

RESOLUTION NO. 08-01-26

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING A SPECIAL EXCEPTION USE OF MILLWORK AND WOODWORK FOR THE PROPERTY LOCATED AT 1400 10TH COURT; PROVIDING FOR CONDITIONS ASSOCIATED WITH THE SPECIAL EXCEPTION USE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Dennis and Diane Catanzaro are the owners (Owner) of the property legally described in Exhibit "A", which is attached hereto and incorporated herein; and

WHEREAS, the Owner's property is located at 1400 10th Ct, Lake Park (the Site); and

WHEREAS, Andrew Johnson of Bent Tree Studio ("Applicant") as the Owner's authorized agent has submitted an application seeking approval for the special exception use of millwork and woodwork on the Site ("the Project"); and

WHEREAS, the Site has a future land use designation of Mixed Commercial and Light Industrial; and

WHEREAS, the Site is located within C-4 Business District, which allows millwork and woodwork as a special exception use; and

WHEREAS, at a public hearing on January 5, 2026 the Town's Planning and Zoning Board reviewed the Applicant's request and made its recommendations to the Commission; and

WHEREAS, the Town Commission conducted a quasi-judicial hearing on January 21, 2026 to consider the Project; and

WHEREAS, at this quasi-judicial hearing, the Town Commission considered the evidence presented by the Town's Community Development Department (Department), the Owner, Agent, and other interested parties and members of the public, regarding whether the Project meets the criteria for approval of the special exception use of millwork and woodwork; and

WHEREAS, the Town Commission has determined that the Project is consistent with the Town's Comprehensive Plan, meets the special exception use criteria, and all other applicable Land Development Regulations of the Town Code.

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

Section 1: The whereas clauses are incorporated herein as the findings of fact and conclusions of law of the Town Commission.

Section 2. The Town Commission hereby approves the special exception use of millwork and woodwork, subject to the following conditions:

1. The Owner shall apply for a building permit to install the improvement identified on the Site Plan (revision 10/15/2025) within 90 days of the effective date of the resolution approving the Project.
2. All landscaping shown on the approved site and landscaping plans shall be continuously maintained from the date of the installation of the landscaping. Following the installation of the landscaping, the Owner shall replace all dead or dying landscaping so as to maintain the quantity and quality of the landscaping shown on the approved site and landscaping plans.
3. The Owner shall ensure that all contractors use best management practices to reduce airborne dust and particulates during the development of the Site and thereafter during routine business operations.
4. All dumpsters and dumpster screening on the Site shall be kept closed at all times, except at such times as waste haulers are providing services on the designated pick-up day. All dumpsters placed on the Site shall be acquired from the approved waste hauler franchise for the Town.
5. Prior to the issuance of any construction permits, the Owner shall submit copies of all permits that are required with the approvals from all agencies having jurisdiction, including but not limited to the Palm Beach County Health Department, Palm Beach County Land Development Division, and the State of Florida Department of Environmental Protection.
6. **Cost Recovery.** All professional consulting fees and costs, and 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 the mailing of the invoice from the Town. The failure of the Owner to reimburse the Town within the 10 days from the town's mailing of its invoice shall result in the suspension of any further review of plans or building activities, and may result in the revocation of the approved resolution which constitutes the Development Order.

Section 3: The Owner, Agent and their successors and assigns shall be subject to the conditions of approval.

Section 4. This resolution shall become effective upon execution.

Exhibit A - Legal Description

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.