



Jeannette Brumond  
Director of Operations  
Alzheimer's Community Care HQ  
1615 Forum Pl, 5th Floor  
West Palm Beach, FL 33401

**Re: Alzheimer's Community Care • 1015 10<sup>TH</sup> St (Lake Park)**  
**TRAFFIC CONCURRENCY ANALYSIS**  
**PCN 36-43-42-20-01-076-0190**

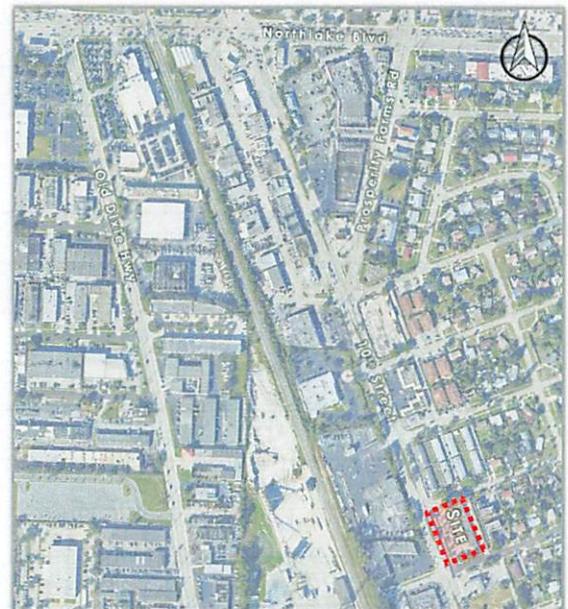
Dear Jeannette,

JFO Group Inc. has been retained to prepare a traffic impact analysis to determine compliance with *Palm Beach County (PBC) - Traffic Performance Standards (TPS) - Article 12 of the PBC Unified Land Development Code (ULDC)*. This traffic statement is associated with a Special Exception application in the Town of Lake Park converting 2,598 SF of Medical Office uses to a 35-adult daycare.

The subject property is located on the east side of 10<sup>th</sup> Street just north of Park Avenue in the Town of Lake Park, Florida. Figure 1 shows the project location in relation to the transportation network. Parcel Control Number associated with this project is 36-43-42-20-01-076-0190.

A copy of the property appraiser information for the site is included as Exhibit 1. Exhibit 2 includes a copy of the latest approved site plan. Exhibit 3 shows the 2,598 SF of Medical Office uses proposed to operate as a 35-adult daycare.

Alzheimer's Community Care, Inc. is a specialized and supportive care organization dedicated to serving adults medically diagnosed with Alzheimer's disease or a related neurocognitive disorder, and their caregivers. Founded in 1996 in West Palm Beach, Florida, Alzheimer's Community Care has grown to provide services across Palm Beach, Martin, and St. Lucie Counties.



**Figure 1 : Project Location**

Alzheimer's Community Care is licensed by Florida's Agency for Healthcare Administration (AHCA) as a Specialized Adult Day Service provider. Its centers operate safe, structured environments that offer skilled nursing oversight, dementia-specific therapeutic programming, and caregiver support. The organization's staff-to-participant ratio is designed to ensure individualized attention and compassionate care for individuals who are cognitively impaired and require daily supervision. Attendance at the Lake Park center will be capped at 35 participants.

Alzheimer's Community Care is funded primarily through state funding, Medicaid, grants, and community support. Its services are designed to ease the significant burden placed on caregivers and to optimize the cognitive and physical function of their loved ones for as long as possible.

Project trip generation rates used for this analysis were based on *PBC Trip Generation Rates* dated July 25, 2022. Table 1 shows the rates and equations used to determine the trip generation for Daily, AM, and PM peak hour conditions while Exhibit 4 includes a copy of the trip generation rates. Exhibit 5 includes the latest TPS approval for the site.

**Table 1: Trip Generation Rates**

Land Use	ITE Code	Daily Trip Gen.	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Medical Office	720	T=42.97(X)-108.01	79%	21%	3.10	30%	70%	3.93
Daycare	565	4.09	53%	47%	0.78	47%	53%	0.79

According to Table 2, the net AM and PM peak trips potentially generated due to the proposed changes are 6 (2 In/4 Out) and 5 (3 In/2 Out) trips respectively. Therefore, the proposed changes to the 1015 10<sup>th</sup> Street property will generate less than 20 gross peak hour trips and it will be in compliance with Palm Beach County (PBC) - Traffic Performance Standards (TPS).

**Table 2: Trip Generation**

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
<b>VESTED DEVELOPMENT</b>								
Medical Office	10,192 SF	330	25	7	32	12	28	40
Pass-By	10%	(33)	(3)	(0)	(3)	(1)	(3)	(4)
<b>NET VESTED TRAFFIC</b>		<b>297</b>	<b>22</b>	<b>7</b>	<b>29</b>	<b>11</b>	<b>25</b>	<b>36</b>
<b>PROPOSED DEVELOPMENT</b>								
Medical Office	7,594 SF	218	19	5	24	9	21	30
Daycare	35 Students	143	14	13	27	13	15	28
		Σ	33	18	51	22	36	58
<b>Pass-By</b>								
Medical Office	10%	22	2	0	2	1	2	3
Daycare	50%	72	7	7	14	7	7	14
		Σ	(9)	(7)	(16)	(8)	(9)	(17)
<b>NET PROPOSED TRAFFIC</b>		<b>267</b>	<b>24</b>	<b>11</b>	<b>35</b>	<b>14</b>	<b>27</b>	<b>41</b>
<b>NET TRAFFIC</b>								
		<b>(30)</b>	<b>2</b>	<b>4</b>	<b>6</b>	<b>3</b>	<b>2</b>	<b>5</b>

Based on the *PBC – TPS* and the *Land Development Design Standards Manual*, a left-turn lane is required at each driveway where inbound peak hour left-turning traffic is equal to or greater than 30 vehicles. A right-turn lane is required at each driveway where street Average Daily Traffic (ADT) volumes exceed 10,000 vehicles per day, and driveway daily volume is greater than 1,000 trips, with inbound peak hour right-turning traffic being at least 75 vehicles.



Figure 2 : Project Driveway Volumes

Figure 2 provides Daily, AM and PM peak hour driveway volumes for the 1015 10<sup>th</sup> Street property. Based on the information presented in Figure 2, PBC - TPS, and the Land Development Design Standards Manual, additional turn lanes are not warranted at the project driveways.

The proposed changes to the Alzheimer's Community Care site have been evaluated following Palm Beach County (PBC) - Traffic Performance Standards (TPS) - Article 12 of the PBC Unified Land Development Code (ULDC). This analysis demonstrates that the proposed Special Exception application in the Town of Lake Park converting 2,598 SF of Medical Office uses to a 35-adult daycare, is expected to generate fewer than 20 peak-hour trips. Therefore, the Alzheimer's Community Care project will be in compliance with PBC TPS - Article 12 of the PBC ULDC. Project build-out is expected in 2026.

Sincerely,

**JFO GROUP INC**  
 COA Number 32276



- Enclosures:
- Exhibit 1: Property Appraiser Information
  - Exhibit 2: Approved Site Plan
  - Exhibit 3: Lease Area
  - Exhibit 4: PBC Trip Generation Rates
  - Exhibit 5: TPS Approval (Project # 190907)

This item has been electronically signed and sealed by Dr. Juan F. Ortega, PE on December 30, 2025, using a Digital Signature. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.

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**Property Detail**

**Location Address :** 1015 10TH ST  
**Municipality :** LAKE PARK  
**Parcel Control Number :** 36-43-42-20-01-076-0190  
**Subdivision :** KELSEY CITY IN PB 8 PGS 15 TO 18, 23, 27 & 34 TO 37 INC  
**Official Records Book/Page :** 31211 / 1963  
**Sale Date :** 02/05/2020  
**Legal Description :** KELSEY CITY LTS 19 TO 30 INC BLK 76

**Owner Information**

<b>Owner(s)</b>	<b>Mailing Address</b>
1015 LP LLC	PO BOX 5159 SPRINGHILL FL 34611 5159

**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
02/05/2020	\$1,200,000	31211 / 01963	WARRANTY DEED	1015 LP LLC
12/31/2015	\$10	28026 / 00439	QUIT CLAIM	FIRST NATIONAL LAND CORP
04/08/2002	\$720,500	13589 / 01475	WARRANTY DEED	SARATOGA CONSULTING LLC
09/28/2001	\$530,000	12959 / 01370	WARRANTY DEED	HOLMES PROPERTIES
08/01/1985	\$1,045,000	04673 / 00533	WARRANTY DEED	
02/01/1983	\$148,000	03882 / 00181	WARRANTY DEED	
01/01/1972	\$57,500	02004 / 00624		
01/01/1970	\$23,900	01867 / 00044	WARRANTY DEED	

**Exemption Information**

No Exemption Information Available.

**Property Information**

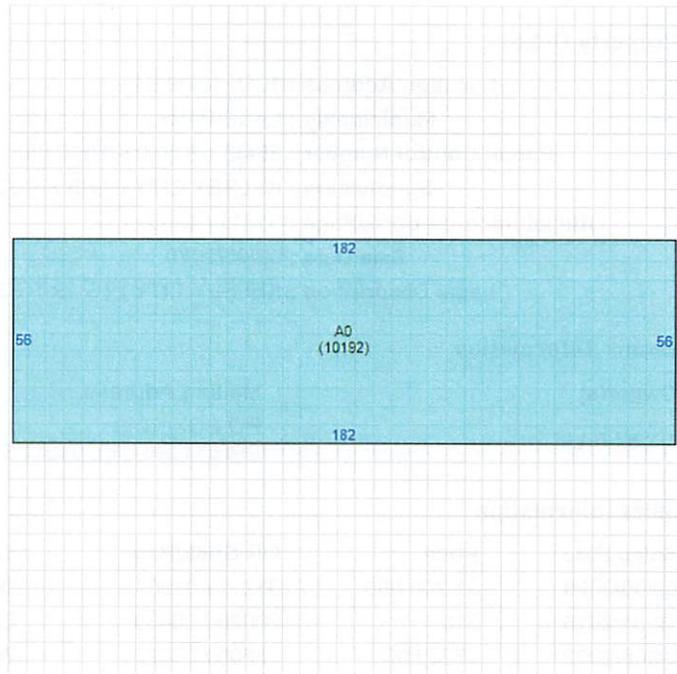
**Number of Units :** 0  
**\*Total Square Feet :** 10192  
**Acres :** .86  
**Property Use Code :** 1700—OFFICE BLDG-NON MEDICAL 1 TO 3 STORIES  
**Zoning :** C1—C1 BUSINESS DISTRICT (36-LAKE PARK)

**Building Details**

**Structural Details**

Structural Element for Building 1		Sketch for Building 1
Year Built	1983	
OFFICE BLDG L/R 1-4S	10192	

Subarea and Square Footage for Building 1	
Code Description	square Footage
OFFICES	10192
Total Square Footage	10192



**Property Extra Feature**

Description	Year Built	Units
Paving- Asphalt	1983	15000
Fence- Chain Link 6ft #11 Gaug	2000	55

**Property Land Details**

Land Line #	Description	Zoning	Acres
1	COMMERCIAL	C1	0.8604

**Appraisals**

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$1,372,978	\$1,422,530	\$1,280,302	\$1,208,017	\$0
Land Value	\$505,953	\$487,214	\$487,214	\$347,796	\$0
Total Market Value	\$1,878,931	\$1,909,744	\$1,767,516	\$1,555,813	\$1,100,000

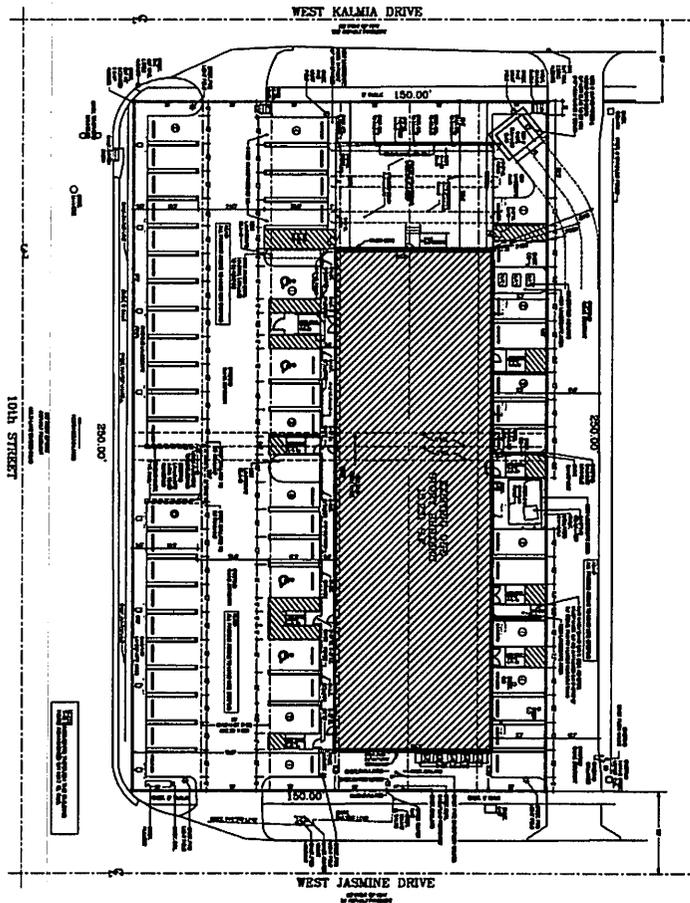
**Assessed and Taxable Values**

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$1,610,510	\$1,464,100	\$1,331,000	\$1,210,000	\$1,100,000
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$1,610,510	\$1,464,100	\$1,331,000	\$1,210,000	\$1,100,000

**Taxes**

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$35,221	\$33,293	\$30,832	\$28,399	\$24,347
NON AD VALOREM	\$5,860	\$4,964	\$4,335	\$3,223	\$3,649
TOTAL TAX	\$41,081	\$38,257	\$35,167	\$31,623	\$27,996

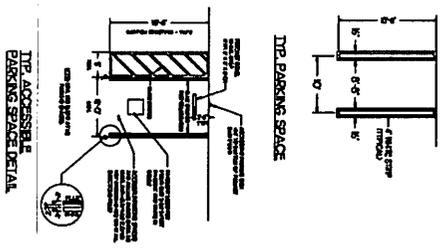
Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpar.org



**SITE PLAN**  
SCALE 1/8" = 1'-0"

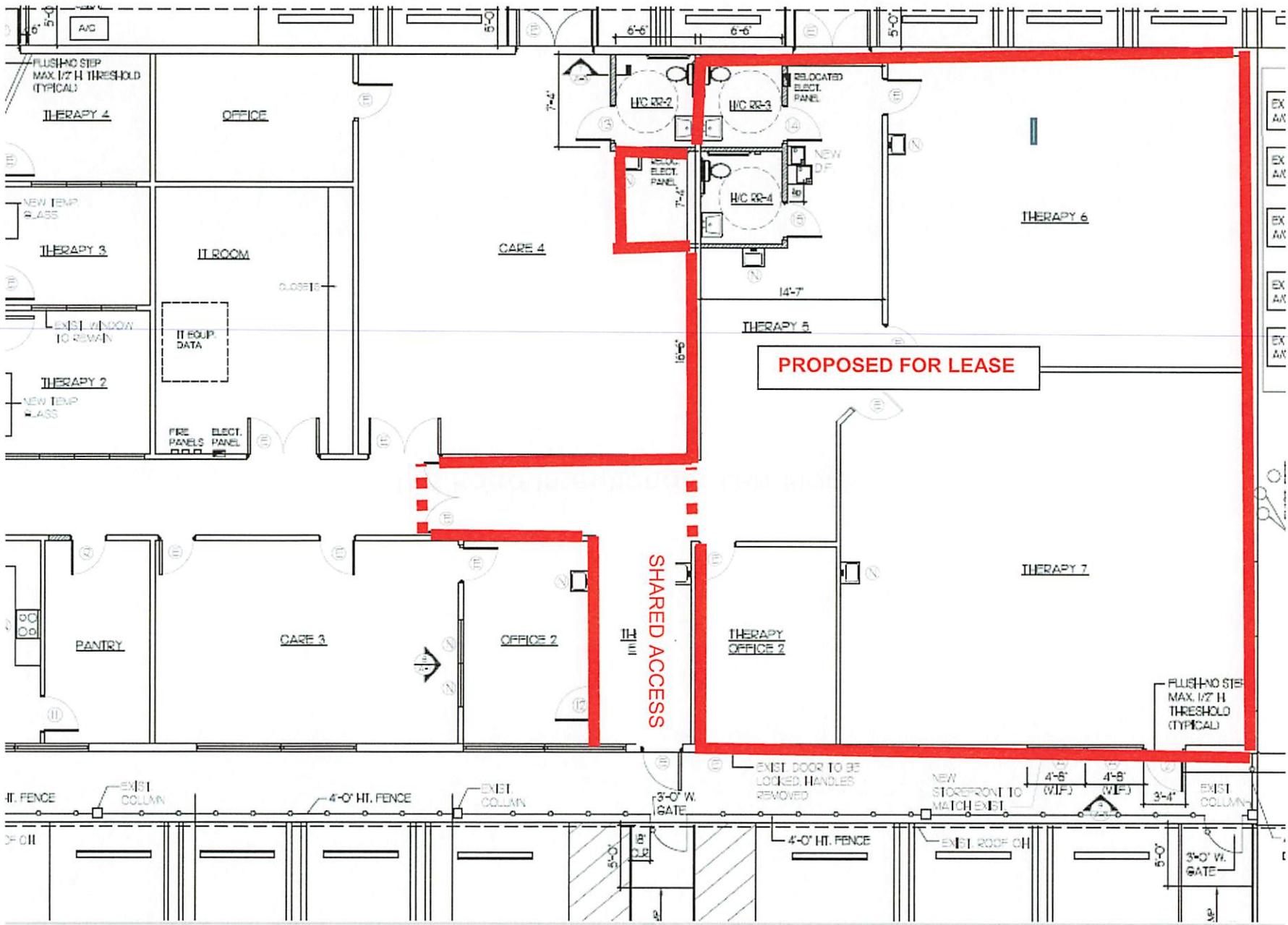


SITE DATA	
LAND USE DESIGNATION	COMMERCIAL, LIGHT
ZONING DISTRICT	C1-SUBDIVISION DISTRICT
LOT SIZE	CONVEND - 57,000 SQ. FT.
BUILDING OCCUPANCY PERMITS	10,000 SQ. FT.
NET BUILDING AREA	78,000 SQ. FT. (78,000 SQ. FT. + 10,000 SQ. FT. + 10,000 SQ. FT.)
REQUIRED PARKING SPACES	100
PROVIDED PARKING SPACES	100
REMARKS	



PROJECT NO. <b>SP-1</b>	<b>KENT D. HAMILTON, A.I.A., ARCHITECT</b> FL. REG. NO. AR0000622 9611 N. US HWY. ONE # 406 - SEBASTIAN - FLORIDA - 32958 - (561) 276-5200	PROJECT NO. 19-05	INTERIOR REMODELING <b>TENDER CARE</b> 1015 10TH ST., LAKE PARK, FL.
		DATE 12-24-19	

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### Palm Beach County Trip Generation Rates

(Must be used with traffic studies submitted to the County on or after 9/1/2022. However, immediate use is highly recommended)

Gr	Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour		PM Peak Hour	
						In/Out	Rate/Equation	In/Out	Rate/Equation
Industrial	General Light Industrial	110	1000 S.F.	4.87	10%	88/12	0.74	14/86	0.65
	Manufacturing	140	1000 S.F.	4.75	10%	76/24	0.68	31/69	0.74
	Warehouse	150	1000 S.F.	1.71	10%	77/23	0.17	28/72	0.18
	Mini-Warehouse/SS	151	1000 S.F.	1.45	10%	59/41	0.09	47/53	0.15
	HCF Center Warehouse - Non Sort	155	1000 S.F.	1.81	10%	81/19	0.15	39/61	0.16
Residential	Single Family Detached	210	Dwelling Unit	10	0%	26/74	0.7	63/37	0.94
	Multifamily Low-Rise Housing upto 3 story (Apartment/Condo/TH)	220	Dwelling Unit	6.74	0%	24/76	0.4	63/37	0.51
	Multifamily Mid-Rise Housing 4-10 story (Apartment/Condo/TH)	221	Dwelling Unit	4.54	0%	23/77	0.37	61/39	0.39
	55+ SF Detached	251	Dwelling Unit	4.31	0%	33/67	0.24	61/39	0.30
	55+ SF Attached	252	Dwelling Unit	3.24	0%	34/66	0.2	56/44	0.25
	Congregate Care Facility	253	Dwelling Unit	2.21	0%	58/42	0.08	49/51	0.18
	Assisted Living Facility	254	Beds	2.6	0%	60/40	0.18	39/61	0.24
Ldg	Hotel	310	Rooms	7.99	10%	56/44	0.46	51/49	0.59
Rec	Golf Course	430	Holes	30.38	5%	79/21	1.76	53/47	2.91
	Health/Fitness Club	492	1000 S.F.	32.93	5%	51/49	1.31	57/43	3.45
Institutional	Elementary School	520	Students	2.27	0%	54/46	0.74	46/54	0.16
	Middle/Junior School	522	Students	2.1	0%	54/46	0.67	48/52	0.15
	High School	525	Students	1.94	0%	68/32	0.52	48/52	0.14
	Private School (K-8)	530	Students	3.17 <sup>a</sup>	0%	56/44	1.01	46/54	0.26
	Private School (K-12)	532	Students	2.48	0%	63/37	0.79	43/57	0.17
	Church/Synagogue <sup>d</sup>	560	1000 S.F.	7.6	5%	62/38	0.32	44/56	0.49
	<b>Day Care</b>	<b>565</b>	<b>Students</b>	<b>4.09</b>	<b>50%</b>	<b>53/47</b>	<b>0.78</b>	<b>47/53</b>	<b>0.79</b>
	Library	590	1000 S.F.	72.05	10%	71/29	1	48/52	8.16
Med	Hospital	610	1000 S.F.	10.77	10%	67/33	0.82	35/65	0.86
	Nursing Home	620	Beds	3.06	10%	72/28	0.14	33/67	0.14
Office	General Office (10k-250k SF GFA) <sup>h</sup>	710	1000 S.F.	10.84	10%	88/12	1.52	17/83	1.44
	General Office (>250k SF GFA) <sup>h</sup>	710	1000 S.F.	$\ln(T) = 0.87 \ln(X) + 3.05$	10%	88/12	$\ln(T) = 0.86 \ln(X) + 1.16$	17/83	1.44
	Small Office Building (<=10k SF GFA)	712	1000 S.F.	14.39	10%	82/18	1.67	34/66	2.16
	<b>Medical Office (Stand-Alone)</b>	<b>720</b>	<b>1000 S.F.</b>	<b><math>T=42.97(X)-108.01</math></b>	<b>10%</b>	<b>79/21</b>	<b>3.10</b>	<b>30/70</b>	<b>3.93</b>
	Medical Office (Near Hospital)	720	1000 S.F.	31.86	10%	81/19	2.68	25/75	2.84
	Government Office	730	1000 S.F.	22.59	10%	75/25	3.34	25/75	1.71

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**Department of Engineering and Public Works**

P.O. Box 21229  
West Palm Beach, FL 33416-1229  
(561) 684-4000  
FAX: (561) 684-4050  
www.pbcgov.com



**Palm Beach County Board of County Commissioners**

- Mack Bernard, Mayor
- Dave Kerner, Vice Mayor
- Hal R. Valeche
- Gregg K. Weiss
- Robert S. Weinroth
- Mary Lou Berger
- Melissa McKinlay

**County Administrator**

Verdenia C. Baker

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October 2, 2019

Dr. Juan F. Ortega, PE  
JFO Group Inc  
11924 Forest Hill Blvd, Suite 10A-123  
Wellington, FL 33414

**RE: 1015 10<sup>th</sup> Street  
Project #: 190907  
Traffic Performance Standards Review**

Dear Dr. Ortega:

The Palm Beach County Traffic Division has reviewed the **1015 10<sup>th</sup> Street Development** Traffic Impact Statement, revised September 24, 2019, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project is summarized as follows:

<b>Municipality:</b>	Lake Park
<b>Location:</b>	NEC of 10 <sup>th</sup> Street and Jasmine Drive
<b>PCN:</b>	36-43-42-20-01-076-0190
<b>Access:</b>	One full access driveway connection onto Jasmine Drive and one full access driveway connection onto Kalmia Drive (As used in the study and is NOT an approval by the County through this letter)
<b>Existing Uses:</b>	General Office = 10,192 SF
<b>Proposed Uses:</b>	Replace existing Gen. Office with: Medical Office = 10,192 SF
<b>New Daily Trips:</b>	215
<b>New Peak Hour Trips:</b>	-7 (-5/-2) AM; 20 (7/13) PM
<b>Build-out:</b>	December 31, 2022

Based on the review, the Traffic Division has determined that the proposed development meets the Traffic Performance Standards of Palm Beach County. The proposed development does not have significant peak hour traffic impact (as defined in PBC TPS) on the roadway network.

Please note the receipt of a Traffic Performance Standards (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.

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



Dr. Juan F. Ortega, PE  
October 2, 2019  
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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 561-684-4030 or email [QBari@pbcgov.org](mailto:QBari@pbcgov.org).

Sincerely,

Quazi Bari, P.E.  
Senior Professional Engineer  
Traffic Division

QB:HA:rb  
ec:

Ms. Nadia Di Tommaso, Director of Community Development, Town of Lake Park  
Hanane Akif, E.I., Project Coordinator II, Traffic Division  
Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review  
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