



January 5, 2026

Juan F. Ortega, Ph.D., P.E.
JFO Group, Inc.,
6671 W Indiantown Rd, Suite 50-324
Jupiter, FL 33458

**Engineering and
Public Works Department**
P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbc.gov

**RE: Alzheimer's Community Care
Project #: 251211
Traffic Performance Standards (TPS) Review**

Dear Dr. Ortega:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated December 30, 2025, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The project is summarized as follows:

**Palm Beach County
Board of County
Commissioners**
Sara Baxter, Mayor
Marci Woodward, Vice Mayor
Maria G. Marino
Gregg K. Weiss
Joel G. Flores
Maria Sachs
Bobby Powell Jr.

Municipality: Lake Park
Location: NEC of 10th Street and Jasmine Drive
PCN: 36-43-42-20-01-076-0190
Access: Two full access driveways connection onto Jasmine Drive and Two full access driveways connection onto Kalmia Drive (All existing)
(As used in the study and is NOT necessarily an approval by the County through this TPS letter)
Existing Uses: Medical Office = 10,192 SF
Proposed Uses: Replace existing 2,598 SF of Medical Office with 35 adult daycare; resulting in the following Land Use on the site:
Medical Office = 7,594 SF, and
Adult Daycare = 35 Students
New Daily Trips: -30
New Peak Hour Trips: 6 (2/4) AM; 5 (3/2) PM
Proj Daily Trips: 267
Proj Peak Hour Trips: 35 (24/11) AM; 41 (14/27) PM
Build-out: December 31, 2026

County Administrator
Joseph Abruzzo

Based on the review, the Traffic Division has determined the proposed changes by converting 2,598 SF of Medical Office uses to a 35 adult daycare generates less than 21 peak hour trips. Therefore, a detailed traffic study is not required. The project **meets** the Traffic Performance Standards.

Please note the receipt of a TPS approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

"An Equal Opportunity Employer"



Juan F. Ortega, Ph.D., P.E.
January 5, 2026
Page 2 of 2

No building permits are to be issued by the Town after the build-out date specified above, or as amended. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-478-5755 or email MRahman@pbc.gov.

Sincerely,

A handwritten signature in blue ink that reads "Moshir Rahman".

Moshir Rahman, Ph.D., P.E.
Professional Engineer
Engineering and Public Works Dept.
Traffic Division

MR:QB:ep

cc: Nadia Di Tommaso, Director of Community Development, Town of Lake Park
Quazi Bari, P.E., PTOE, Manager - Growth Management, Traffic Division
Alberto Lopez Tagle, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\MR\MUNIAPPROVED\2026\251211 ALZHEIMER'S COMMUNITY CARE.DOCX