



TOWN OF LAKE PARK
TOWN COMMISSION
Meeting Date: April 15, 2026

RESOLUTION NO. XX-04- 26

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING A SPECIAL EXCEPTION USE AUTHORIZING THE OPERATION OF A SPECIALIZED ALZHEIMER'S SERVICES ADULT DAY CARE USE FOR A PORTION OF THE BUILDING LOCATED AT 1015 10TH STREET; PROVIDING FOR CONDITIONS ASSOCIATED WITH THE SPECIAL EXCEPTION USE; AND PROVIDING FOR AN EFFECTIVE DATE.

Location: 1015 10th Street, Lake Park

Applicant: Alzheimer's Community Care

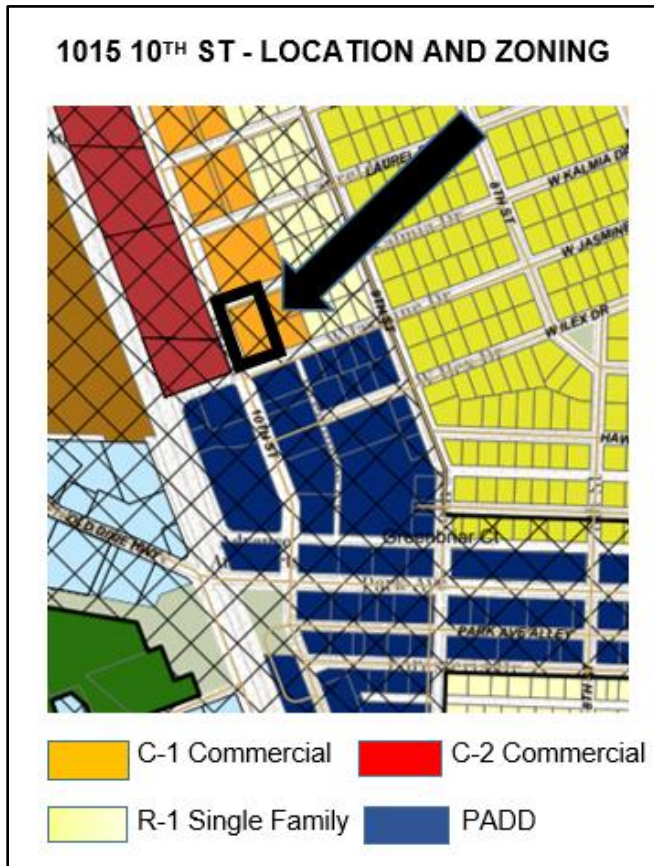
Special Exception Request: Request for special exception to permit a "specialized Alzheimer's services adult day care center" which provides services to participants and their caregivers, and is licensed for compliance with Florida Statutes 429.918. The applicant, Alzheimer's Community Care, requests approval for special exception use set forth in Town Code, section 78-71 (2) d. "medical clinic" in the C-1 Commercial Business District.

The applicant proposes to utilize 2,598 square feet of an existing 10,192 sq. ft. building. The remainder will continue to be utilized by Tender Care Center as a pediatric rehabilitation facility.

Location: 1015 10th St.



BACKGROUND



Property Owner: 1015 LP, LLC

Applicant: Alzheimer's Community Care, Inc.

PCN: 36-43-42-20-01-076-0190

Property size: .86 acre

Future Land Use: Commerical

Existing Zoning: C-1 Business District (CRA)

Adjacent Zoning Designation

North: C-1 Business District

South: C-1 Business District

East: C-1 Business District

West: C-2 Business District

Adjacent Land Use Designation

North: Commercial

South: Commercial (non-conforming apartments)

East: Commercial (non-conforming apartments)

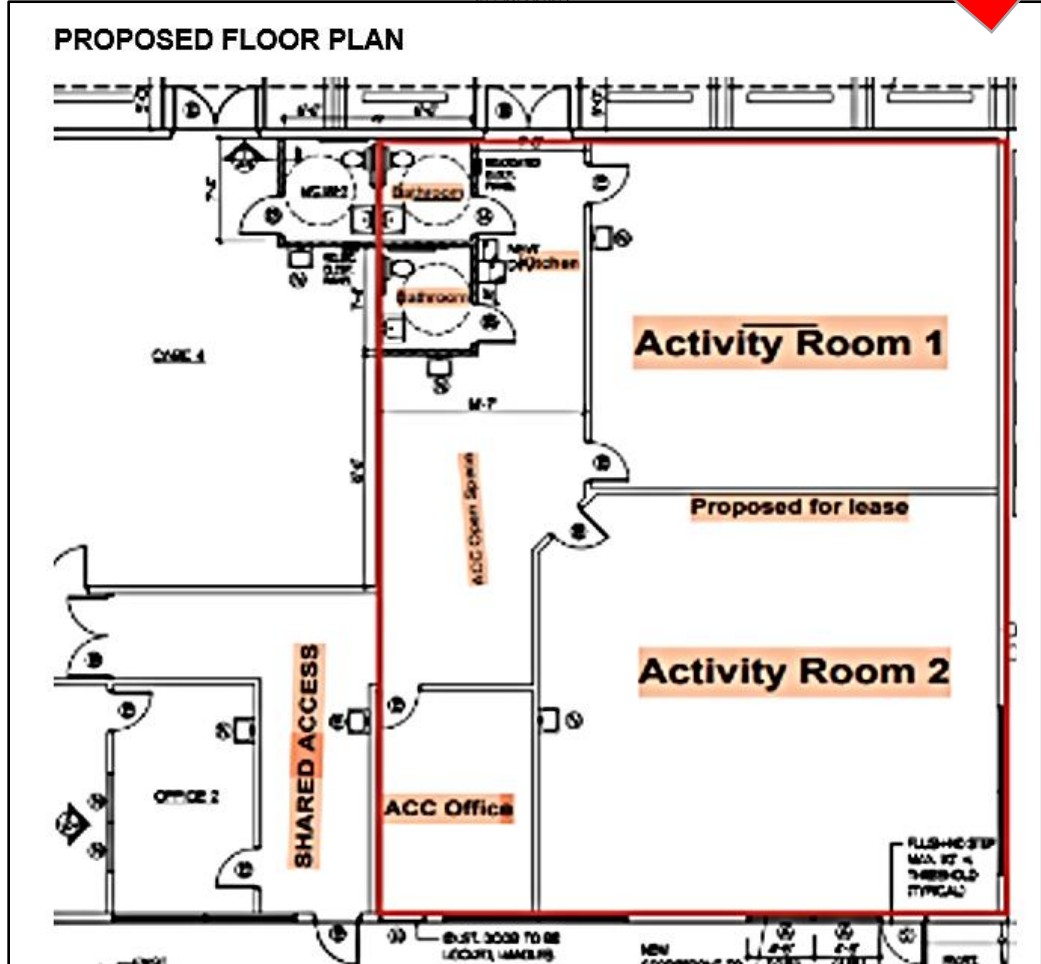
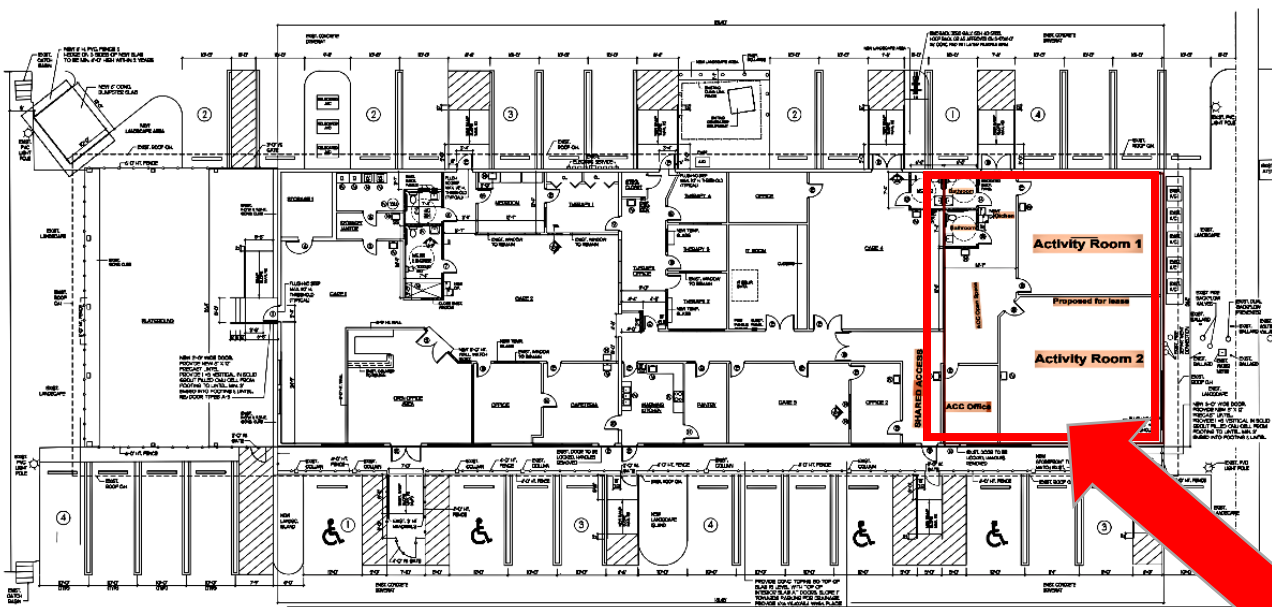
West: Commercial



Viewed from 10th st.



South End of Building – Proposed Location



Summary of Request

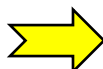
Alzheimer's Community Care (ACC) is requesting Special Exception approval to open a "**specialized Alzheimer's services adult day care center**" pursuant to the Town Code "medical clinic" special exception use category. The center would provide a safe, secured environment for patients with Alzheimer's disease and related neurocognitive disorders to engage in specific therapeutic activities including socialization, pet therapy, art therapy, music therapy, and physical exercise. Center nurses would monitor participant nutrition and hydration, administer medications, evaluate health status, respond to medical needs, and ensure that participants are involved in their care to their maximum benefit. The center provides a needed break for the caregiver, as well as providing caregiver support.

The center would be located at 1015 10th Street, in the same building that Tender Care is operating. Tender Care will be reducing their space and desires to lease out the portion that will be vacant. ACC does not propose any changes to the interior or exterior. The existing rooms would be repurposed for uses needed by ACC.

While the site received special exception approval for Tender Care in 2020 under the same "medical clinic" use category, it was determined that the approval had been very specific -to operate a "prescribed pediatric extended care facility", such that ACC could not take advantage of the prior approval.

The proposed use can be well accommodated at the location. Users of Tender Care and ACC would tend to arrive at slightly different peak times. Both uses require the same parking ratio. Based on the 75%/25% split in building area Tender Care would require 39 spaces and ACC require 13, totaling the required and provided 52 spaces. See staff review of the special exception criteria for greater analysis of the special exception.

Review: The application has been reviewed by Planning, the Sheriff's Dept, CRA, Fire, and the Town's Engineering and Traffic consultants.



Please see applicant submission for their justification and explanation of how they meet the special exception criteria.

Special Exception Criteria

Section 78-184 of the Code requires that a request for special exception must meet 6 general criteria. These are addressed in the applicant's submittal. The staff analysis of whether the criteria have been met is set out below.

1. ***The proposed special exception use is consistent with the goals, objectives, and policies of the Town's Comprehensive plan.***

[A specialized Alzheimer's Adult Day Care is consistent with the Town Goal Statement which references that the Town will seek opportunities for community](#)

facilities serving the needs of the Town. While the Comprehensive Plan is primarily a land use document (compared to a social document), the overall intent is to improve the lives of those who reside in the Town or nearby and encourage uses that provide services and quality of life to its residents.

CRITERIA MET

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

The site is located in the C-1 Zoning District, which allows the medical clinics as a special exception. The proposed use, due to its specialized nature and provision of health care activities by practitioners licensed by the state of Florida, qualifies under the definition of medical clinic or office. The required number of parking spaces have been provided. The use will occupy an existing building, therefore many land development regulations were previously met.

CRITERIA MET

- 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.***

The proposed use is low impact, operating only in the day from 8 am to 5 pm, M-F. According to the application the maximum number of attendees per day will be 35, with 7 staff members. Most attendees will arrive by bus or be dropped off at staggered time. With the reduction in square feet of Tender Care, the result of adding this use should generally balance out. While the building is existing, staff finds that as a one story building with low impact use it is compatible with the neighboring properties, including the apartments.

CRITERIA MET

- 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.***

There is no similar use nearby. The closest ACC facility in West Palm Beach. The use serves a much needed purpose for the north county area, including Lake Park. The use is determined to be a good complimentary use to Tender Care.

CRITERIA MET

- 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.**

Per the application, there would be a maximum of 35 attendees and 7 staff members on a daily basis, which will have no detrimental impact on surrounding properties.

Based on the use, no nuisance factors (i.e. noise, odor) are anticipated. Attendees will arrive and be escorted in, and do not leave until their pick up ride arrives. There will be no outside activities.

Traffic is not anticipated to be an issue. Palm Beach County Traffic has reviewed the application

Staff reviewed internal traffic impacts such as potential congestion in the parking lot with the two uses. The majority of Tender Care patients arrive by bus. Alzheimer's Community Care patients are more likely to be dropped off. They also peak at slightly different times. Tender Care patients arrive at 9 am and leave at 4 pm. Alzheimer's indicates their peak period is from 10 am to 3 pm.

The change in use is not anticipated to impact parking. Both uses require the same parking ratio. Based on the 75%/25% split in building area Tender Care would require 39 spaces and ACC require 13, totaling the required and provided 52 spaces. At a staff/attendee ratio of 1/5, 7 spaces would be required for staff, leaving 6 for drop off parking which is satisfactory.

CRITERIA MET

- 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.**

The response to a. through c. has already been provided above. Based on the use there will be no negative impacts on infrastructure or open space.

As this is not a use open to walk in traffic and the public, there is no need for pedestrian amenities.

CRITERIA MET

Legal Notice: The request for special exception was advertised in the February 23, 2026 edition of the Palm Beach Post and certified letters were mailed to all property owners of record within 300 feet of the site.

PLANNING AND ZONING BOARD RECOMMENDATION/ FINDING OF FACT

The Planning and Zoning Board held a public hearing on March 2 to consider the request and voted unanimously to recommend approval to the Town Commission.

The Board found that all six criteria for granting a Special Exception had been met, and recommended approval of the request for a Specialized Alzheimer's Services Adult Day Care Center, with the following conditions:

1. The Applicant shall develop the Site consistent with the following plans and information: Special Exception Application, the narrative of the use of the Site, Justification Statement, and the interior floor plan improvements to be made.
2. **Cost Recovery.** All professional consulting fees and costs, and legal fees incurred by the Town in reviewing the application and in the preparation of this resolution shall be paid by the Applicant to the Town within 10 days of the mailing of the invoice from the Town. The failure to reimburse the Town within the 10 days from the mailing of an invoice from the Town shall result in the suspension of any further review of plans or building activities pursuant to the building permit, and may result in the revocation of this approval.

RECOMMENDED MOTION:

I move to approve Resolution #_____ approving the Special Exception Request by Alzheimer's Community Care for a Specialized Alzheimer's Services Adult Day Care Center at 1015 10th St.