



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: April 15, 2026

Originating Department: Community Development

Agenda Title: Resolution 34-04-26- Special Exception – Alzheimer’s Community Care (Specialized Adult Day Care) - 1015 10th Street - 1015 LP, LLC (Owner)

Category: New Business

Approved by Town Manager: _____ **Date:** _____

Cost of Item: Legal Ad \$215.21/Certified Mail

Account Number: Legal Review #03-00169-00 / #108

Funding Source: Applicant Escrow Acct.

Finance Signature: Barbara Gould

Advertised: Yes Also certified letter – 300 ft.

Date: Feb. 20, 2026 **Newspaper:** Palm Beach Post

Attachments: Staff Report, Resolution, Legal Notice, Certified letter, Applicant Submittal

Please initial one:

KJG Yes, I have notified everyone.

_____ Not applicable in this case

Summary Explanation/Background:

1015 LP, LLC, owner, is requesting a special exception to be approved for a new specialized adult day care use, Alzheimer’s Community Care (ACC), to be located at 1015 10th Street. The proposed specialized Alzheimer’s services adult day care center is expected to occupy 2,598 square feet of an existing 10,000 square foot building with the remainder to be occupied by Tender Care Center, which specializes in pediatric rehabilitation. Typically, attendees are expected to be dropped off by their caregivers and/or arrive via Palm Tran.

The proposed specialized Alzheimer’s services adult day care center is expected to provide a safe and secure environment for patients with Alzheimer’s and related neurocognitive disorders. Additionally, this new business will engage in specific therapeutic activities (i.e., socialization, pet therapy, art therapy, music therapy, physical exercise, etc.) as well as medical oversight provided by nurses who will monitor participant nutrition and hydration, administer medications, evaluate health status and respond to medical

needs. The center is expected to provide a needed break for caregivers as well as providing caregiver support.

Note: The Town's Land Development Regulations (LDR's) currently requires that a specialized adult day care use obtain special exception approval by the Town Commission. This type of approval would require additional, specific review and approval by the Town to ensure compatibility due to potential impacts to the surrounding neighborhood (even if the proposed use fits within the Zone's general purpose).

Additionally, to permit this type of special exception, the LDR's requires that the proposed use meet six (6) general criteria, which the Community Development Department has determined to be met.

The Planning and Zoning Board held a public hearing and considered the proposed use during their March 2, 2026 Regular Meeting and recommends approval with conditions to the Town Commission.

As a result, the proposed special exception (Specialized Adult Day Care) use is being presented to the Town Commission for consideration. If approved, the special exception use will be effective immediately and the proposed specialized adult day care will be able to proceed forward with operations.

Note: The special exception request has been properly advertised and noticed in accordance with Town Code and State law. (Copy of legal ad and certified letter is enclosed.)

Recommended Motion:

I move to approve Resolution 34-04-26 authorizing a Special Exception for Alzheimer's Community Care (Specialized Adult Day Care), located at 1015 10th Street.