



**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](mailto: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](mailto: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 Cout	South:	AAMCO Transmissons
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

**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 561-881-3318.

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

\_\_\_\_\_  
Property Owner Signature    Tenant

4/28/25

\_\_\_\_\_  
Date





**TOWN OF LAKE PARK  
COMMUNITY DEVELOPMENT DEPARTMENT**

**AGENT AUTHORIZATION FORM**

**Owner(s) of Record:**

Dennis Catanzaro & Diane L Catanzaro

**BEFORE ME, the undersigned authority, personally appeared:**

Dennis Catanzaro

**Property Owner Name**

**Who first being duly sworn upon Oath and personal knowledge state they are the Owner(s) of Record of the following described real property:**

the street address of which is 1400 10th Ct

**AND DO HEREBY DESIGNATE:**

**Name:** ANDREW Johnson

**Address:** 1400 10th Ct

**Telephone:** 561-889-8130

**E-mail Address:** benttreestudio.com  
INFO@

**To act as Authorized Agent, to file Applications and papers with the Town of Lake Park, and to represent Owner(s) of Record at any Public Hearing regarding the property of interest.**

Dennis Catanzaro

**Owner of Record Signature**

**Owner of Record Signature**

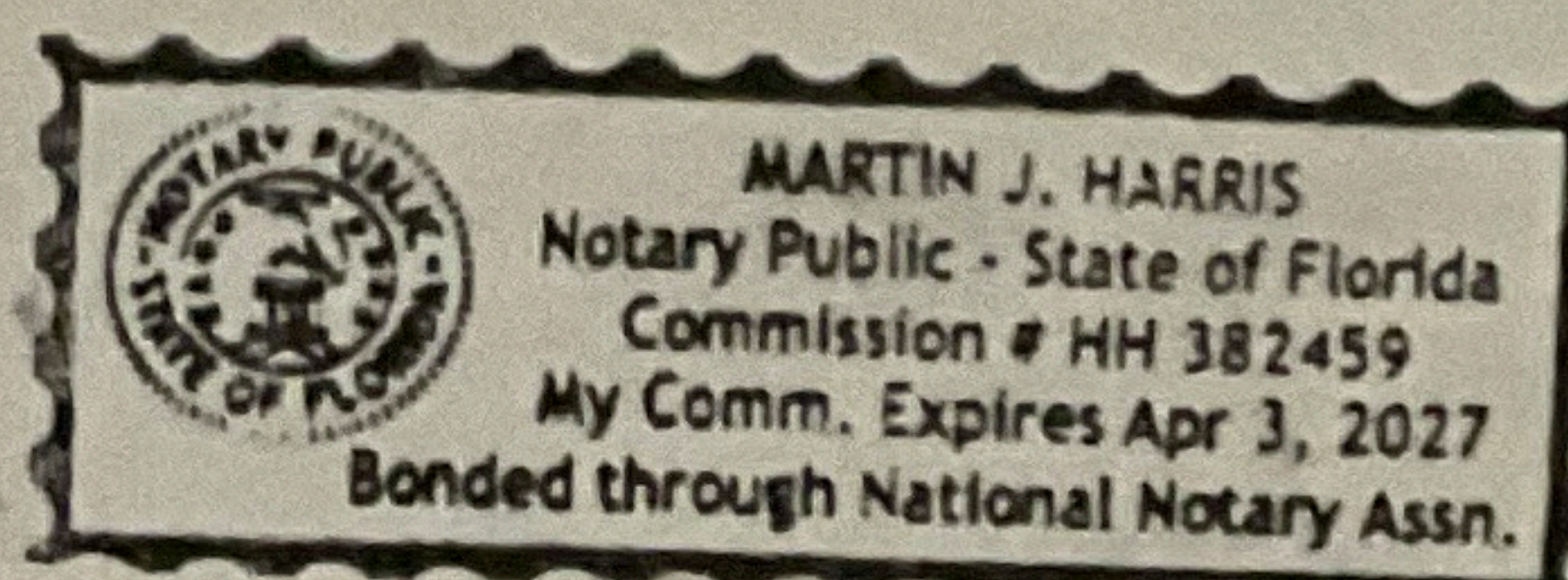
**STATE OF FLORIDA  
COUNTY OF PALM BEACH**

[Signature]  
**NOTARY PUBLIC**

04/17/25

Known to ME

**NOTARY STAMP**





-

## **Bent Tree Studio**

Bent Tree Studio provide design, fabrication, and project management services in the fields of studio furniture, yacht restoration, product design, and custom cabinetry. A flexible and innovative company, that delivers creative solutions on challenging projects.

As a design / build Studio our fundamental goal is quality without compromise, a good working relationship with client and above all else and the enjoyment in the process. Bent Tree Studio distinctive approach of mixing both traditional and non-traditional techniques and materials- that emphasize sustainable practices, authentic materials, and extraordinary workmanship. Bent Tree Studio prides itself on providing handmade, locally crafted custom furniture and cabinetry.



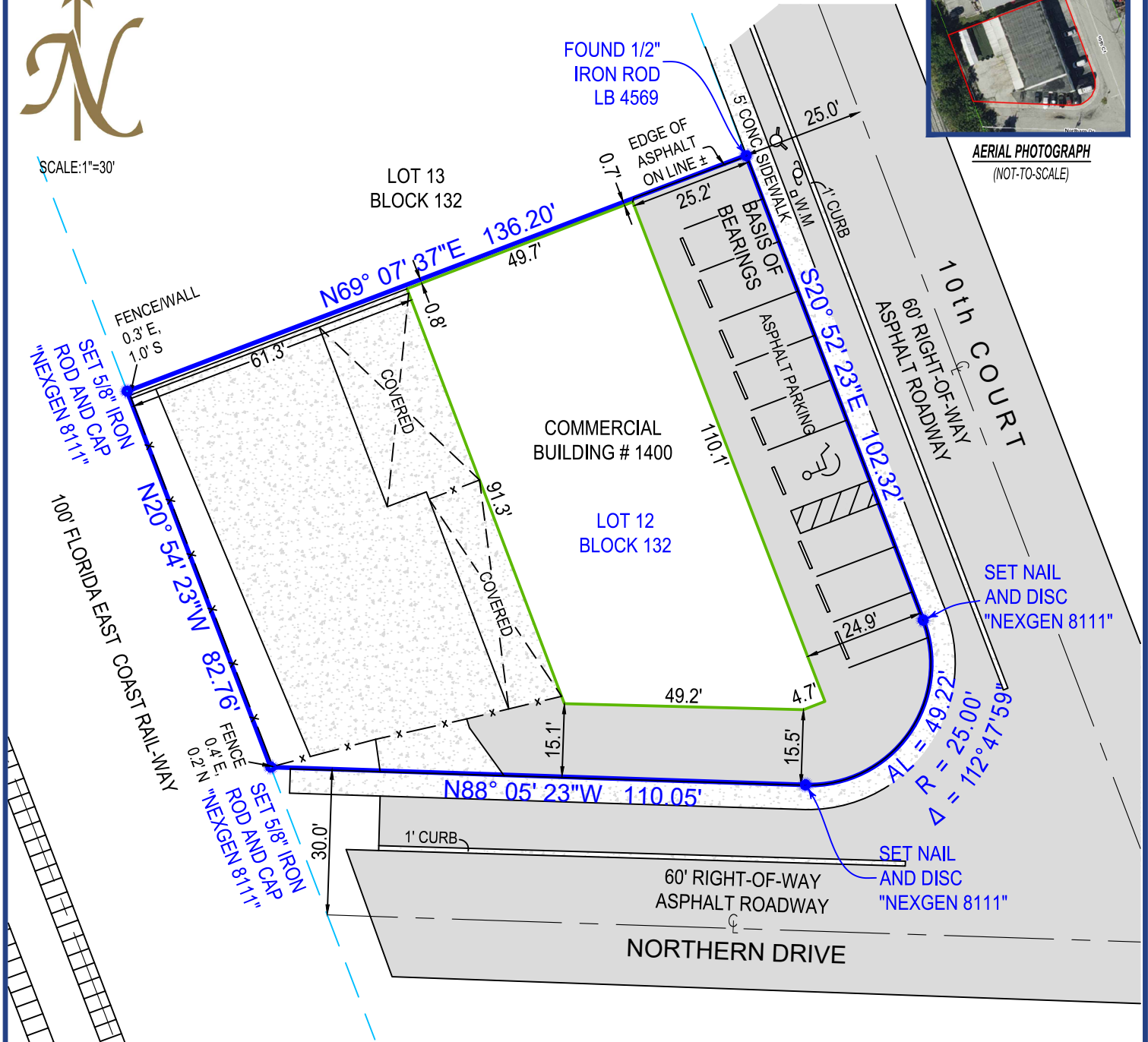
# 1400 10TH COURT, LAKE PARK FL 33403



SCALE: 1"=30'



AERIAL PHOTOGRAPH  
(NOT-TO-SCALE)



- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED














SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

**LEGAL DESCRIPTION OF: 1400 10TH CT, LAKE PARK, FL, 33403**  
LOT 12, BLOCK 132 OF ADDITION NO. 2 TO THE TOWN OF LAKE PARK, FLORIDA, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 25, PAGE 214.

**CERTIFIED TO:**  
ANDREW JOHNSON

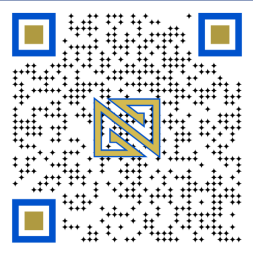
**FLOOD ZONE:**  
12099C0387F  
ZONE: X  
EFF: 10/05/2017

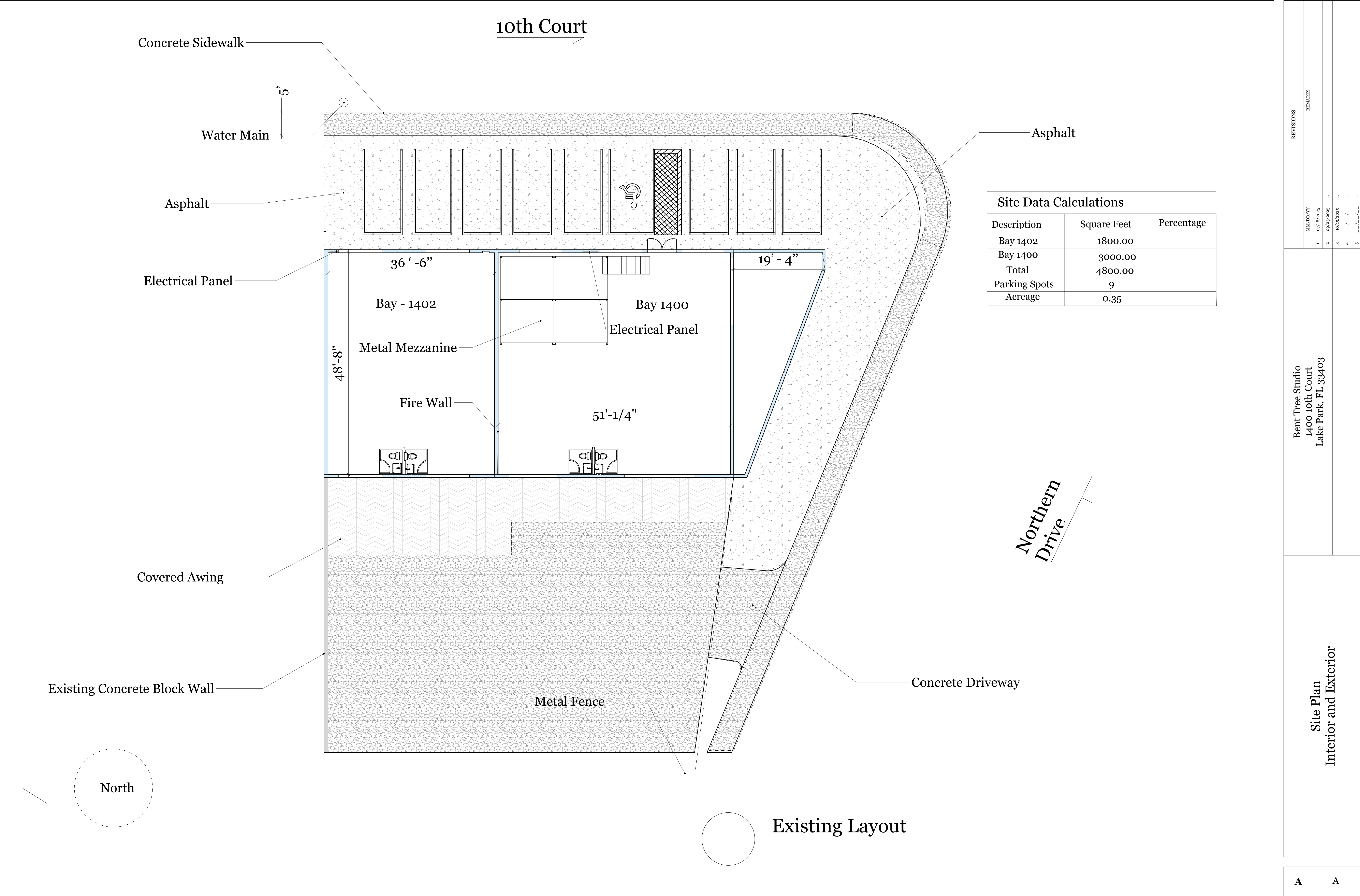
**SURVEY NOTES:**  
- FENCE NEAR TO THE WEST PROPERTY LINE AS SHOWN. FENCE OWNERSHIP NOT DETERMINED.

LEGEND	
A/C	-AIR CONDITIONER
WM	-WATER METER
AL	- ARC LENGTH
(C)	-CALCULATED
(M)	-MEASURED
P.O.B.	-POINT OF BEGINNING
P.O.C.	-POINT OF COMMENCEMENT
&	-AND
P.B.	-PLAT BOOK
PG	-PAGE
U.E.	-UTILITY EASEMENT
D.E.	-DRAINAGE EASEMENT
P.U.E.	- PUBLIC UTILITY EASEMENT
L.A.E.	-LIMITED ACCESS EASEMENT
L.M.E.	-LAKE MAINTENANCE EASEMENT
O.H.E	-OVERHEAD EASEMENT
R	-RADIUS
(R)	-RECORD
O.R.B.	-OFFICIAL RECORDS BOOK
Sq.Ft.	-SQUARE FEET
Ac.	-ACRES
DB	-DEED BOOK
(D)	-DEED
(P)	-PLAT
EOW	-EDGE OF WATER
TOB	-TOP OF BANK
OHL	-OVERHEAD LINE
C/O	-CLEAN OUT
ELEV	-ELEVATION
FF	-FINISHED FLOOR
LS	-LICENSED SURVEYOR
LB	-LICENSED BUSINESS
PSM	-PROFESSIONAL SURVEYOR & MAPPER
— x —	-FENCE
#	-NUMBER
±	-PLUS OR MINUS
	-ASPHALT
	-CONCRETE
	-PAVER/BRICK
	-WOOD
	-LIGHT POLE
	-WELL
	-WATER VALVE
	-CENTER LINE
	-CATCH BASIN
	-FIRE HYDRANT
	-UTILITY POLE
	-MANHOLE
	-ELEVATION

SOME ITEMS IN LEGEND MAY NOT  
APPEAR ON DRAWING.

**GENERAL NOTES:**  
1) THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.  
2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEXGEN SURVEYING, LLC. NEXGEN SURVEYING, LLC, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE. THIS SURVEY IS NOT MEANT FOR SUBMITTAL FOR PERMITTING WITHOUT THE EXPRESS CONSENT OF NEXGEN SURVEYING, LLC. 3) ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES. 4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS. 5) UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN. 6) ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988). 7) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE. 8) CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LS (LICENSED SURVEYOR)





REVISIONS		REMARKS	
MM/DD/YY			
1	07/18/2025	...	...
2	09/25/2025	...	...
3	10/15/2025	...	...
4	--/--/----	...	...
5	--/--/----	...	...

Bent Tree Studio 1400 10th Court Lake Park, FL 33403	Site Plan Interior and Exterior

A	A
---	---





REVISIONS		REMARKS
MM/DD/YY		
1	07/18/2025	...
2	09/25/2025	...
3	10/15/2025	...
4	--/--/---	...
5	--/--/---	...

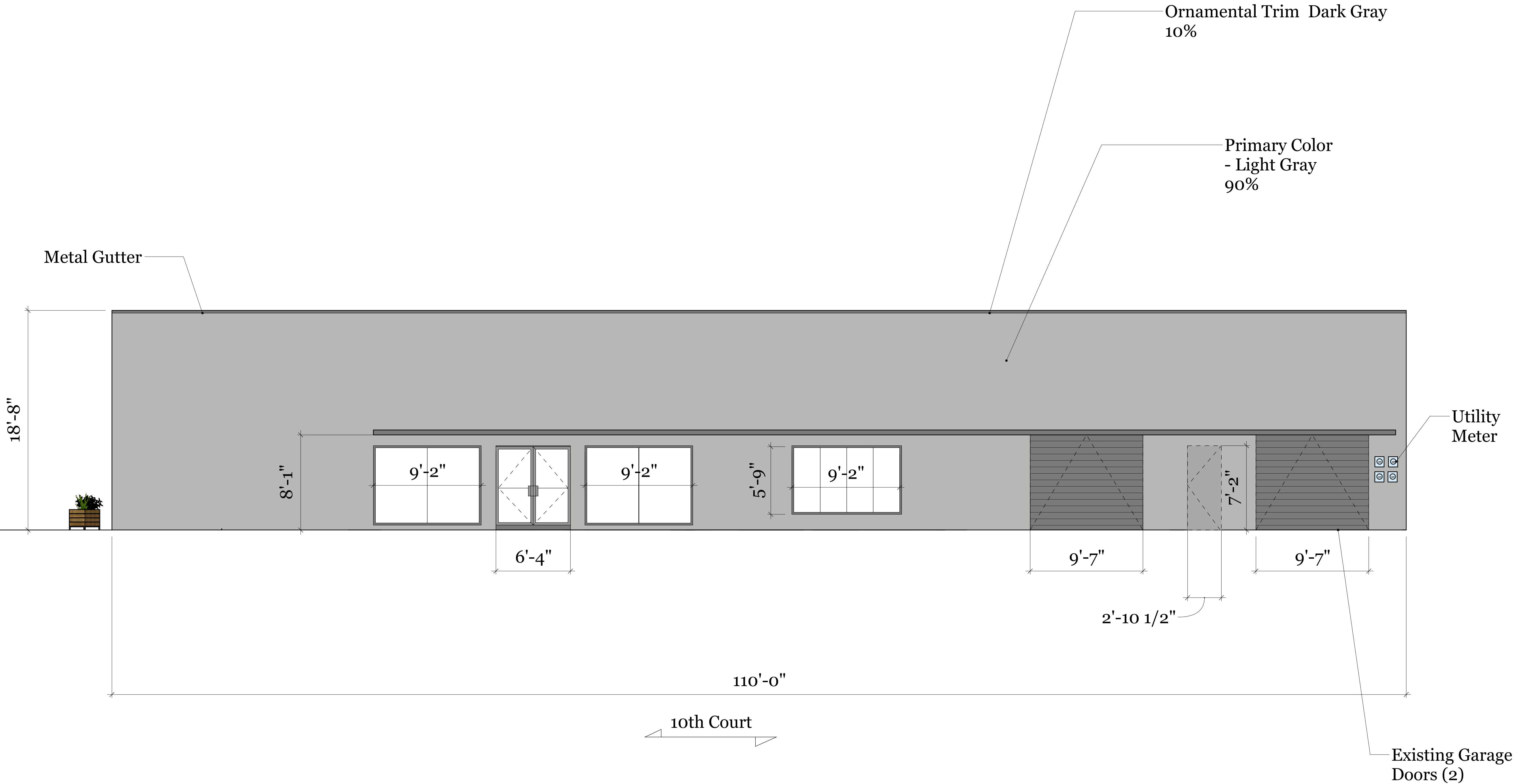
Bent Tree Studio 1400 10th Court Lake Park, FL 33403	
Site Plan Interior and Exterior	

A	01
---	----

Site Data Calculations		
Description	Square Feet	Percentage
Stucco	1,635.00	78.4 %
Garage Door (2)	157.00	7.5%
Entry Door 1402	21.50	1.03%
Entry Door 1400	51.20	2.45 %
Metal Shuttlers (3)	159.30	7.63%
Metal Gutter	62.00	2.97%
Elevation 1	2,086.00	

SITE PLAN NOTES

Proposed Work  
1. Exterior Paint Primary Color Light Gray  
2. Ornamental Trim Dary Gray  
3. Decal / Signage Entry Door



E1

Elevation 1

Existing

REVISIONS		REMARKS	
MM/DD/YY			
1	07/18/2025	...	...
2	09/25/2025	...	...
3	10/15/2025	...	...
4	--/--/--	...	...
5	--/--/--	...	...

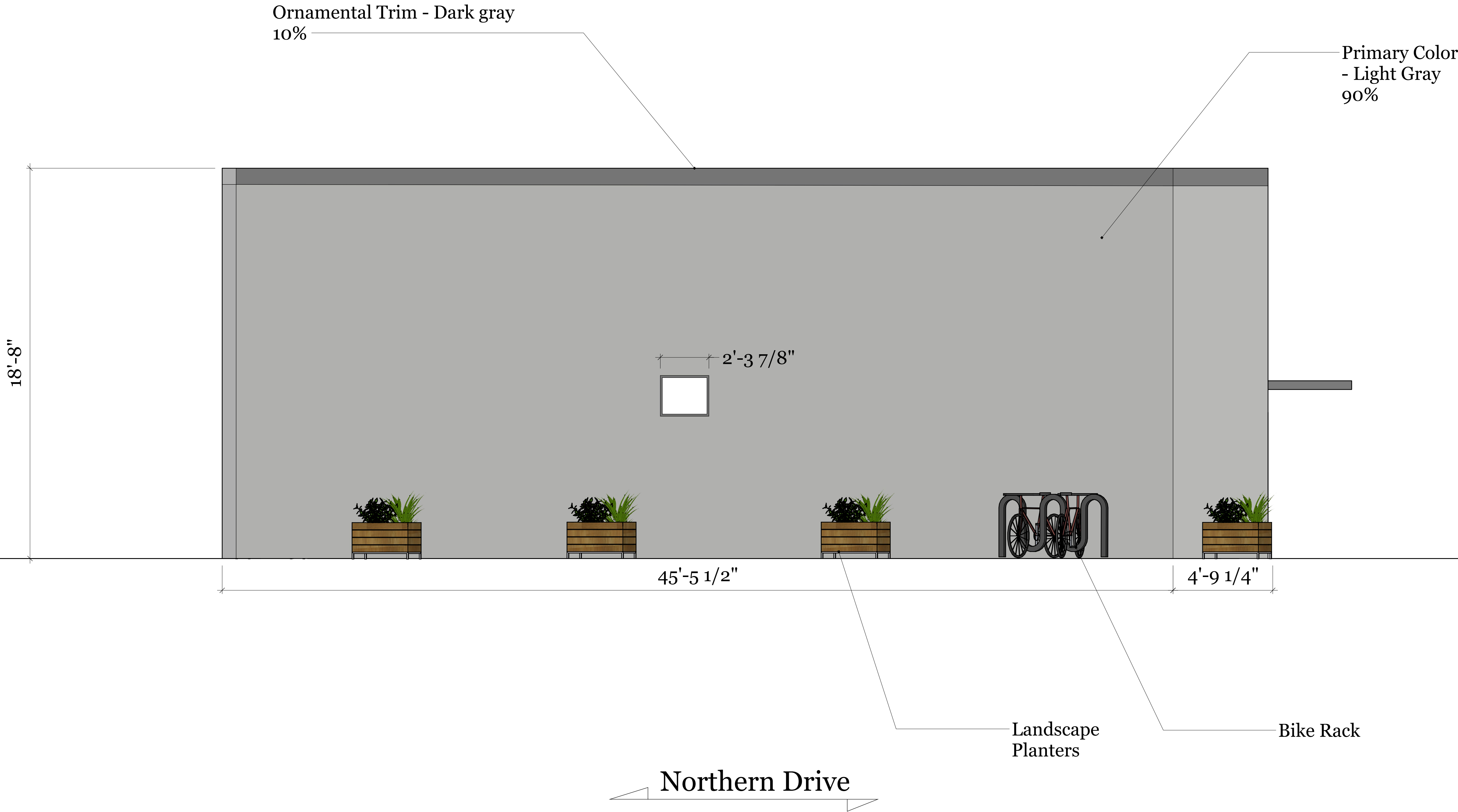
Bent Tree Studio 1400 10th Court Lake Park, FL 33403	
Site Plan Interior and Exterior	

A	02
---	----



Site Data Calculations		
Description	Square Feet	Percentage
Stucco	910.35	96.00 %
Window	6.90	.728%
Metal Gutter	30.25	3.20%
Elevation 1	947.50	

SITE PLAN NOTES	
Proposed Work	
1. Exterior Paint Primary Color Light Gray	
2. Ornamental Trim Dary Gray	
3. Landscape Planters (4)	
4. Bike Rack ( 5 loop)	



E2

Elevation 2

Existing

REVISIONS		REMARKS	
MM/DD/YY			
1	07/18/2025	...	...
2	09/25/2025	...	...
3	10/15/2025	...	...
4	--/--/--	...	...
5	--/--/--	...	...

Bent Tree Studio

1400 10th Court

Lake Park, FL 33403

Site Plan

Interior and Exterior

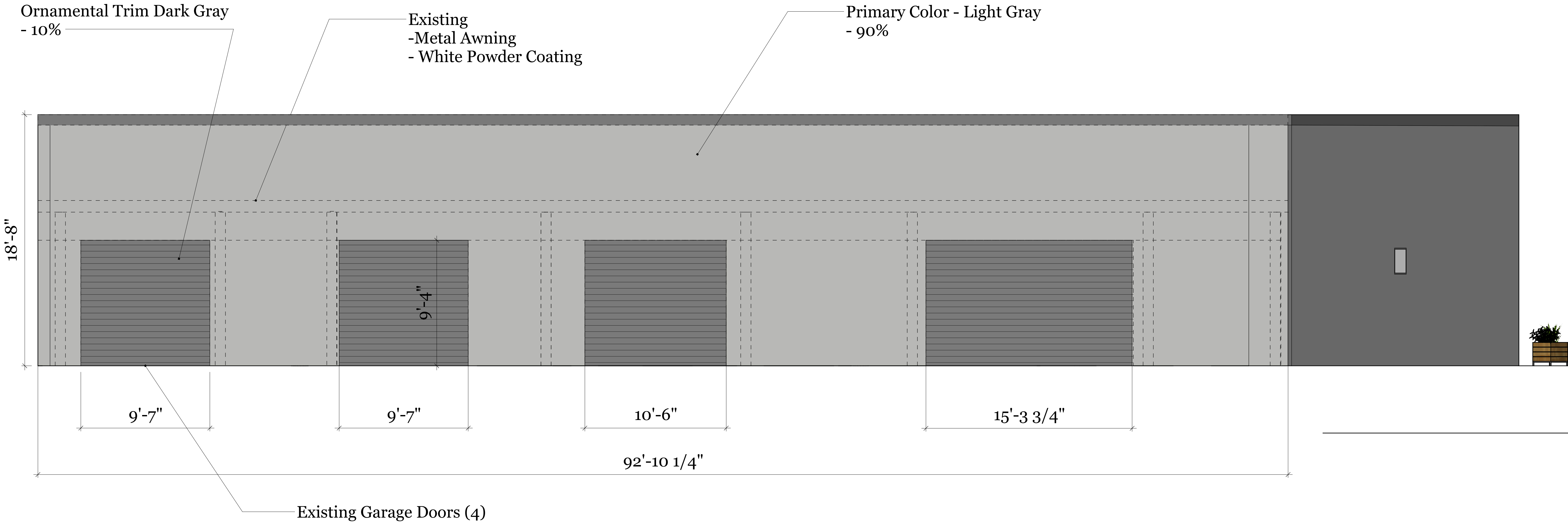
A

03

Site Data Calculations		
Description	Square Feet	Percentage
Stucco	1,240.50	72.16 %
Garage Door (4)	426.75	26.64%
Metal Gutter	55.25	3.20%
Elevation 1	1731.50	

SITE PLAN NOTES

Proposed Work  
1. Exterior Paint Primary Color Light Gray  
2. Ornamental Trim Dary Gray



E3

Elevation 3  
Existing

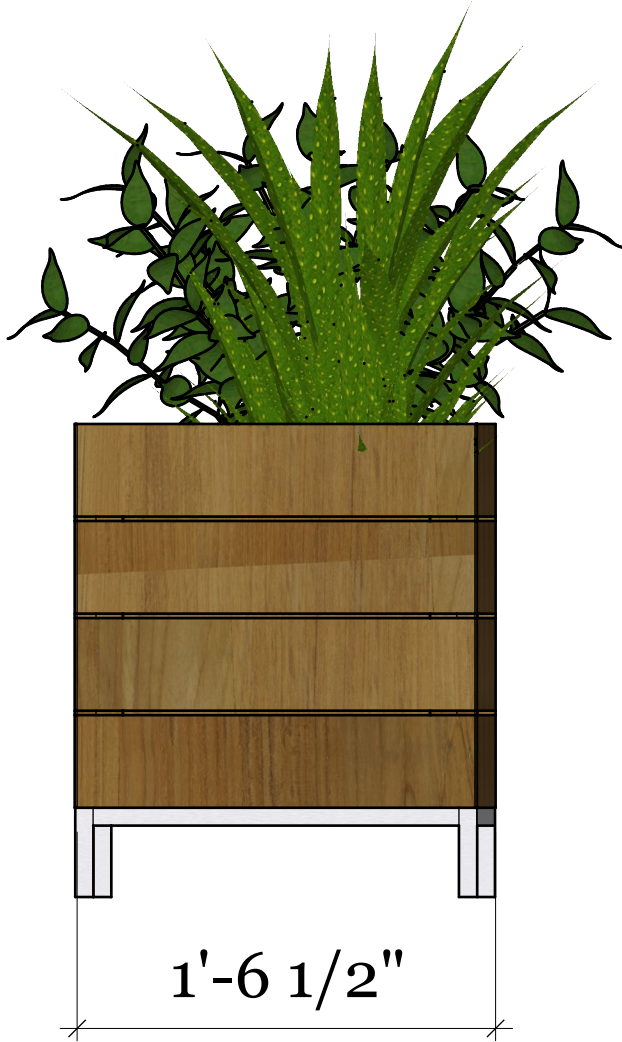
REVISIONS		REMARKS	
	MM/DD/YY		
1	07/18/2025	...	...
2	09/25/2025	...	...
3	10/15/2025	...	...
4	--/--/--	...	...
5	--/--/--	...	...

Bent Tree Studio 1400 10th Court Lake Park, FL 33403
Site Plan Interior and Exterior

A	04
---	----

Planter Detials -  
Deep Stream Design  
#MAR -361821

Side



Front



Native - Plant List  
- Sea Lavender  
- Fakahatchee Grass



6e

Planter Detail

6e

Pedestrain improvement

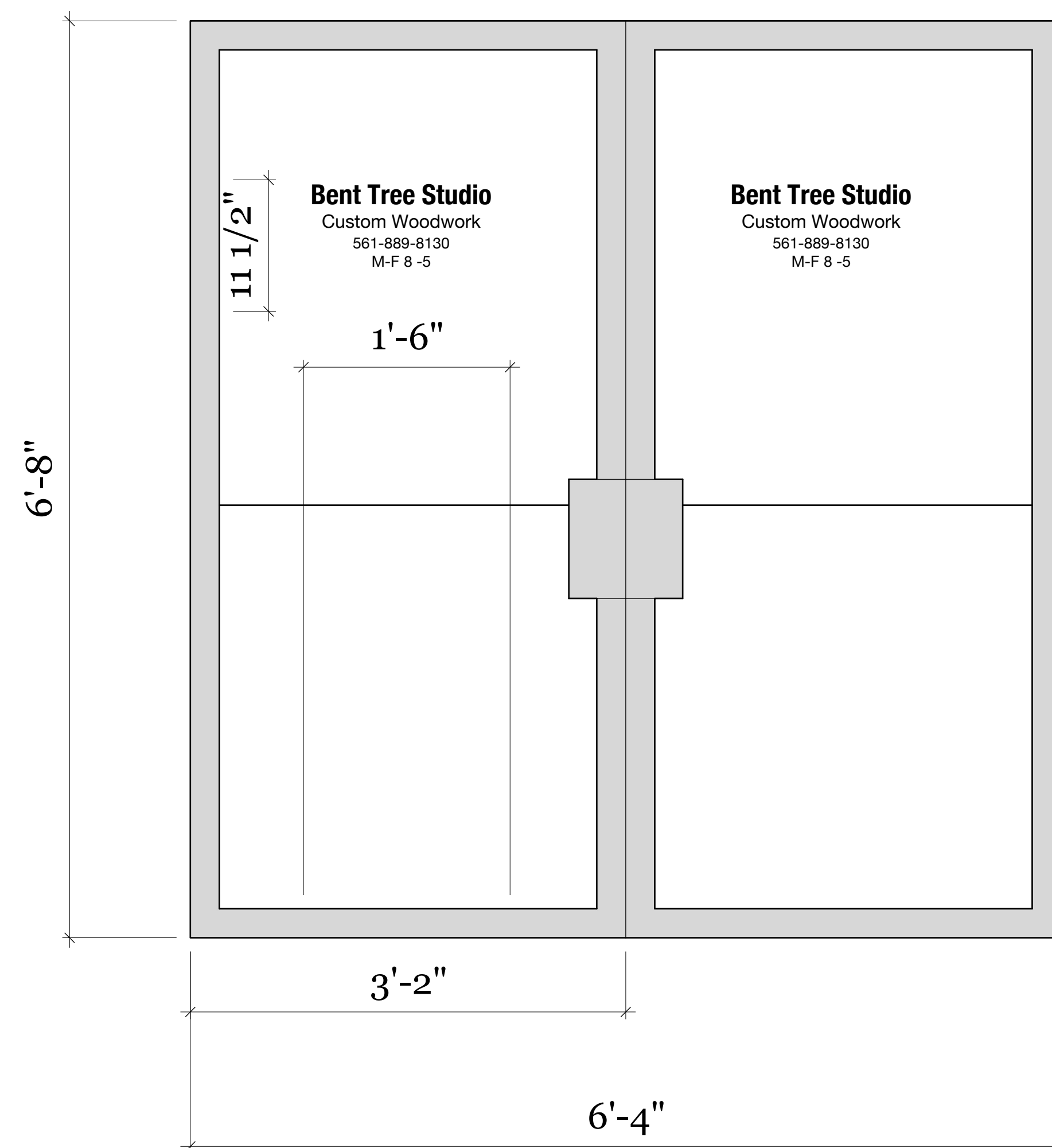
REVISIONS		REMARKS	
MM/DD/YY			
1	07/18/2025	...	...
2	09/25/2025	...	...
3	10/15/2025	...	...
4	--/--/--	...	...
5	--/--/--	...	...

Bent Tree Studio 1400 10th Court Lake Park, FL 33403	Site Plan Interior and Exterior

A	05
---	----



Window Signage- Front Door  
Advertise / Front Door Decal  
- Vinyl black



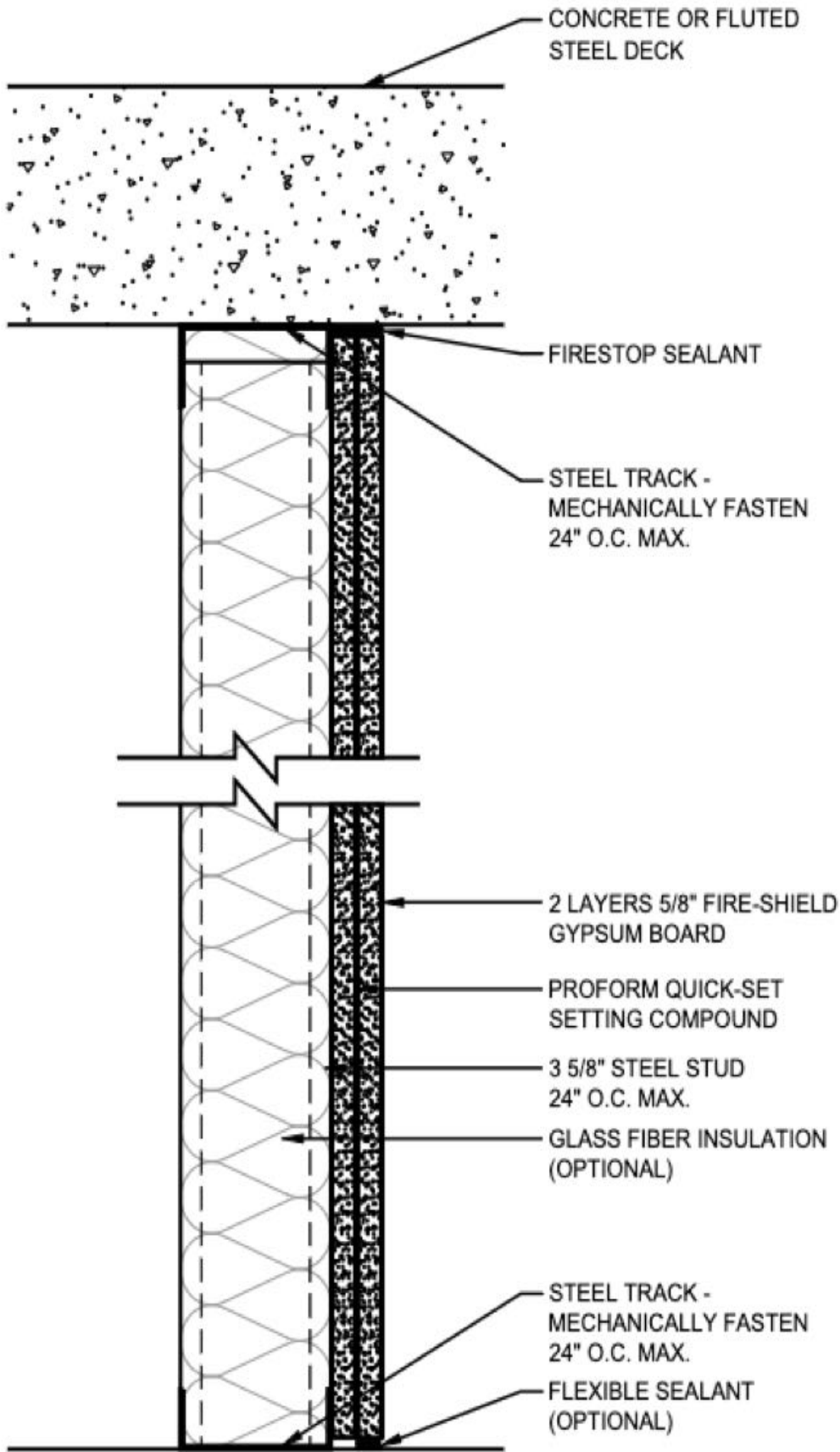
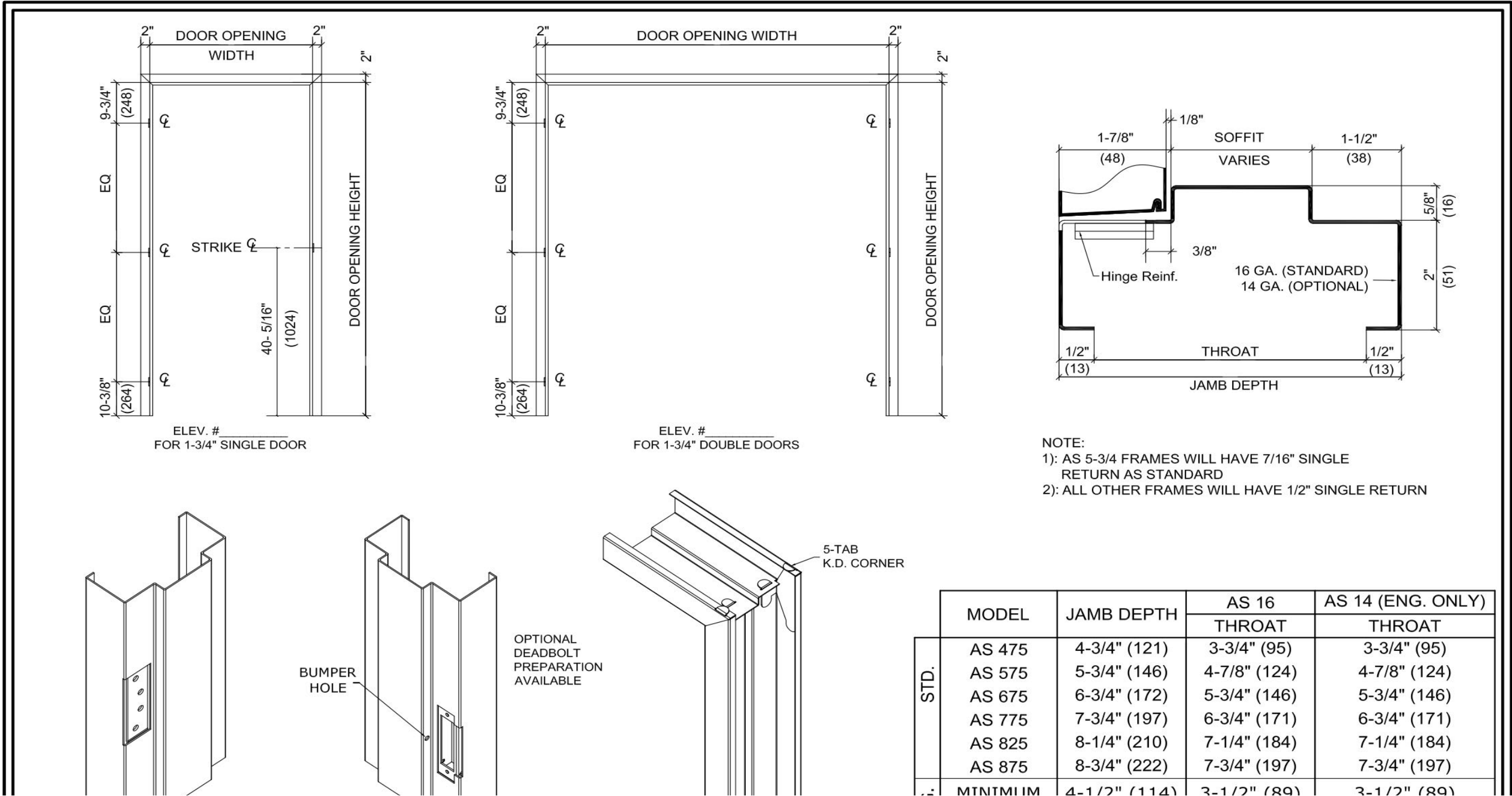
Site Data Calculations		
Description	Square Feet	Percentage
Entry Door	43.250	
Door Decal	.200	.5%

REVISIONS		REMARKS
1	MM/DD/YY	...
2	07/18/2005	
3	09/25/2005	...
4	10/15/2005	...
5	...	...

Bent Tree Studio  
1400 10th Court  
Lake Park, FL 33403

# Site Plan Interior and Exterior

Fire Door



PARTITION - 1 HR  
UL DESIGN: V497

AS

Premium steel door frames for one-piece or welded applications

Fire-Rated\*

Up to 3hr  
Singles / Pairs

Hurricane\*

Up to +/- 90psf  
Singles / Pairs

Power Ready

STC

△ Rust-inhibiting galvalume steel

△ Tested to 1,000,000 cycles (Level A)

△ For interior and exterior use

Die-Mitered Multi-Tab Corner Assembly

7-Gauge Hinge Reinforcing

Water-Based Primer Finish

16-Gauge A60 Galvalume

Performance Tested

Independently certified to meet the highest standards in performance for fire, severe weather and endurance testing, all backed by an unmatched factory warranty.

Hardware Compatibility

Engineered to support both steel and wood doors with a variety of custom assemblies including both electrified and mechanical hardware.

Sustainable Design

All frame components are manufactured from environmentally responsible materials using the industry's most advanced manufacturing processes. LEED credits available for recycled content, indoor air quality, and regional sourcing.

Complies with ANSI A250.8

Additional Options:

- Custom sizes and hardware configurations
- Special profiles
- Paintable galvalume (unprimed) finish
- Drywall returns (double backbend)

- Welded corners (face, profile, continuous)
- 14-Gauge A60 galvalume steel
- 18-Gauge A60 galvalume steel (3070/6070 only)
- G90 galvanized steel

Applicable Standards:

- ANSI/BHMA A156.115
- ANSI A250.4
- ANSI A250.8
- ASTM A653
- ANSI A250.10
- UL10B

- UL10C
- ASTM E2010
- ASTM E2074
- CAN4 S104
- ASTM E90
- ASTM E413

\*See specific listings for full details

DAYBAR

daybar.com  
(888) 332-9227

architects@daybar.com  
sales@daybar.com

DAYBAR Xpress

NAAMM

UL

CSA

CSI

DHI

Warrick Henry

GREENHOUSE INSTITUTE

UL

REVISIONS		REMARKS	
MM/DD/YY			
1	07/18/2025	...	...
2	09/25/2025	...	...
3	10/15/2025	...	...
4	---	---	---
5	---	---	---

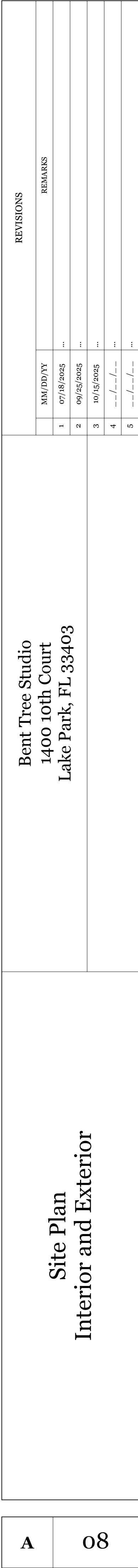
Bent Tree Studio  
1400 10th Court  
Lake Park, FL 33403

Site Plan  
Interior and Exterior

A

07







October 29, 2025

Nadia DiTommaso  
Community Development Director  
Town of Lake Park, Florida  
535 Park Avenue, Lake Park, Florida 33403

**RE: 1400 10<sup>th</sup> Court**  
**Parking Needs Analysis - Bent Tree Studio Special Exception**  
**Town of Lake Park, Florida**

## **PARKING NEEDS ANALYSIS**

Dear Mrs. DiTommaso,

This letter analyzes the project's parking needs to justify a reduction in required off-street parking spaces. According to Sec. 78-325 of the Town's Land Development Code, the Community Development Director may waive up to 20% of the required off-street parking if a parking needs analysis can demonstrate that less off-street parking spaces than are required will meet the parking demand for the proposed use.

### **Site Programming and Parking**

The site, at the corner of 10th Court and Northern Drive and 200 feet northeast of 10th Street, is planned for an artesian woodworking studio. It will employ four full-time staff, manufacture items to order without retail inventory, and consists of 4,800 square feet with nine off-street parking spaces.

### **Code Requirements: Town of Lake Park**

Lake Park requires millwork/woodwork facilities to provide 4 off-street parking spaces per 1,000 sq ft of floor area, totaling 19 off-street parking spaces for this site. The applicant requests a 20% reduction (4 spaces), lowering the requirement to 15 off-street parking spaces for a building with 4,800 sq ft.

### **Industry Best Practices**

The *ITE Parking Generation Manual (6th Edition)* is widely used to estimate parking demand for specific land uses. For this study, the chosen category is *Specialty Trade Contractor* (code 180), with an average building size of 5,800 sq ft. The manual recommends 1.76 parking spaces per 1,000 sq ft gross floor area for the *Specialty Trade Contractor* land use. This category covers businesses providing contract repairs and services for industrial or residential needs.

### **Findings**

Based on the data analyzed, the ITE estimated off-street parking rate for the site based on the *Specialty Trade Contractor* land use is 8 parking spaces. The proposed number of off-street parking spaces provided on-site is 15 spaces. The current proposal provides a 7 off-street parking space surplus above the estimated peak parking demand for the site. As such, Kimley-Horn & Associates are confident that the proposed 15 off-street parking spaces will sufficiently accommodate the off-street parking demand during peak parking periods.

## Summary

Kimley-Horn & Associates has determined that 15 off-street parking spaces are sufficient for the site's peak parking demand, based on industry research and ITE standards. The allocation of 15 off-street parking spaces complies with the allowable code reduction of 20% from the required 19 spaces.

Please let us know if you have any questions or comments.

Respectfully Submitted,



Brad Davis, AICP

Brad.Davis@kimley-horn.com

561-421-1977

Kimley-Horn & Associates

477 Rosemary Avenue, Suite 215, West Palm Beach, Florida, 33401

## PROPERTY DETAIL

LOCATION ADDRESS	1400 10TH ST A
MUNICIPALITY	LAKE PARK
PARCEL CONTROL NUMBER	36-43-42-20-04-132-0110
SUBDIVISION	LAKE PARK ADD NO 2 IN
OFFICIAL RECORDS BOOK/PAGE	27097 / 1574
SALE DATE	09/17/2014
LEGAL DESCRIPTION	LAKE PARK ADD NO 2 LT 11 BLK 132



## OWNER INFORMATION

OWNER(S)	MAILING ADDRESS	
V7 HOLDINGS LLC	1404 10TH ST STE B LAKE PARK FL 33403 2049	<a href="#">Change of Mailing Address</a>

## Change of Mailing Address

**SALES INFORMATION** -

SALES DATE	PRICE	OR BOOK/PAGE	SALE TYPE	OWNER
------------	-------	--------------	-----------	-------

## PROPERTY DETAIL

LOCATION ADDRESS	1306 10TH ST
MUNICIPALITY	LAKE PARK
PARCEL CONTROL NUMBER	36-43-42-20-01-123-0010
SUBDIVISION	KELSEY CITY IN PB 8 PGS 15 TO 18, 23, 27 & 34 TO 37 INC
OFFICIAL RECORDS BOOK/PAGE	31807 / 1904
SALE DATE	09/28/2020
LEGAL DESCRIPTION	KELSEY CITY NLY 193.07 FT AS MEASURED ALG E LINE OF BLK 4-A

[Show Full Map](#)[Nearby Sales Search](#)

## OWNER INFORMATION

OWNER(S)	MAILING ADDRESS	
LAKE PARK INVESTMENTS LLC	215 N FEDERAL HWY BOCA RATON FL 33432 3994	<a href="#">Change of Mailing Address</a>

## SALES INFORMATION

SALES DATE	PRICE	OR BOOK/PAGE	SALE TYPE	OWNER
09/28/2020	\$2,000,000	<a href="#">31807 / 01904</a>	WARRANTY DEED	LAKE PARK INVESTMENTS LLC
06/01/1988	\$690,000	<a href="#">05723 / 00533</a>	WARRANTY DEED	T S DEV CORP
01/01/1969	\$75,000	<a href="#">01737 / 00442</a>		

