

Town of Lake Park Commission Meeting

Exhibit L

MEETING DATE: January 21, 2026

Presented by the Community Development Department

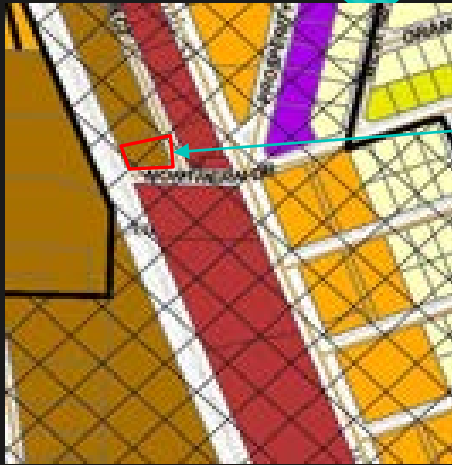
Application Background

Owner:	Dennis and Diane Catanzaro
Applicant:	Andrew M Johnson (Bent Tree Studio)
Location:	Parcel 1 – PCN: 36-43-42-20-04-132-0120
Net Acreage (total):	.35 acres
Legal Description:	See survey enclosed in packet.
Existing Zoning:	C-4 Business District
Future Land Use:	Mixed Commercial and Light Industrial

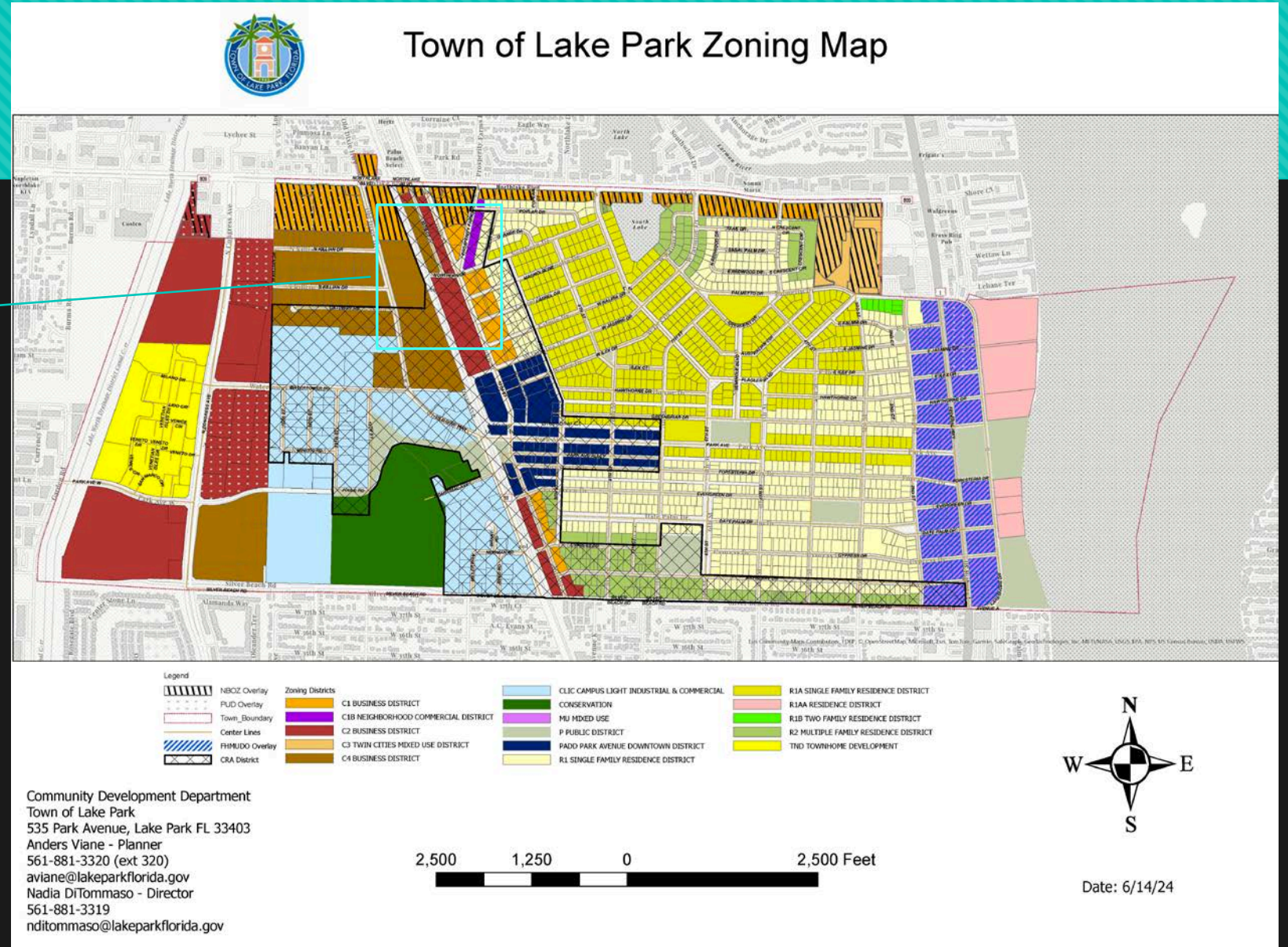
Aerial Overview



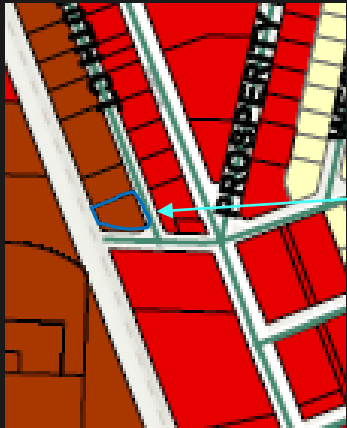
Lake Park Zoning Map



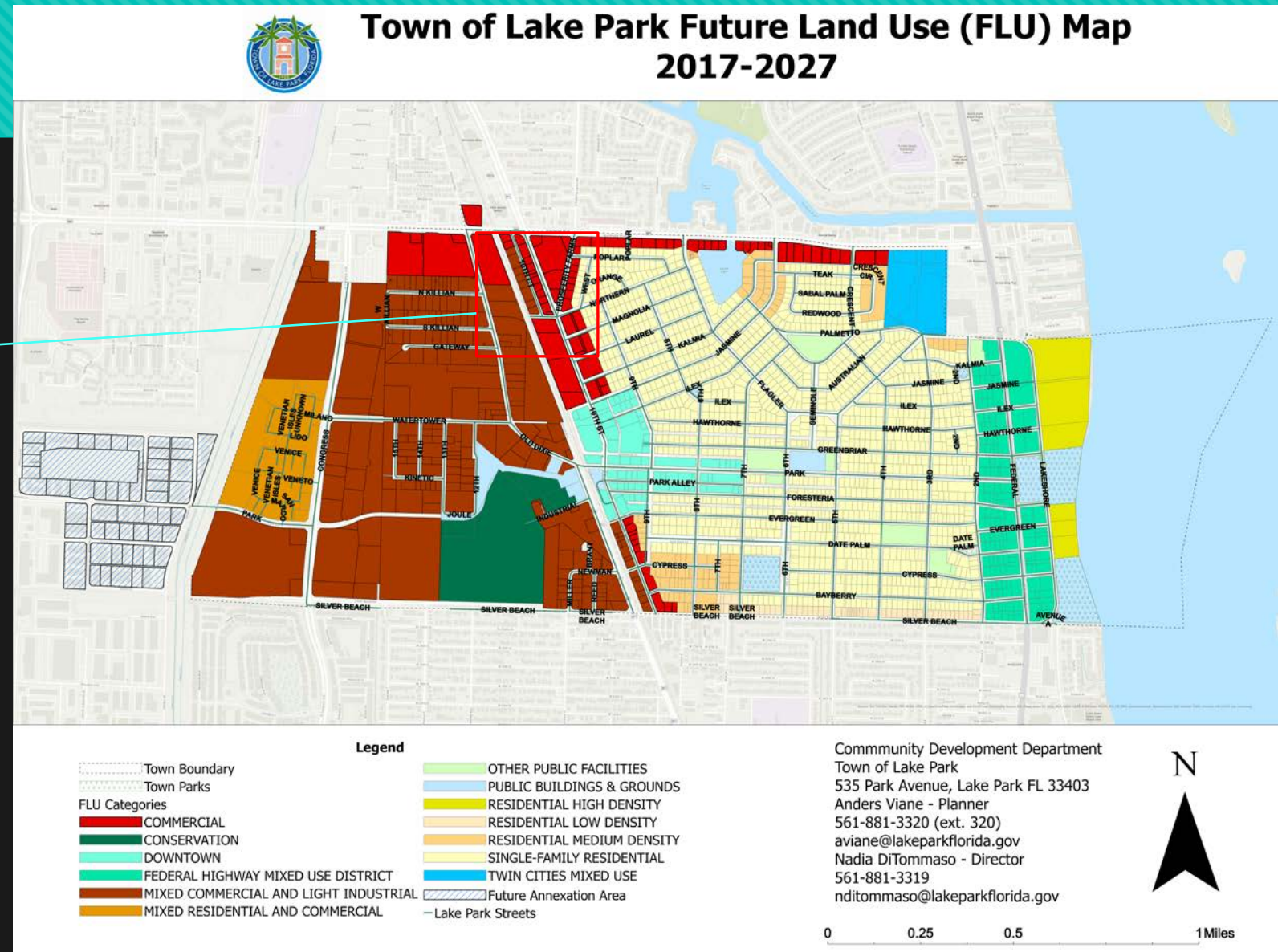
North: C-4 Business District
South: C-2 Business District
East: C-2 Business District
West: C-4 Business District

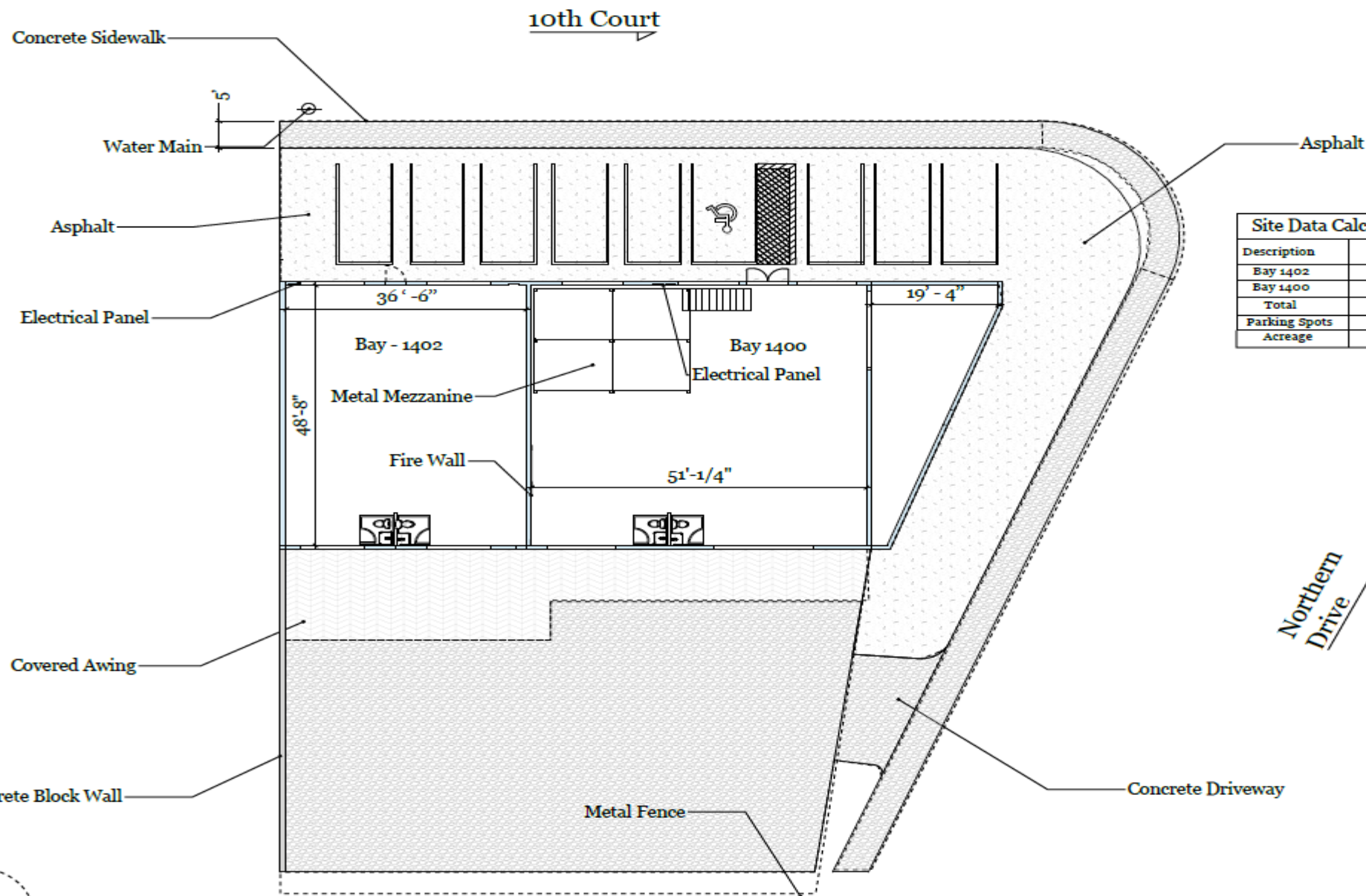


Lake Park FLU Map

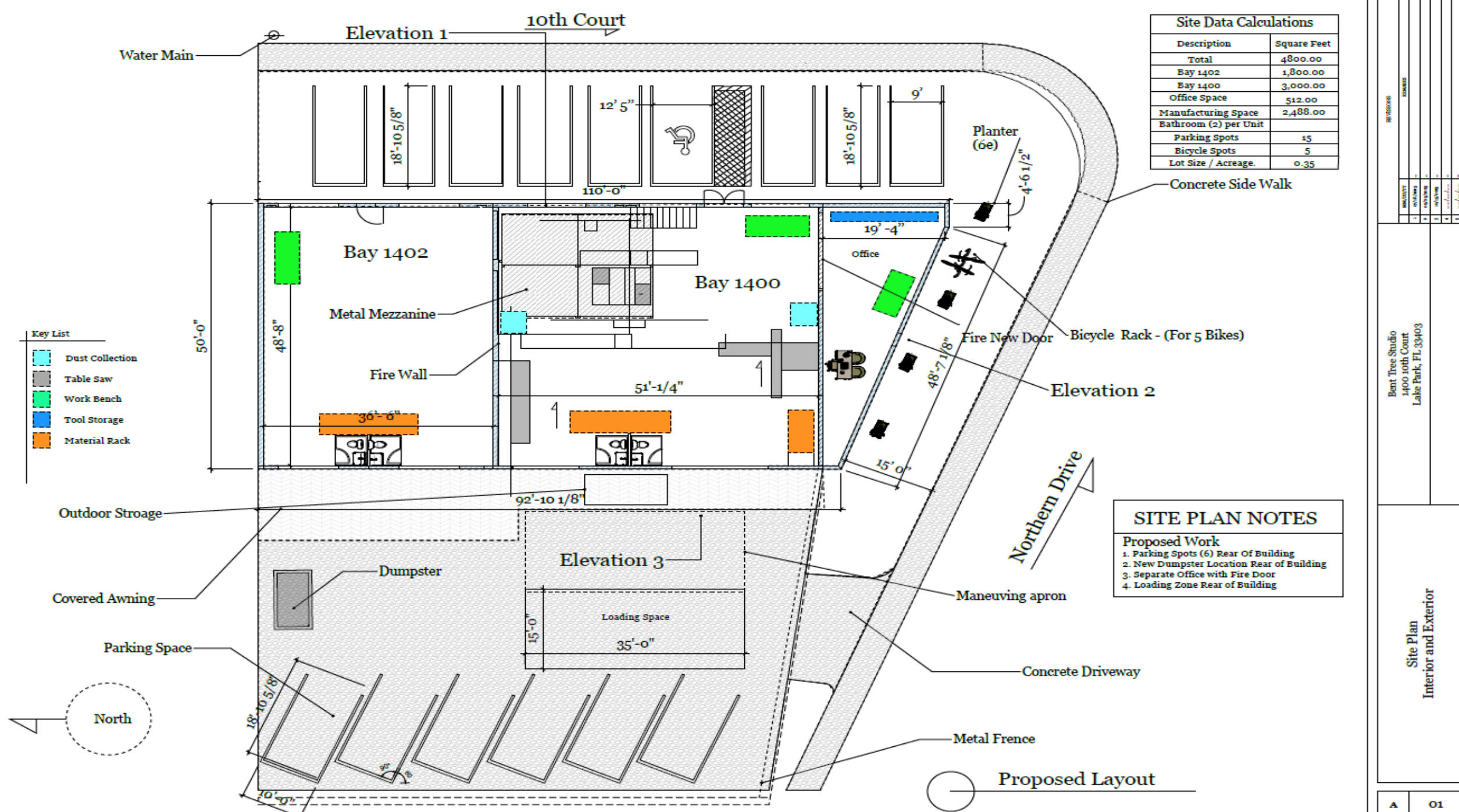


North: Mixed Commercial
and Light Industrial
South: Commercial
East: Commercial
West: Mixed Commercial
and Light Industrial





Site Data Calculations		
Description	Square Feet	Percentage
Bay 1402	1800.00	
Bay 1400	3000.00	
Total	4800.00	
Parking Spots	9	
Acreage	0.35	



STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the
Special Exception Application