

**RESOLUTION NO. 34-04-26**

**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 10<sup>TH</sup> STREET; PROVIDING FOR CONDITIONS ASSOCIATED WITH THE SPECIAL EXCEPTION USE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, 1015 LP LLC is the owner (Owner) of the property legally described in Exhibit "A", which is attached hereto and incorporated herein; and

**WHEREAS**, the Owner's property is located at 1015 10<sup>th</sup> Street, Lake Park (the Site); and

**WHEREAS**, Alzheimer's Community Care (Applicant), as the Owner's authorized agent has submitted an application seeking the approval of a the special exception use of Specialized Alzheimer's Services Adult Day Care ("the Project") for a portion of the building located at 1015 10<sup>th</sup> Street; and

**WHEREAS**, the Site has a future land use designation of Commercial; and

**WHEREAS**, the Site is located within C-1 Business District: and

**WHEREAS**, the C-1 Business District allows medical clinics as a special exception use; and

**WHEREAS**, the Project, 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 under the Town Code; and

**WHEREAS**, at a public hearing on March 2, 2026, the Town's Planning and Zoning Board reviewed the plans submitted for the proposed Project and recommended the approval of the Project to the Town Commission; and

**WHEREAS**, the Town Commission conducted a quasi-judicial hearing on April 1, 2026 to consider the Project; and

**WHEREAS**, at this quasi-judicial hearing, the Town Commission considered the evidence presented by the Town's Community Development Department (Department),

the Applicant, and other interested parties and members of the public, regarding whether the Project meets the criteria for approval of a special exception use; and

**WHEREAS**, the Town Commission has determined that the Project is consistent with the Town's Comprehensive Plan, meets the special exception use criteria, and all other applicable Land Development Regulations of the Town Code.

**NOW THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF LAKE PARK:**

**Section 1:** The whereas clauses are incorporated herein as the findings of fact and conclusions of law of the Town Commission.

**Section 2.** The Town Commission hereby approves the special exception use of Specialized Alzheimer's Services Adult Day Care Center subject to 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.

**Section 3:** The Owner, Applicant and their successors and assigns shall be subject to the conditions of this resolution.

**Section 4.** This resolution shall become effective upon execution.

**Exhibit A - Legal Description**

**Lots 23, 27, and 34 to 37 inclusive, Plat of Kelsey City PB 8,  
PGS 15-18**

**PARCEL NUMBER: 36-43-42-20-01-076-0190**

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