



**TOWN LAKE OF PARK
PLANNING & ZONING BOARD
STAFF REPORT
MEETING DATE: January 5 2026
PZ-26-01**

APPLICATION: 1402 10th Ct Special Exception

SUMMARY OF APPLICANT’S REQUEST: Andrew M Johnson (“Agent” and “Applicant”) on behalf of Dennis Catanzaro (“Property Owner”) is requesting special exception approval for a 4,800 square foot millwork and woodwork use. The proposed development is consistent with the Town of Lake Park’s adopted regulations for the C-4 District.

The Subject Property is located at the intersection of 10th Court and Northern Drive in the Town of Lake Park. It is comprised of the following parcel, which totals .35 acres:

Parcel 1 – PCN: 36-43-42-20-04-132-0120

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

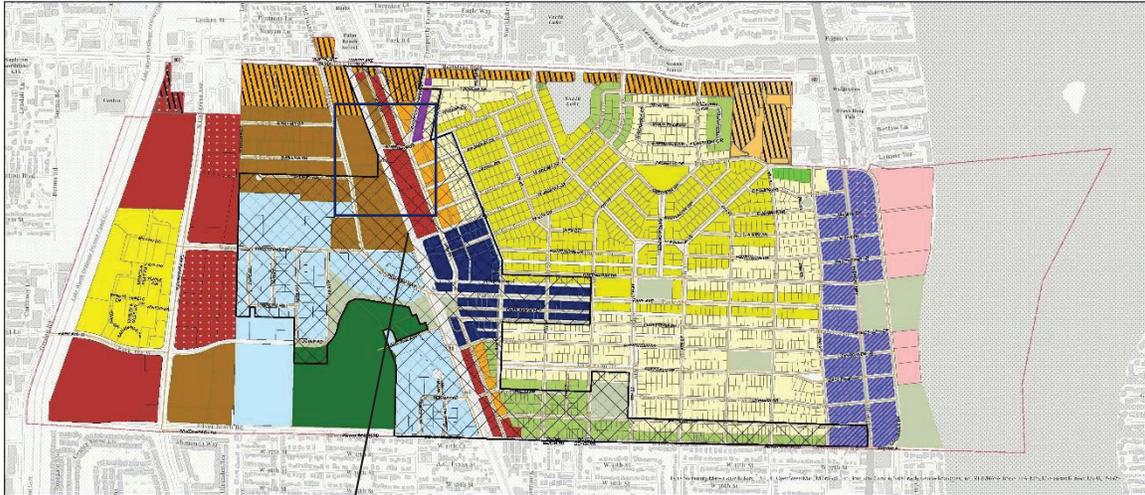
Figure 1: Aerial View of Site (image not to scale; for visual purposes only)



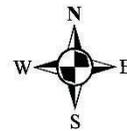
LAKE PARK ZONING MAP



Town of Lake Park Zoning Map



HECZ Overlay	Zoning District	C1-C3 CAMPUS LIGHT - MIXED USE & COMMERCIAL	R1A SINGLE FAMILY RESIDENTIAL DISTRICT
Tourist Overlay	C1 COMMERCIAL DISTRICT	COOPERATION	R1A-1 RESIDENTIAL DISTRICT
Tourist Overlay	C2 MIXED-USE COMMERCIAL DISTRICT	P1 PUBLIC USE	R2B TWO-FAMILY RESIDENTIAL DISTRICT
Tourist Overlay	C2 BUSINESS DISTRICT	P2 PUBLIC DISTRICT	R2B-1 FIVE-FAMILY RESIDENTIAL DISTRICT
Tourist Overlay	C3 TWO-FAMILY RESIDENTIAL DISTRICT	P2D PARK AVENUE DOWNTOWN DISTRICT	T1D TOWNHOME DEVELOPMENT
CRA District	C4 BUSINESS DISTRICT	R1 SINGLE FAMILY RESIDENTIAL DISTRICT	

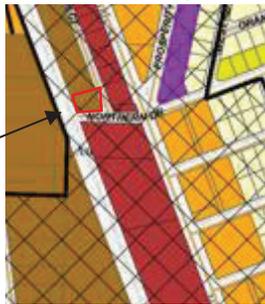


Date: 6/14/24



Community Development Department
 Town of Lake Park
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Subject Site



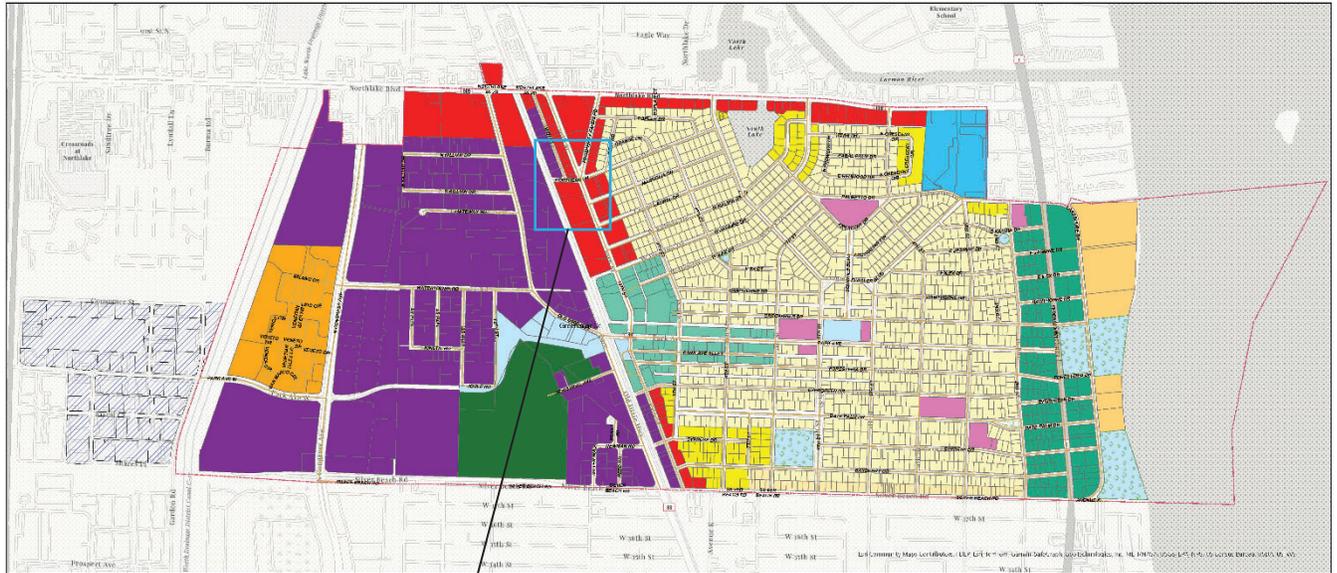
Adjacent Zoning:

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

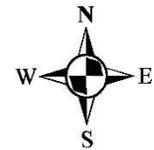
LAKE PARK FUTURE LAND USE MAP



Town of Lake Park Future Land Use Map 2017-2027



Annexation Area	CONSERVATION	OTHER PUBLIC FACILITIES	SINGLE-FAMILY RESIDENTIAL
Town Boundary	DOWNTOWN	PUBLIC BUILDINGS & GROUNDS	TWIN CITIES MIXED USE
Center Lines	FEDERAL HIGHWAY MIXED USE DISTRICT	RESIDENTIAL HIGH DENSITY	Town Parks
FLU2024 COMMERCIAL	MIXED COMMERCIAL AND LIGHT INDUSTRIAL	RESIDENTIAL LOW DENSITY	
	MIXED RESIDENTIAL AND COMMERCIAL	RESIDENTIAL MEDIUM DENSITY	

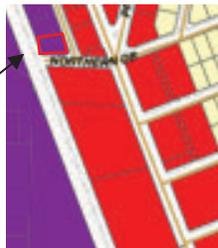


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Subject Site



Adjacent Existing Land Use:

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

PART I: SPECIAL EXCEPTION APPLICATION

The 1400 10th Court special exception application has been reviewed by the Palm Beach County Fire Rescue, the Town's building official, Lake Park Public Works Staff, and the Lake Park Community Development Department. Based on these reviews, the project substantially complies with our Land Development Regulations and Comprehensive Plan.

****This project has been noticed by certified mail to property owners within 300 feet 12/9/25 and advertised in the Palm Beach Post 12/15/25 ****

SITE PLAN PROJECT DETAILS

Comprehensive Plan: The proposal is consistent with the goals, objectives and policies of the Town's Comprehensive Plan, including:

- **3.4.2 Objectives and Policies, Policy 1.5:** *The Town shall encourage development and redevelopment activities which will substantially increase the tax base while minimizing negative impacts on natural and historic resources, existing neighborhoods and development and adopted Levels of Service (LOS) standards.*

- **Future Land Use (FLU) Classification System 3.4.3:** *Lands and structures devoted to light industrial uses with pollutants controlled on site, warehouses, commercial, wholesale establishments, and limited small scale commercial uses that are supportive of workers in the area such as convenience stores and restaurants and that can be carried on unobtrusively, with a maximum F.A.R. of 2.0. Specific uses are delineated in the Town of Lake Park Zoning Code.*

- **Future Land Use Element, Policy 5.2:** *The Town shall foster the redevelopment of declining neighborhoods, underutilized parcels, and areas that demonstrate substandard and/or slum and blight conditions.*

Zoning: The proposed project is generally consistent with the requirements of the C-4 Business District, including the special exception use of millwork/woodwork, parking, and proposed paint color scheme.

Of note, the applicant has requested a waiver for parking under the Town's flexible land development waivers under Section 78-325. These waivers allow for a reduction of up to 20% of required parking and may be granted administratively upon a finding that the applicant has satisfied the waiver criteria. In this case, the waiver criteria requirements are as follows:

(1) A parking needs analysis for the proposed use demonstrates that less parking spaces than are required by Article V will meet the parking demand for the existing or proposed use. The parking needs analysis shall be prepared by a Florida registered engineer or architect, certified planner, or other professional who has the demonstrated qualifications to do such analysis.

(2) The proposed use is an adaptive re-use within an existing structure and there is insufficient space on site to accommodate all of the required parking provided that a parking needs analysis pursuant to subsection (1) above is submitted.

(3) An addition to an existing structure is proposed and new parking will be provided on site to accommodate the additional square footage without reducing the amount of parking serving the existing structure or site prior to the proposed addition.

Criteria 1 was satisfied by the provision of a Kimley Horn parking study using ITE methodology to determine a 20% reduction is warranted for the Specialty Trade Contractor category, which calls for 1.76 spaces per 1,000 SF, thus requiring only 8 spaces; the applicant is providing 15 rather than the required 19 and therefore exceeds the ITE recommendation.

Criteria 2 is satisfied because this project is a re-use of an existing structure and there are preexisting site limitations.

Criteria 3 is satisfied because the project will increase the overall number of spaces on site above the existing amount.

Therefore, staff finds in favor of granting this administrative waiver to reduce the required parking from 19 spaces to 15.

As it pertains to the special exception request, these are evaluated using the criteria of 78-184 (b). The evaluation criteria are identified below along with the applicant's responses.

(1) The proposed special exception use is consistent with the goals, objectives, and policies of the town's comprehensive plan.

Applicant Response: Bent Tree Studio prides itself on providing handmade, locally crafted custom furniture and cabinetry. Our goal is in line 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.

Staff Evaluation: We are generally in agreement. Relevant comprehensive plan objectives achieved through this redevelopment are as follows:

- 3.4 Goal, Objectives and Policies, Town Goal Statement 3.4.1 (3) - The Town shall maintain and seek opportunities to improve its ability to provide... commercial, industrial and mixed-use development opportunities that will further the achievement of economic development goals.
- 3.4 Goal, Objectives and Policies, 3.4.2. Objectives and Policies, Objective 1, Policy 1.1 j. – encourage redevelopment, renewal or renovation, that maintains or improves existing neighborhoods and commercial areas;
- 3.4 Goal, Objectives and Policies, 3.4.2. Objectives and Policies, Objective 5 – The Town shall promote redevelopment and infill development in a manner that is consistent to existing neighborhoods and uses, the built and natural environments and adjacent jurisdictions.

(2) The proposed special exception is consistent with the land development and zoning regulations and all other portions of this Code.

Applicant Response: *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.*

Staff Evaluation: We are in agreement. The use of millwork and woodwork is consistent with the C-4 zoning code; additionally, the applicant has increased overall conformity at the site by proposing additional parking and a new dedicated loading space; their outdoor storage yard to the rear of the building will be screened with mesh fencing and they're additionally proposing to beautify the building with a repaint, consistent with the general architectural painting code.

(3) 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.

Applicant Response: *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, lawn 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.

Staff Evaluation: We are in agreement. The C-4 district is the Town's second most intense commercial district; along 10th Court, these businesses have historically been zoned C-4 and a number of light industrial uses remain there today. Bent Tree Studio is consistent with these other users as a low traffic-generating craftsman's workshop. Bent Tree Studio's schedule will generally follow this format: 7:45AM open, 9:30AM to 11AM sawing and cutting, edge banding from 11AM to noon, lunch from noon to 1PM, assembly 1PM to 2:30PM, 3PM to 3:30PM shop cleaning and QA checks until 4:30PM closing. No changes to height, massing or setbacks are proposed to the 1400 10th Ct structure, although some internal reconfigurations will be required. The applicant will apply for building permits to upgrade fire facilities consistent with PBC Fire recommendations following special exception approval.

(4) 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.

Applicant Response: *As noted above, 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.*

Staff Evaluation: We are in agreement. No over-concentration of use.

(5) The proposed 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; and
- c. The effect on the amount and flow of traffic within the vicinity of the proposed special exception use.

Applicant Response:

(a) Bent Tree Studio currently has 4-5 employees on average 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 a 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.

Staff Evaluation: We are in agreement. As previously noted, the applicant's parking demand study indicated an insignificant parking demand and low trip generation.

The applicant's sawing operation will be enclosed within the building to mitigate noise impacts; additionally, the applicant will use dust collectors installed at key locations within the building to sequester dust created by their work, as indicated on the site plan.

(6) That the proposed special exception use:

- 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 a 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.
- e. Provides pedestrian amenities, including, but not limited to, benches, trash receptacles, and/or bicycle parking.

Applicant Response: *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.*

Staff Evaluation: We find no evidence to suggest Bent Tree Studio's operation will adversely impact light, air flow, property values, redevelopment, natural resources or public facilities. Furthermore, the applicant has provided a bike rack and pedestrian amenity improvements in accordance with criteria e. and we consider this condition satisfied.

PART II: STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the Special Exception for 1400 10th Ct.