

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

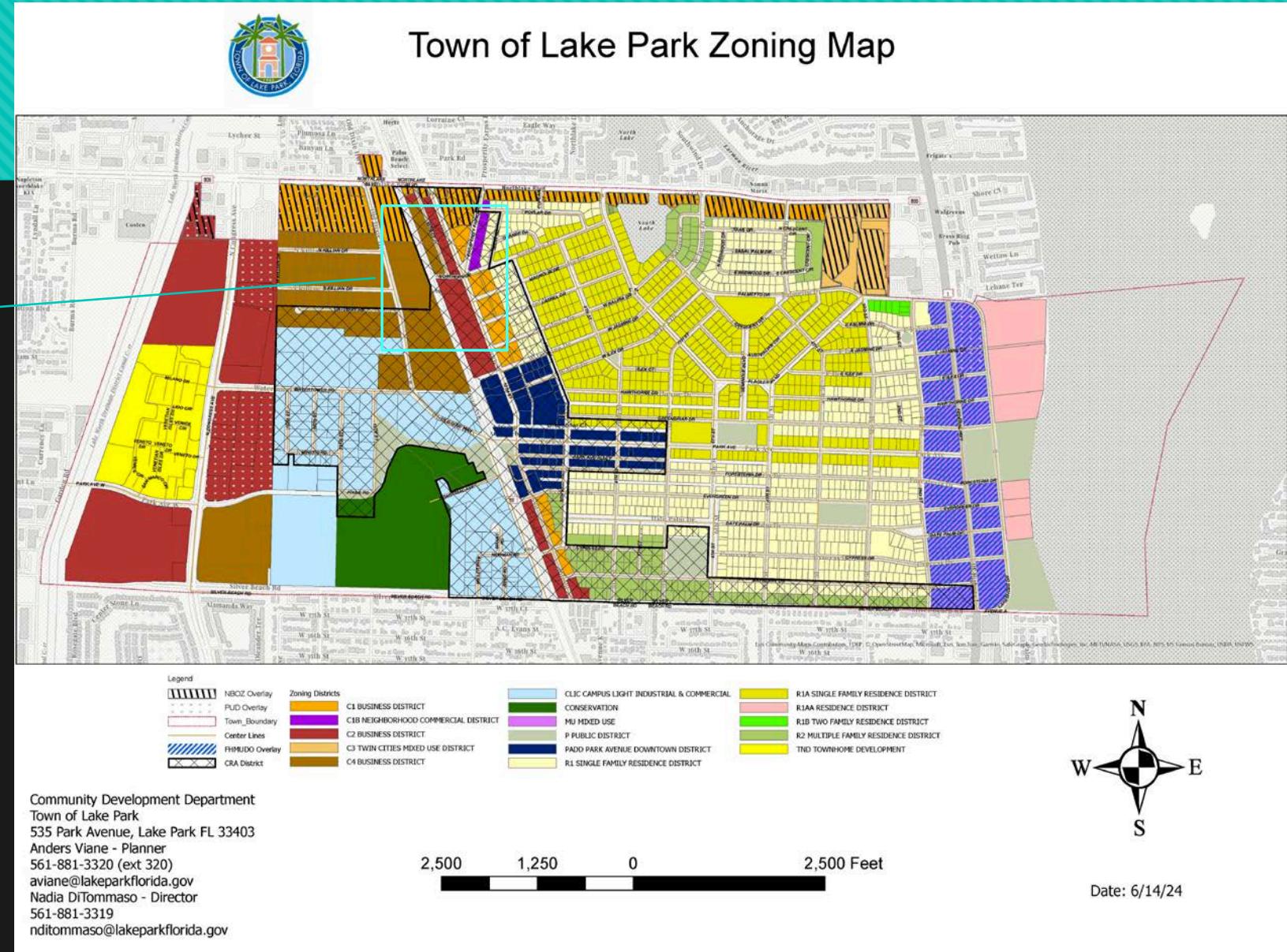
Aerial Overview



Lake Park Zoning Map



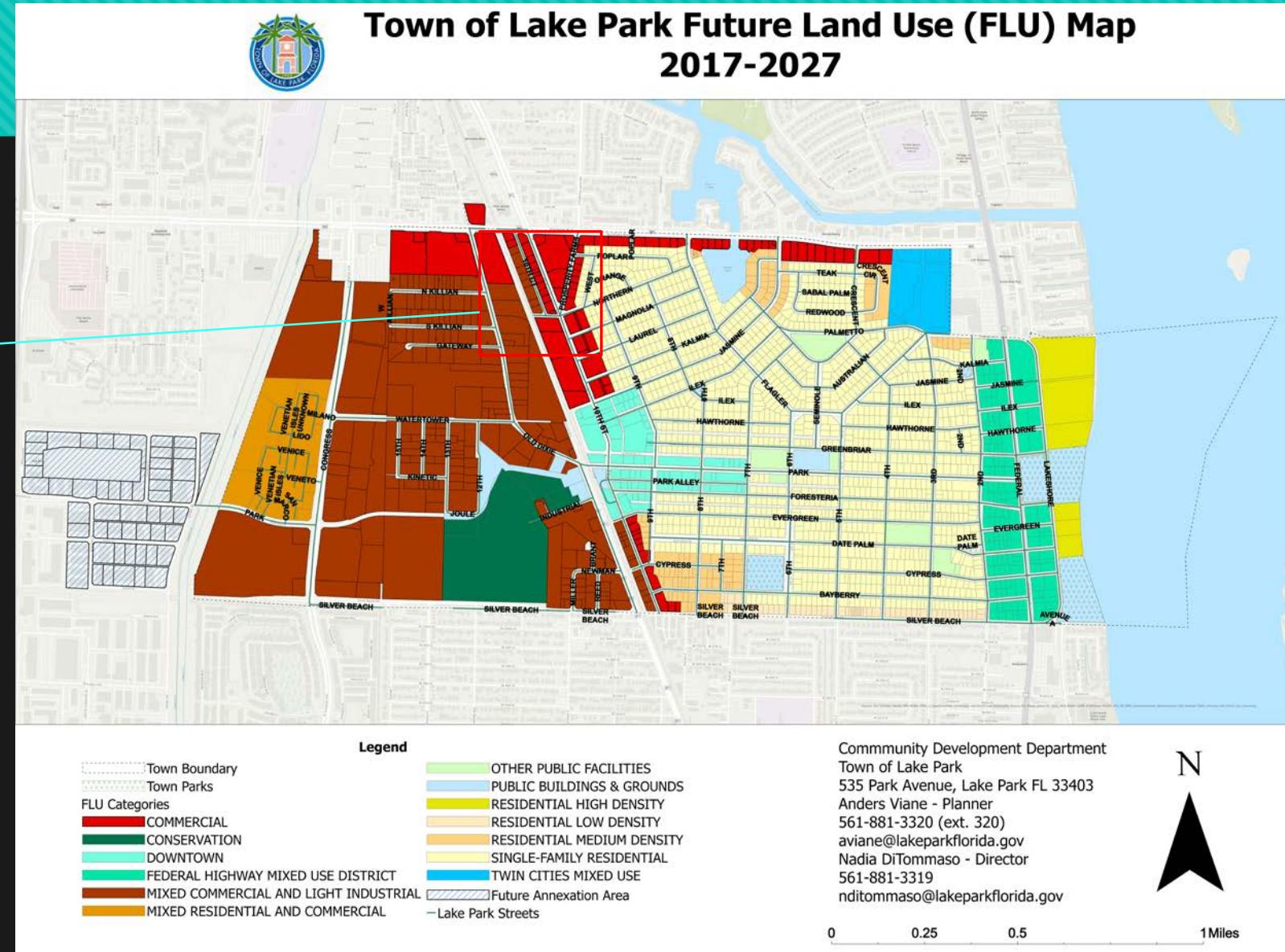
North: C-4 Business District
South: C-2 Business District
East: C-2 Business District
West: C-4 Business District



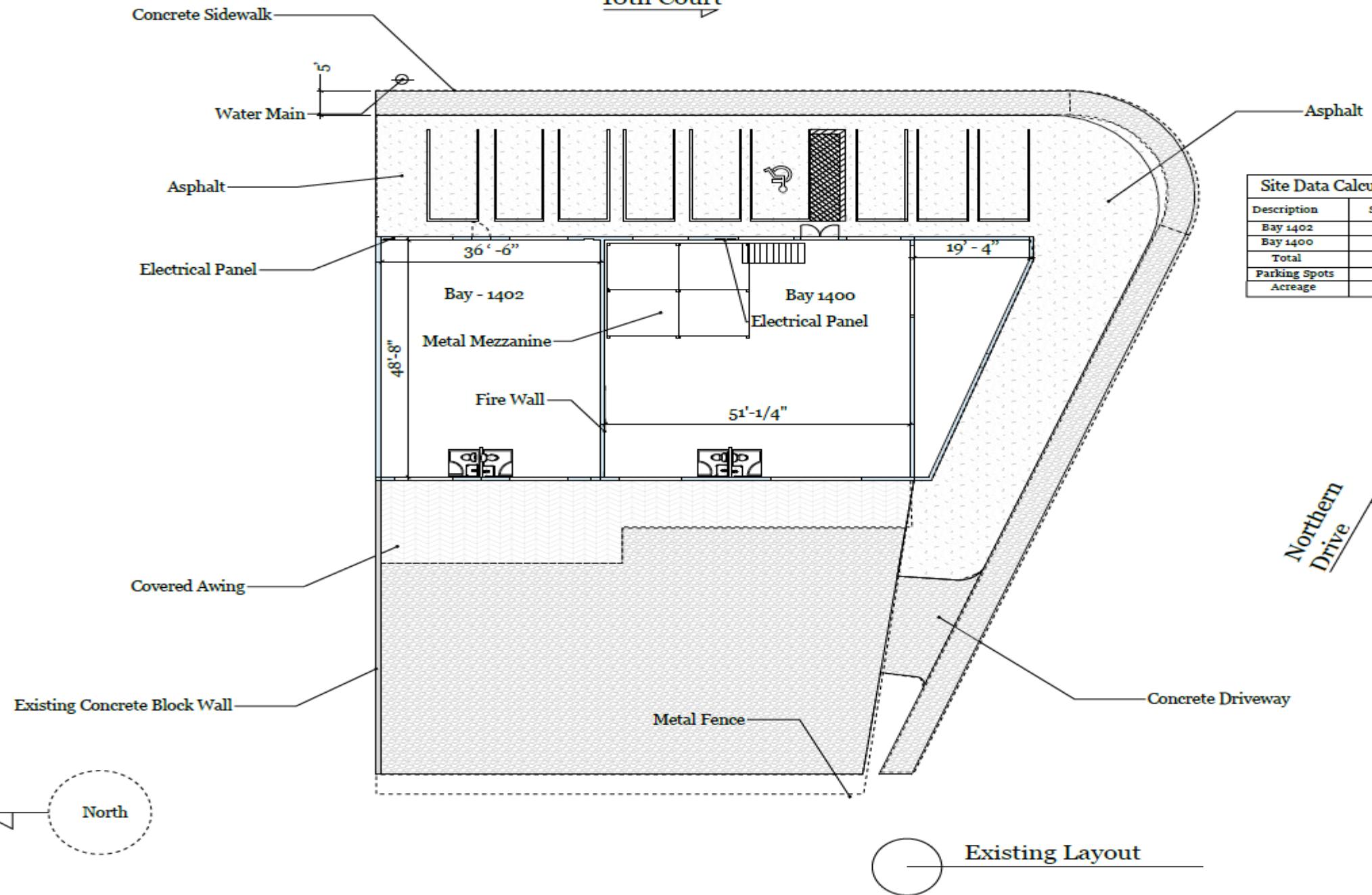
Lake Park FLU Map



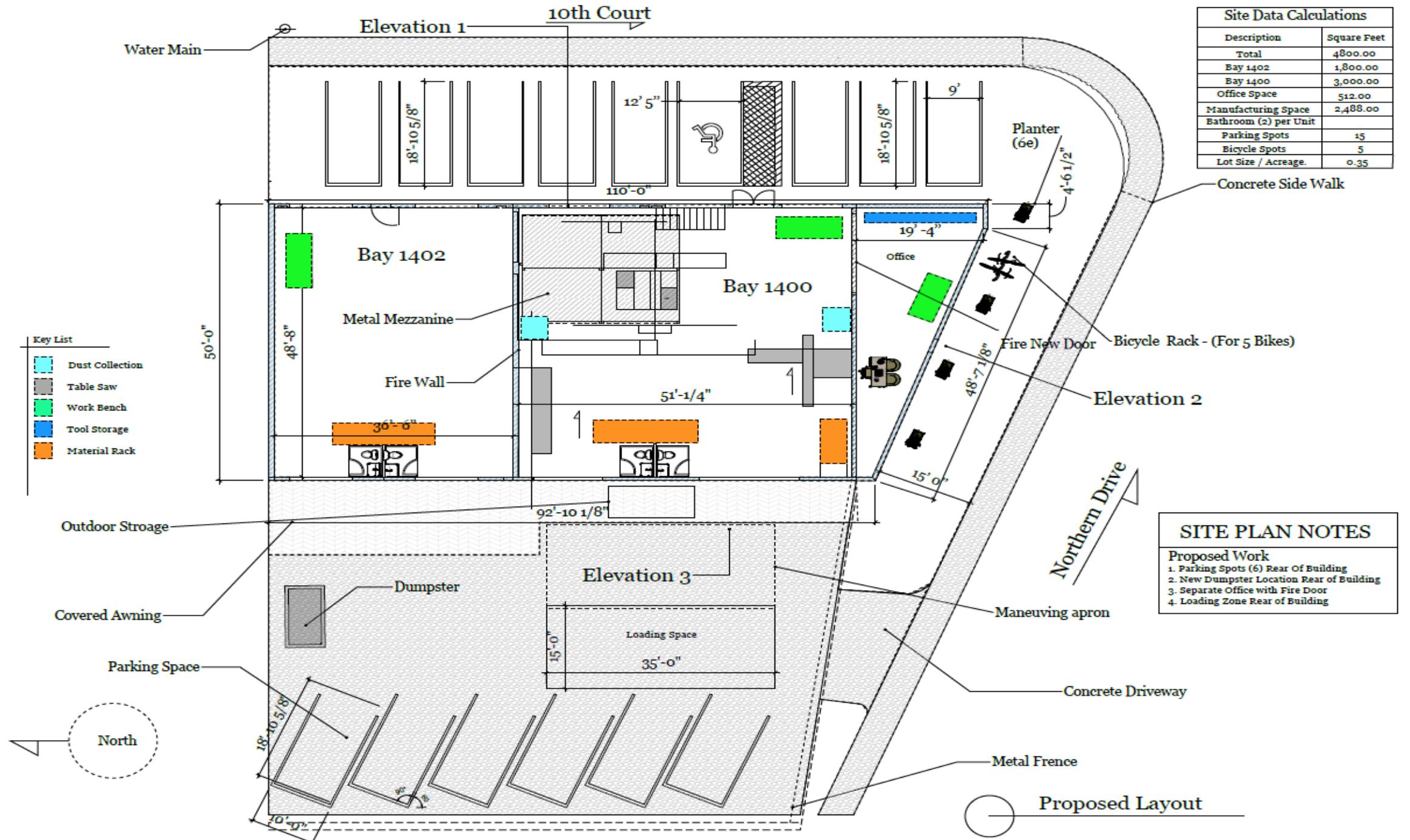
North: Mixed Commercial and Light Industrial
South: Commercial
East: Commercial
West: Mixed Commercial and Light Industrial



10th Court



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