



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: January 21, 2026

Originating Department: Community Development Department

Resolution 08-01-26 - Special Exception Request - Bent Tree Studio - Andrew M. Johnson ("Agent" and "Applicant") & Dennis Catanzaro ("Property Owner") – 1400 10th Court

Agenda Title: Community Development Department

Agenda Category (i.e., Consent, New Business, etc.): New Business

Approved by Town Manager: _____ **Date:** _____

Cost of Item: Legal Ads and Legal Review **Funding Source:** Applicant Escrow
Account Number: 03-00137-00 **Finance Signature:** Barbara A. Gould

Advertised: _____
Date: December 15, 2025 **Newspaper:** Palm Beach Post (certified notice also mailed)

Attachments: Staff Report, Final Resolution, Legal Notice, Certified Letter, All Plans and Apps Binder

Please initial one:

AV _____ Yes I have notified everyone
_____ Not applicable in this case

Summary Explanation/Background:

Mr. Andrew M Johnson ("Agent" and "Applicant") on behalf of Mr. Dennis Catanzaro ("Property Owner") is requesting special exception approval to develop a 4,800 square foot millwork and woodwork (custom furniture) business, located at 1400 10th Court.

A permitted use is a land use automatically allowed in a zoning district, while a *special exception use*, which is the nature of this application, is a use that requires additional, specific review and approval because its unique characteristics might impact the neighborhood, even if it fits within the zone's general purpose. The key difference is the approval process which focuses on location, design, and impact to ensure compatibility.

The applicant is proposing to utilize this property as a millwork and woodwork space for Bent Tree Studio, a boutique, custom order woodworking firm.

The proposed development is consistent with the Town of Lake Park's adopted regulations for the C-4 District.

The proposed special exception use is compatible with the character and use of the surrounding properties in its function; hours of operation; type and amount of traffic to be generated; building (existing) location, mass, height and setback; and other relevant factors peculiar to the proposed special exception use and the surrounding property. Thus, the proposed request does not appear to provide a detrimental impact on surrounding properties.

The proposed special exception was considered by the Town of Lake Park's Planning and Zoning Board on January 5, 2026 and unanimously approved to be recommended to the Town Commission without additional conditions.

Additionally, the proposed special exception request has been reviewed, and is recommended for approval by the Lake Park Community Development Department, the Town's Building Official, Palm Beach County Fire Rescue, the Town's Public Works Department and the Town Attorney.

As a result, it is recommended that the proposed special exception use substantially complies with the Town's Land Development Regulations (LDR's) and Comprehensive Plan. Thus, the proposed Resolution (i.e. Development Order) was prepared by the Town Planner and reviewed by the Community Development Director and the Town Attorney.

Note: The proposed special exception request has been properly advertised and noticed in accordance with Town Code and State law (copy of legal ad and certified letter is enclosed).

Recommended Motion:

I move to approve Resolution 08-01-26- Special Exception Request for Bent Tree Studio, located at 1400 10th Court; and authorize the Mayor to execute the proposed Resolution.