



**TOWN OF LAKE PARK
COMMUNITY DEVELOPMENT DEPARTMENT**

APPLICATION FOR SPECIAL EXCEPTION REVIEW

Applicant/Agent: Andrew M Johnson

Address: 1400 10th Court Lake Park, FL 33403

Telephone: 561-889-8130

Fax: N/A

E-mail : info@benttreestudio.com

☒ Owner

☐ Agent (Attach Agent Authorization Form)

Owner's Name Dennis and Diane Catanzaro
(if not Applicant):

Address: 9432 SE Little Club Way S Tequesta, FL 33469

Telephone: 561-346-5139

Fax:

E-Mail : rockete33a@gmail.com

Property Location: 1400 10th Court Lake Park, FL 33403

Legal Description: Lake Park ADD NO 2 LT 12 BLK 132

Property Control 36-43-42-20-04-132-0120
Number:

Future Land Use: Mixed Commercial and
Light Industrial

C4-C4 Business
District (36-Lake
Park)

Acreage:	0.35	Square Footage of Use:	4800
Proposed Use:	4800 - WAREH/DIST term		

Zoning/Existing Use of Adjacent Properties: C4 Bus. District

North: C2 Shore Mariner Upholstery
1408 10th Court

South: AAMCO Transmissions

East: Silver Spoon

West: Railroad

APPLICATION REQUIREMENTS:

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

Bent Tree Studio prides itself on providing handmade, locally crafted custom furniture and cabinetry. Our goal is inline with the Town's goal by ensuring we provide the highest services to our community at large, but on a small personalized scale. The custom woodworking, and light cabinet manufacturing, aligns directly with the Town's current purpose and intent for the C-4 Business district in which we believe will create a vibrant community.

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.
-

Bent Tree Studio is designed to be a place where customers can see their custom furniture being crafted by simply walking in the door. The current zoning aligns with our mission to allow customers to be a part of the design and build process. The studio using traditional woodworking tools to craft custom products, with focus on details and quality. All items are custom made to order.

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.

We are currently surrounded by an array of different small scale custom service and trade shops. We are all like-minded in our effort to provide quality work for the community. One shop adjacent to our location provides custom marine upholstery, another provides automotive repairs, a garden store, law mower repair, and lastly, across the street, is a local Jamaican restaurant, Silver Spoon. Our current location backs up to the railroad tracks. Our hours of operation fall in line with the local shops and our doors are open for business from 8:00 am to 5:00pm.

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.

We are currently the only business offering locally crafted custom furniture and cabinetry on 10th Court. There are a few other cabinet shops located within a mile radius, west of the railroad tracks.

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.

(a) Bent Tree Studio currently has 4-5 full time employees on site.
(b) Our noise is consistent with the surrounding area of various repair shops, using light machinery and tools to complete jobs.
(c) There will not be no disruption of traffic based on our 4-5 employees on site. Delivery of materials are received in the rear of the building behind a covered fenced.

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.

Bent Tree Studio intends to operate out of 1400 10th Court. The building has been around since roughly 1963. Over the years various businesses have used this space. Bent Tree Studio will not impact or change the light, air, or property values to the current surrounding businesses. In fact we believe, bringing in a small scale furniture and cabinet shop can only help contribute to the growing vibrant area. Bent Tree Studio has proposed new landscape planters (4) and a pedestrian bike rack on the south side of the building, along with exterior painting.

Please provide the following:

1. Fees:
 1. Special Exception Fees:

Structure Size:
0 - 14,999 sq. ft. = \$1,500.00
+ 15,000 sq. ft. = \$3,000.00
 2. Minimum Initial Escrow Fee: \$1,500.00

Advertising costs:
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.
2. Property Owners List: 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.
3. Location Map
4. Site Plan, Landscape Plan Architectural Plans
 - A. Site plan drawn to scale indicating:
 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
 - B. Landscape Plan showing proposed improvements, to scale
 - C. Architectural plans including floor plan and building elevations, to scale
5. Site Survey: 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.
6. Applicants statement: On the Applicants letterhead please provide a statement of interest in the property.
7. Warranty Deed: A Warranty Deed with an affidavit from the Applicant stating that the Deed represents the current ownership.

8. Traffic Analysis: A Traffic Impact Analysis, if required by the Town Engineer or Staff.

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

STAFF REVIEW: SUBMIT ONE COMPLETE SET IN HARD COPY AND 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
a t 5 6 1 - 8 8 1 - 3 3 2 0 .

9/13/21

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

Property Owner Signature

Date