town Clerk at 561-881-3311.

Town Clerk: Vivian Mendez

PUB: The Palm Beach Post – Friday July 24, 2026



Notification of Public Meetings

7/24/2026

Dear Property Owner:

You are receiving this notice of public meetings because you are the legal owner of record for property that is located within 300 feet of the subject property discussed in this correspondence. The public meetings listed herein are being held to hear the application described below the AGENDA ITEM portion of this letter.

Should you wish to attend the meetings or comment on the application please take note of the date, time, and the instructions for attending and commenting detailed below. If you do not wish to attend the meetings and do not have any comments, you may disregard this notice.

**PUBLIC NOTICE
TOWN OF LAKE PARK
NOTICE OF PUBLIC HEARING AND QUASI-JUDICIAL PUBLIC HEARING**

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AGENDA ITEM

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PCN: 36-43-42-20-37-002-0190

PUBLIC HEARINGS

MEETING: PLANNING AND ZONING BOARD
LOCATION: 535 PARK AVENUE, LAKE PARK, FL. 33403.
DATE: MONDAY AUGUST 3, 2026
TIME: 6:30 P.M.

MEETING: TOWN COMMISSION (QUASI-JUDICIAL) – *TENTATIVE, MAY CHANGE (SEE TOWN WEBSITE)*
LOCATION: 535 PARK AVENUE, LAKE PARK, FL. 33403.
DATE: WEDNESDAY SEPTEMBER 2, 2026
TIME: 6:30 P.M.

LOCATION MAP

