



**TOWN OF LAKE PARK
COMMUNITY DEVELOPMENT DEPARTMENT**

APPLICATION FOR SPECIAL EXCEPTION REVIEW

Applicant/Agent: Alzheimer's Community Care, Inc.
Address: 1615 Forum Place, 5th Floor West Palm Beach, FL 33401
Telephone: 561-683-2700 Fax: 561-683-7600
E-mail : jbrumond@alzcare.org

- Owner
 Agent (Attach Agent Authorization Form)

Owner's Name 1015 LP LLC
(if not Applicant):
Address: P.O. Box 5159 Springhill, FL 34611-5159
Telephone: 561-683-2700 Fax: 561-683-7600
E-Mail : jbrumond@alzcare.org

Property Location: 1015 10th Street Lake Park, 33403
Legal Description: Kelsey City LTS to Inc Blk 76
Property Control Number: 36-43-42-20-01-076-0190

Future Land Use: Commercial Zoning: C-1
.8604 Square 2598
Acreage: Footage of Use:
Proposed Use: Specialized Alzheimer's Services
Adult Day Care Center

4. Please explain how 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.

We know of no other Specilized Adult Day service provider in the area of 1015 10th Street Lake Park, FL.

5. Please explain how the 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; (c) The effect on the amount and flow of traffic within the vicinity of the proposed Special Exception use.

We believe there is no impact on residences. Our practice is to cap attendance at 35 even if the available square footage accommodates a higher number, as determined by the Agency for Health Care Administration (AHCA). Maximum occupancy would be 35 participants and 7 staff. Participants come and go at various times, with the highest census generally between 10:00am and 3:00pm.

6. Please explain how the proposed Special Exception use meets the following requirements; (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 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; and (e) provides pedestrian amenities, including, but not limited to, benches, trash receptacles, and/or bicycle parking.

There is no impact on light and air. Property values will not be negatively impacted on the alternative they may be positively impacted by a vibrant essential service provided on the property. There is no anticipated impact on improvements, development, or redevelopment in the surrounding properties. There is no impact on adjacent natural systems, public facilities, including parks and open spaces. Pedestrian amenities are not applicable.

STAFF REVIEW: SUBMIT ONE COMPLETE SET IN HARD COPY AND ONE AS AN ELECTRONIC COPY.

PLANNING BOARD REVIEW: UPON THE APPROVAL OF ALL GOVERNING AGENCIES, PLEASE SUBMIT ONE ELECTRONIC COPY AND SIX (6) COMPLETE SETS OF THE REQUIRED DOCUMENTS FOR FINAL REVIEW



PLEASE DO NOT DETACH FROM APPLICATION.

SIGNATURE REQUIRED BELOW.

Please be advised that Section 51-6 of the *Town of Lake Park Code of Ordinances* provides for the Town to be reimbursed, in addition to any application or administrative fees, for any supplementary fees and costs the Town incurs in processing development review requests.

These costs may include, but are not limited to, advertising and public notice costs, legal fees, consultant fees, additional Staff time, cost of reports and studies, NPDES stormwater review and inspection costs, and any additional costs associated with the building permit and the development review process.

For further information and questions, please contact the Community Development Department at 561-881-3320. 9/13/21

I, David Franklin, have read and understand the regulations above regarding cost recovery.

David Franklin

David Franklin (Jan 28, 2026 14:50:54 EST)

Property Owner Applicant Signature

01/28/2026

Date

Application for Special Exemption Review - Lake Park

Final Audit Report

2026-01-28

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