



# Town of Lake Park, Florida

## Planning and Zoning Board Meeting Agenda

Monday, March 02, 2026 at 6:30 PM

535 Park Avenue Lake Park, Florida

<b>Richard Ahrens</b>	—	<b>Chair</b>
<b>Jon Buechele</b>	—	<b>Vice Chair</b>
<b>Evelyn Harris Clark</b>	—	<b>Regular Member</b>
<b>Karen Lau</b>	—	<b>Regular Member</b>
<b>Patricia Leduc</b>	—	<b>Regular Member</b>

***PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision of the Planning & Zoning Board, with respect to any matter considered at this meeting, such interested person will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons with disabilities requiring accommodations in order to participate in the meeting should contact the Town Clerk’s office by calling 881-3311 at least 48 hours in advance to request accommodations.***

### CIVILITY AND DECORUM

*The Town of Lake Park is committed to civility and decorum to be applied and observed by its elected officials, advisory board members, employees and members of the public who attend Town meetings. The following rules are hereby established to govern the decorum to be observed by all persons attending public meetings of the Commission and its advisory boards:*

- Those persons addressing the Commission or its advisory boards who wish to speak shall first be recognized by the presiding officer. No person shall interrupt a speaker once the speaker has been recognized by the presiding officer. Those persons addressing the Commission or its advisory boards shall be respectful and shall obey all directions from the presiding officer.
- Public comment shall be addressed to the Commission or its advisory board and not to the audience or to any individual member on the dais.
- Displays of disorderly conduct or personal derogatory or slanderous attacks of anyone in the assembly is discouraged. Any individual who does so may be removed from the meeting.
- Unauthorized remarks from the audience, stomping of feet, clapping, whistles, yells or any other type of demonstrations are discouraged.
- A member of the public who engages in debate with an individual member of the Commission or an advisory board is discouraged. Those individuals who do so may be removed from the meeting.
- All cell phones and/or other electronic devices shall be turned off or silenced prior to the start of the public meeting. An individual who fails to do so may be removed from the meeting.

### CALL TO ORDER

### PLEDGE OF ALLEGIANCE

### ROLL CALL

### APPROVAL OF AGENDA:

### APPROVAL OF MINUTES:

1. Minutes of the January 5, 2026 P & Z meeting

**PUBLIC COMMENTS ON AGENDA ITEMS:**

*Any person wishing to speak on an agenda item is asked to complete a Public Comment Card located on either side of the Commission Chambers, and provide it to the Recording Secretary. Cards must be submitted before the agenda item is discussed.*

**ORDER OF BUSINESS:**

The normal order of business for Hearings on agenda items as follows:

- Staff Presentation
- Applicant Presentation (when applicable)
- Board Member questions of Staff and Applicant
- Public Comments -3 minute limit per speaker
- Rebuttal or closing arguments for quasi-judicial items
- Motion on the floor
- Vote of Board

**NEW BUSINESS:**

- 2. PZ 26-03: PUBLIC HEARING - APPLICATION FOR SPECIAL EXCEPTION TO APPROVE 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.**
- 3. PZ 26-04: PUBLIC HEARING- APPLICATION FOR SPECIAL EXCEPTION TO APPROVE AN AUTO PAINT AND BODY SHOP, IN ACCORDANCE WITH THE C-4 BUSINESS DISTRICT, SECTION 78-74 (3) a. OF THE TOWN CODE AT 1360 N KILLIAN DRIVE, #3.**
- 4. PZ 26-05: PUBLIC HEARING - APPLICATION FOR A SPECIAL EXCEPTION TO APPROVE A GENERAL RESTAURANT WITH OUTDOOR SEATING IN ACCORDANCE WITH THE PARK AVENUE DOWNTOWN DISTRICT, SECTION 78-70, TABLE 78-70-1 OF THE TOWN CODE at 748 PARK AVE. SUITE 3.**

**PLANNING & ZONING BOARD MEMBER COMMENTS:**

**COMMUNITY DEVELOPMENT DIRECTOR COMMENTS AND PROJECT UPDATES:**

**ADJOURNMENT:**

**FUTURE MEETING DATE: P – April 6, 2026 at 6:30 PM**



# Town of Lake Park, Florida

## Planning and Zoning Board Meeting Minutes

Monday, January 05, 2026 at 6:30 PM  
535 Park Avenue Lake Park, Florida

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<b>Richard Ahrens</b>	—	<b>Chair</b>
<b>Jon Buechele</b>	—	<b>Vice Chair</b>
<b>Evelyn Harris Clark</b>	—	<b>Regular Member</b>
<b>Karen Lau</b>	—	<b>Regular Member</b>
<b>Patricia Leduc</b>	—	<b>Regular Member</b>

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### CALL TO ORDER

6:31 P.M

### ROLL CALL

PRESENT

Chair Richard Ahrens

Vice Chair Jon Buechele

Board Member Evelyn Harris Clark

Board Member Karen Lau

Board Member Patricia Leduc

### PLEDGE OF ALLEGIANCE

Chair Richard Ahrens

### SELECTION OF CHAIR AND VICE-CHAIR

1. Selection of a Chair and Vice-Chair - Annually, each board shall elect a chair and vice-chair who shall preside at all meetings. The Vice Chair has chosen Richard Arhen to continue serving as Chair. All other board members have consented. Board Member Patricia Leduc has nominated

Jon Buechele to retain the position of Vice Chair. All members have concurred. The Town Attorney has announced that, by acclamation, the Chair and Vice Chairs are permitted to resume their roles.

**APPROVAL OF AGENDA:** Motion to approve agenda made by Vice Chair Buechele, Seconded by Board Member Leduc. Voting Yea: All.

**APPROVAL OF MINUTES:**

2. June 13, 2024 Special Call Planning & Zoning Board Meeting Minutes. Motion to approve minutes made by Board Member Leduc, Seconded by Board Member Harris- Clark. Voting Yea: All.

3. September 22, 2025 Special Call Joint Planning & Zoning Board Meeting with the Village of North Palm Beach Minutes. Motion to approve minutes made by Board Member Leduc, Seconded by Board Member Lau. Voting Yea: All.

**PUBLIC COMMENTS ON AGENDA ITEMS:**

*Any person wishing to speak on an agenda item is asked to complete a Public Comment Card located on either side of the Commission Chambers, and provide it to the Recording Secretary. Cards must be submitted before the agenda item is discussed.*

*None*

**ORDER OF BUSINESS:**

The normal order of business for Hearings on agenda items as follows:

- Staff Presentation
- Applicant Presentation (when applicable)
- Board Member questions of Staff and Applicant
- Public Comments -3 minute limit per speaker
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- Motion on the floor
- Vote of Board

**NEW BUSINESS:**

## 1. PZ 26-01: 1402 10th Court (Bent Tree Studio) Special Exception

Town Planner Anders Viane presented to the Board (Exhibit A).

Bent Tree Studio, Owner Andrew Johnson presented to the Board (Exhibit B). Board Member Leduc asked who would actually access or utilize the bike racks. Mr. Johnson responded that he was uncertain, as it was included in the code requirements.

Vice-Chair Buechele inquired whether the building would be painted upon approval. Mr. Johnson affirmed that it would. Additionally, Vice-Chair Buechele asked if there would be a showroom accessible to the public. Mr. Johnson indicated that it will be accessible to the public; however, there will be no showroom or cabinets available for viewing.

Board Member Harris-Clark inquired about who Mr. Johnson believes would be the primary users of the parking space, as well as the access point for the delivery driver. Mr. Johnson responded that employees would occupy some of the parking spots, and the delivery driver would need to park and make deliveries from the rear of the building. Board Member Lau inquired about the size of the dumpster that would be placed on the property and whether all fire safety requirements have been fulfilled. Mr. Johnson confirmed that the fire safety requirements have indeed been met and stated that the dumpsters would be of a standard size (8x4) situated at the rear of the property, which would be sufficient for the volume of work they handle. She also asked how they plan to manage the sawdust generated from wood chopping. Mr. Johnson responded that they possess equipment that dematerializes the sawdust into a bag that collects the dust.

There were no public comments on this item.

Motion to approve the site plan amendment and special exception application made by Board Member Leduc, Seconded by Board Member Lau.

Voting Yea: All.

5. PZ 26-02: Proposed amendments to section 78-6 of the Town's zoning code entitled "Applications and Regulations for Reasonable Accommodation for Residents of Recovery Residences", to include certain provisions required by the recently enacted Senate Bill 954 and additional modifications. Town Planner Karen Golonka gave a verbal presentation to the Board of the item see (Exhibit C). Board Member Harris-Clerk inquired whether the staff has looked at other municipalities for language, given that the goal is to strengthen the ordinance regarding

Sober Living Homes. She also mentioned that she was uncertain about how Tallahassee's new regulations are being implemented in other municipalities and whether they are being adhered to. Town Planner Karen Golonka responded and stated that she did look at other Municipalities and some are following legislation word for word. She also stated the State requires that some of the language to be verbatim. Board Member Harris-Clark inquired whether the staff or Magistrate fails to provide a response within a 30-day timeframe would the applicant automatically approved, or if there's any flexibility to change that so it would favor the Municipality more than the Sober Living Home. Town planner Karen Golonka confirmed that based on this Florida Statue that is correct. Town Attorney Tom Baird also responded no, Tallahassee did not write this legislation. State Attorney Substance Abuse Task force, was responsible for the language and provided to the legislator who sponsor bills to prevent Municipality to deprived individual with disability( who are protected by the Federal and State law) reasonable exception. Board Member Lau asked how many recovery residences Lake Park currently have. Town Planner Karen Golonka responded that there is just one at the moment. Board Member Lau asked if it would be a good idea for the Town to handle the recertification. Town Attorney Tom Baird also responded, that Federal Acquisition Regulations (Far), handles the recertification for Sober Living Homes, which they must pass annual inspection to get recertified. Board Member Harris- Clark asked what the Town's procedures are if a resident would have a complaint regarding a Sober Living Home. Town Planner Karen Golonka responded that they would need to contact Community Development (Code Compliance) to file a complaint and we would investigate further.

Motion to approve the site plan amendment and special exception application made by Board Member Leduc, Seconded by Vice Chair Buechele.

Voting Yea: All.

#### **PLANNING & ZONING BOARD MEMBER COMMENTS:**

Board member Leduc commented that Mr. Johnson has the ability to use the parking on the Northern side (10 Ct) of building due to less traffic travel.

#### **COMMUNITY DEVELOPMENT DIRECTOR COMMENTS AND PROJECT UPDATES:**

Chair Richard Ahrens inquired about the status of the property situated at the intersection of Park Ave and 10th (North East). Community Development Director Nadia DiTommaso responded that there are currently no applications under review. She also provided an update on the following:

The project at 754 Park Ave is progressing, with exterior enhancements expected to be finalized by the end of January.

Nautilus has successfully completed their project and has obtained their Certificate of Occupancy.

Seahawk Restaurant has also finished their project.

**ADJOURNMENT: 7:35 P.M**



**TOWN LAKE OF PARK  
PLANNING & ZONING BOARD  
STAFF REPORT  
MEETING DATE: January 5 2026  
PZ-26-01**

**APPLICATION:** 1402 10<sup>th</sup> Ct Special Exception

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**SUMMARY OF APPLICANT’S REQUEST:** Andrew M Johnson (“Agent” and “Applicant”) on behalf of Dennis Catanzaro (“Property Owner”) is requesting special exception approval for a 4,800 square foot millwork and woodwork use. The proposed development is consistent with the Town of Lake Park’s adopted regulations for the C-4 District.

The Subject Property is located at the intersection of 10th Court and Northern Drive in the Town of Lake Park. It is comprised of the following parcel, which totals .35 acres:

Parcel 1 – PCN: 36-43-42-20-04-132-0120

**BACKGROUND:**

Owner:	Dennis and Diane Catanzaro
Applicant:	Andrew M Johnson (Bent Tree Studio)
Location:	Parcel 1 – PCN: 36-43-42-20-04-132-0120
Net Acreage (total):	.35 acres
Legal Description:	See survey enclosed in packet.
Existing Zoning:	C-4 Business District
Future Land Use:	Mixed Commercial and Light Industrial

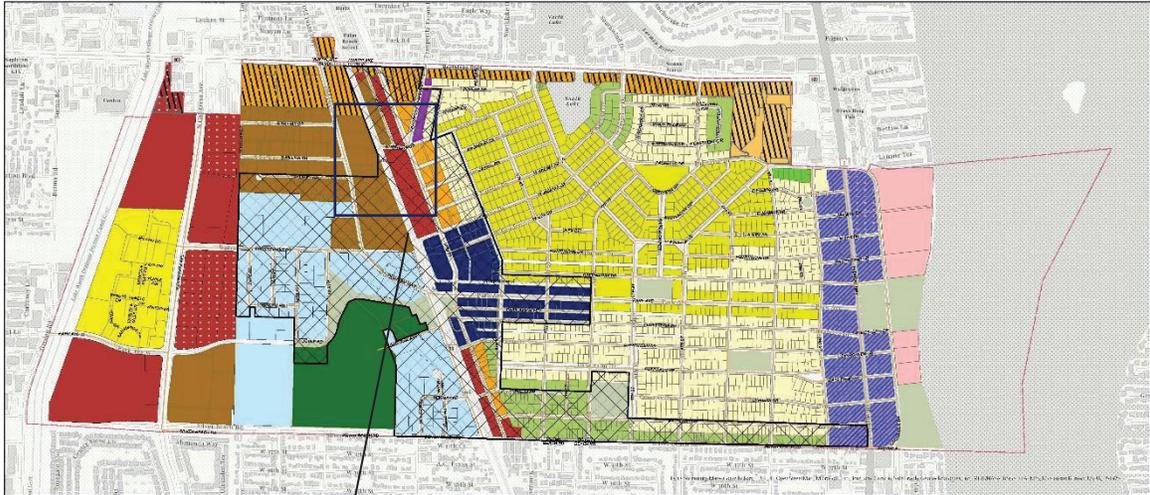
**Figure 1:** Aerial View of Site (image not to scale; for visual purposes only)



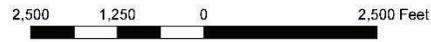
# LAKE PARK ZONING MAP



## Town of Lake Park Zoning Map



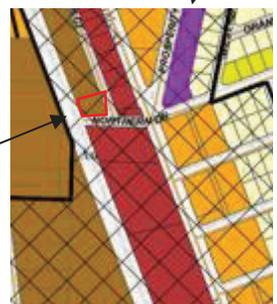
	HECC Overlay		Zoning District		C1 CC CAMPUS LIGHT INDUSTRIAL & COMMERCIAL		RM1 SINGLE FAMILY RESIDENCE DISTRICT
	Year 30 Policy		C1 COMMERCIAL DISTRICT		CONSERVATION		RM2 TWO FAMILY RESIDENCE DISTRICT
	Control Lines		C2 BUSINESS DISTRICT		P1 PUBLIC USE		RM3 FIVE FAMILY RESIDENCE DISTRICT
	HECC DO Overlay		C3 TWO TO FOUR FAMILIAR DISTRICT		P2D PARK AVENUE DOWNTOWN DISTRICT		TD1 TOWNHOME DEVELOPMENT
	CRA District		C4 BUSINESS DISTRICT		R1 SINGLE FAMILY RESIDENCE DISTRICT		



Date: 6/14/24

Community Development Department  
 Town of Lake Park  
 535 Park Avenue, Lake Park FL 33403  
 Anders Viane - Planner  
 561-881-3320 (ext. 320)  
 aviane@lakeparkflorida.gov  
 Nadia DiTommaso - Director  
 561-881-3319  
 ndtommaso@lake

Subject Site

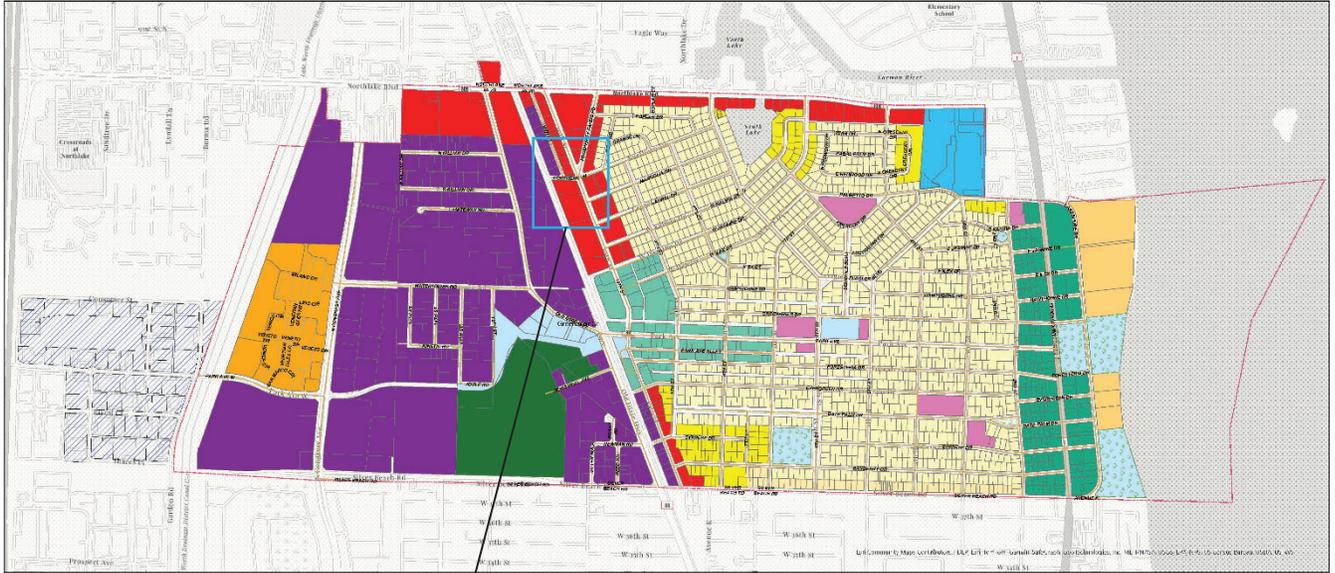


**Adjacent Zoning:**  
 North: C-4 Business District  
 South: C-2 Business District  
 East: C-2 Business District  
 West: C-4 Business District

# LAKE PARK FUTURE LAND USE MAP



## Town of Lake Park Future Land Use Map 2017-2027



Annexation Area	CONSERVATION	OTHER PUBLIC FACILITIES	SINGLE-FAMILY RESIDENTIAL
Town Boundary	DOWNTOWN	PUBLIC BUILDINGS & GROUNDS	TWIN CITIES MIXED USE
Center Lines	FEDERAL HIGHWAY MIXED USE DISTRICT	RESIDENTIAL HIGH DENSITY	Town Parks
FLU2024 COMMERCIAL	MIXED COMMERCIAL AND LIGHT INDUSTRIAL	RESIDENTIAL LOW DENSITY	
	MIXED RESIDENTIAL AND COMMERCIAL	RESIDENTIAL MEDIUM DENSITY	

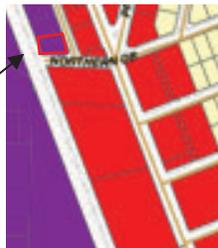


Date: 6/14/24

Community Development Department  
Town of Lake Park  
535 Park Avenue, Lake Park FL 33403  
Anders Viane - Planner  
561-881-3320 (ext 320)  
aviane@lakeparkflorida.gov  
Nadia DiTommaso - Director  
561-881-3319  
nditommaso@lakeparkflorida.gov



Subject Site



### Adjacent Existing Land Use:

- North: Mixed Commercial and Light Industrial
- South: Commercial
- East: Commercial
- West: Mixed Commercial and Light Industrial

**PART I: SPECIAL EXCEPTION APPLICATION**

The 1400 10<sup>th</sup> Court special exception application has been reviewed by the Palm Beach County Fire Rescue, the Town’s building official, Lake Park Public Works Staff, and the Lake Park Community Development Department. Based on these reviews, the project substantially complies with our Land Development Regulations and Comprehensive Plan.

**\*\*This project has been noticed by certified mail to property owners within 300 feet 12/9/25 and advertised in the Palm Beach Post 12/15/25 \*\***

**SITE PLAN PROJECT DETAILS**

**Comprehensive Plan:** The proposal is consistent with the goals, objectives and policies of the Town’s Comprehensive Plan, including:

- **3.4.2 Objectives and Policies, Policy 1.5:** *The Town shall encourage development and redevelopment activities which will substantially increase the tax base while minimizing negative impacts on natural and historic resources, existing neighborhoods and development and adopted Levels of Service (LOS) standards.*
  
- **Future Land Use (FLU) Classification System 3.4.3:** *Lands and structures devoted to light industrial uses with pollutants controlled on site, warehouses, commercial, wholesale establishments, and limited small scale commercial uses that are supportive of workers in the area such as convenience stores and restaurants and that can be carried on unobtrusively, with a maximum F.A.R. of 2.0. Specific uses are delineated in the Town of Lake Park Zoning Code.*
  
- **Future Land Use Element, Policy 5.2:** *The Town shall foster the redevelopment of declining neighborhoods, underutilized parcels, and areas that demonstrate substandard and/or slum and blight conditions.*

**Zoning:** The proposed project is generally consistent with the requirements of the C-4 Business District, including the special exception use of millwork/woodwork, parking, and proposed paint color scheme.

Of note, the applicant has requested a waiver for parking under the Town’s flexible land development waivers under Section 78-325. These waivers allow for a reduction of up to 20% of required parking and may be granted administratively upon a finding that the applicant has satisfied the waiver criteria. In this case, the waiver criteria requirements are as follows:

(1) A parking needs analysis for the proposed use demonstrates that less parking spaces than are required by Article V will meet the parking demand for the existing or proposed use. The parking needs analysis shall be prepared by a Florida registered engineer or architect, certified planner, or other professional who has the demonstrated qualifications to do such analysis.

(2) The proposed use is an adaptive re-use within an existing structure and there is insufficient space on site to accommodate all of the required parking provided that a parking needs analysis pursuant to subsection (1) above is submitted.

(3) An addition to an existing structure is proposed and new parking will be provided on site to accommodate the additional square footage without reducing the amount of parking serving the existing structure or site prior to the proposed addition.

Criteria 1 was satisfied by the provision of a Kimley Horn parking study using ITE methodology to determine a 20% reduction is warranted for the Specialty Trade Contractor category, which calls for 1.76 spaces per 1,000 SF, thus requiring only 8 spaces; the applicant is providing 15 rather than the required 19 and therefore exceeds the ITE recommendation.

Criteria 2 is satisfied because this project is a re-use of an existing structure and there are preexisting site limitations.

Criteria 3 is satisfied because the project will increase the overall number of spaces on site above the existing amount.

Therefore, staff finds in favor of granting this administrative waiver to reduce the required parking from 19 spaces to 15.

As it pertains to the special exception request, these are evaluated using the criteria of 78-184 (b). The evaluation criteria are identified below along with the applicant’s responses.

(1) The proposed special exception use is consistent with the goals, objectives, and policies of the town's comprehensive plan.

**Applicant Response:** *Bent Tree Studio prides itself on providing handmade, locally crafted custom furniture and cabinetry. Our goal is in line with the Town’s goal by ensuring we provide the highest services to our community at large, but on a small personalized scale. The custom woodworking, and light cabinet manufacturing, aligns directly with the Town’s current purpose and intent for the C-4 Business district in which we believe will create a vibrant community.*

**Staff Evaluation:** We are generally in agreement. Relevant comprehensive plan objectives achieved through this redevelopment are as follows:

- 3.4 Goal, Objectives and Policies, Town Goal Statement 3.4.1 (3) - The Town shall maintain and seek opportunities to improve its ability to provide... commercial, industrial and mixed-use development opportunities that will further the achievement of economic development goals.
- 3.4 Goal, Objectives and Policies, 3.4.2. Objectives and Policies, Objective 1, Policy 1.1 j. – encourage redevelopment, renewal or renovation, that maintains or improves existing neighborhoods and commercial areas;
- 3.4 Goal, Objectives and Policies, 3.4.2. Objectives and Policies, Objective 5 – The Town shall promote redevelopment and infill development in a manner that is consistent to existing neighborhoods and uses, the built and natural environments and adjacent jurisdictions.

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

**Applicant Response:** *Bent Tree Studio is designed to be a place where customers can see their custom furniture being crafted by simply walking in the door. The current zoning aligns with our mission to allow customers to be a part of the design and build process. The studio using traditional woodworking tools to craft custom products, with focus on details and quality. All items are custom made to order.*

**Staff Evaluation:** We are in agreement. The use of millwork and woodwork is consistent with the C-4 zoning code; additionally, the applicant has increased overall conformity at the site by proposing additional parking and a new dedicated loading space; their outdoor storage yard to the rear of the building will be screened with mesh fencing and they're additionally proposing to beautify the building with a repaint, consistent with the general architectural painting code.

(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.

**Applicant Response:** *We are currently surrounded by an array of different small scale custom service and trade shops. We are all like-minded in our effort to provide quality work for the community. One shop adjacent to our location provides custom marine upholstery,*

*another provides automotive repairs, a garden store, lawn mower repair, and lastly, across the street, is a local Jamaican restaurant, Silver Spoon. Our current location backs up to the railroad tracks. Our hours of operation fall in line with the local shops and our doors are open for business from 8:00 am to 5:00pm.*

**Staff Evaluation:** We are in agreement. The C-4 district is the Town’s second most intense commercial district; along 10<sup>th</sup> Court, these businesses have historically been zoned C-4 and a number of light industrial uses remain there today. Bent Tree Studio is consistent with these other users as a low traffic-generating craftsman’s workshop. Bent Tree Studio’s schedule will generally follow this format: 7:45AM open, 9:30AM to 11AM sawing and cutting, edge banding from 11AM to noon, lunch from noon to 1PM, assembly 1PM to 2:30PM, 3PM to 3:30PM shop cleaning and QA checks until 4:30PM closing. No changes to height, massing or setbacks are proposed to the 1400 10<sup>th</sup> Ct structure, although some internal reconfigurations will be required. The applicant will apply for building permits to upgrade fire facilities consistent with PBC Fire recommendations following special exception approval.

(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.

**Applicant Response:** *As noted above, we are currently the only business offering locally crafted custom furniture and cabinetry on 10th Court. There are a few other cabinet shops located within a mile radius, west of the railroad tracks.*

**Staff Evaluation:** We are in agreement. No over-concentration of use.

(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.

**Applicant Response:**

- (a) Bent Tree Studio currently has 4-5 employees on average on site.*
- (b) Our noise is consistent with the surrounding area of various repair shops, using light machinery and tools to complete jobs.*

*(c) There will not be a disruption of traffic based on our 4-5 employees on site. Delivery of materials are received in the rear of the building behind a covered fenced.*

**Staff Evaluation:** We are in agreement. As previously noted, the applicant's parking demand study indicated an insignificant parking demand and low trip generation.

The applicant's sawing operation will be enclosed within the building to mitigate noise impacts; additionally, the applicant will use dust collectors installed at key locations within the building to sequester dust created by their work, as indicated on the site plan.

(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.

**Applicant Response:** *Bent Tree Studio intends to operate out of 1400 10th Court. The building has been around since roughly 1963. Over the years various businesses have used this space. Bent Tree Studio will not impact or change the light, air, or property values to the current surrounding businesses. In fact, we believe, bringing in a small-scale furniture and cabinet shop can only help contribute to the growing vibrant area. Bent Tree Studio has proposed new landscape planters (4) and a pedestrian bike rack on the south side of the building, along with exterior painting.*

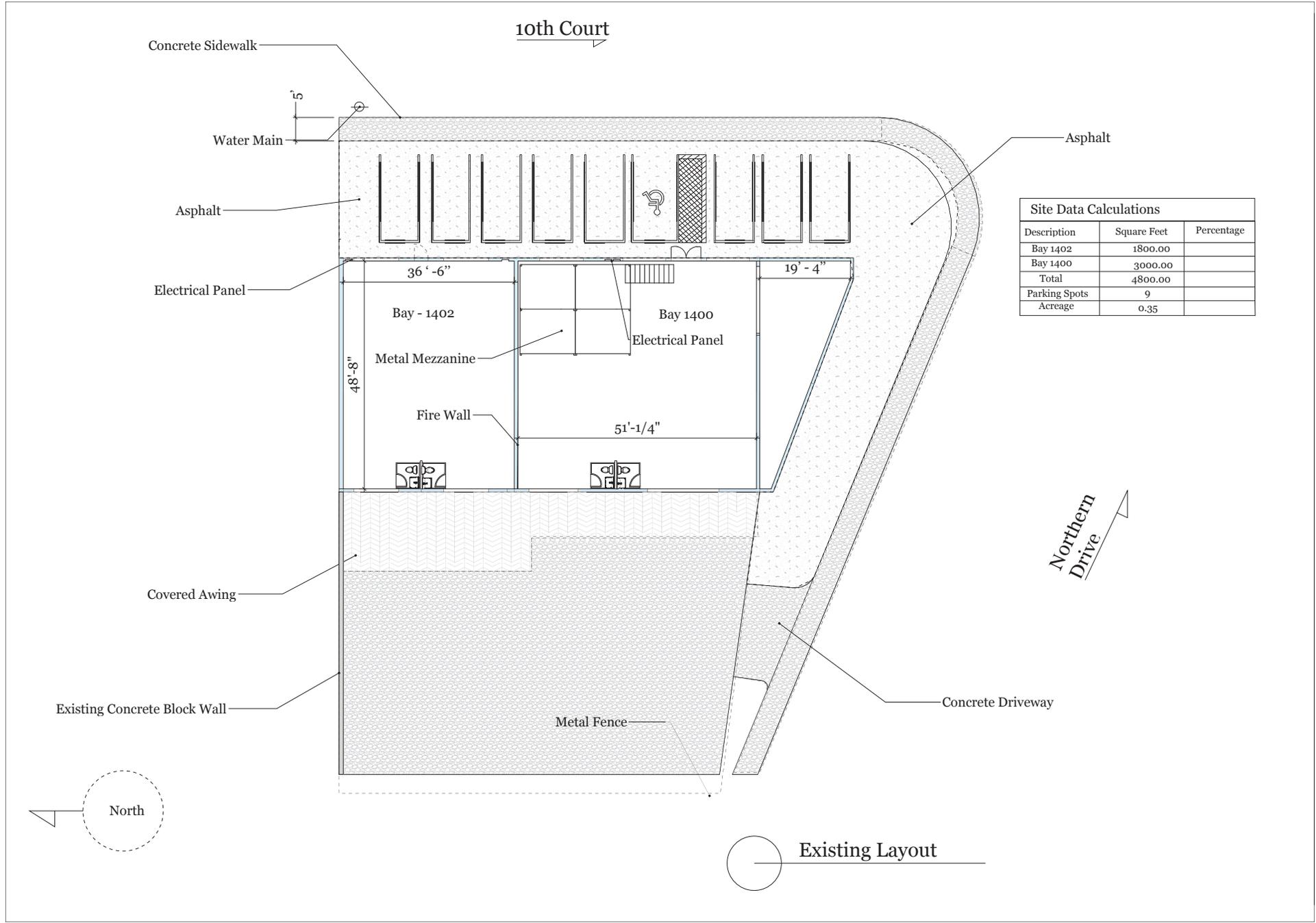
**Staff Evaluation:** We find no evidence to suggest Bent Tree Studio's operation will adversely impact light, air flow, property values, redevelopment, natural resources or public facilities. Furthermore, the applicant has provided a bike rack and pedestrian amenity improvements in accordance with criteria e. and we consider this condition satisfied.

## **PART II: STAFF RECOMMENDATION**

Staff recommends **APPROVAL** of the Special Exception for 1400 10<sup>th</sup> Ct.



**BENT**  
TREE STUDIO



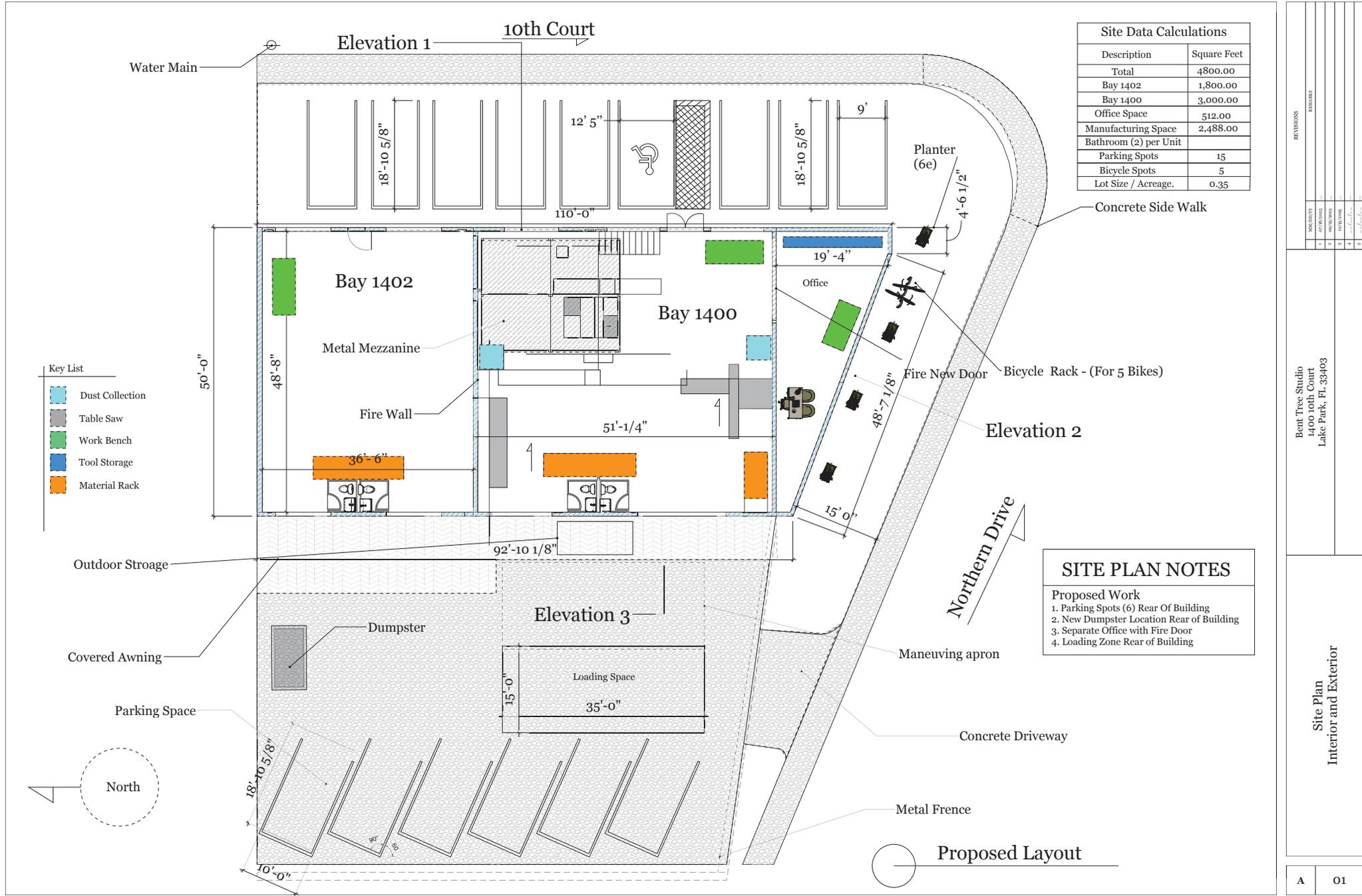
Site Data Calculations		
Description	Square Feet	Percentage
Bay 1402	1800.00	
Bay 1400	3000.00	
Total	4800.00	
Parking Spots	9	
Acresage	0.35	

REVISIONS	
NO.	DESCRIPTION
1	
2	
3	
4	
5	

Bent Tree Studio  
 1400 10th Court  
 Lake Park, FL 33403

Site Plan  
 Interior and Exterior

A	A
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Site Data Calculations	
Description	Square Feet
Total	4800.00
Bay 1402	1,800.00
Bay 1400	3,000.00
Office Space	512.00
Manufacturing Space	2,488.00
Bathroom (2) per Unit	
Parking Spots	15
Bicycle Spots	5
Lot Size / Acreage.	0.35

**SITE PLAN NOTES**

Proposed Work

1. Parking Spots (6) Rear Of Building
2. New Dumpster Location Rear of Building
3. Separate Office with Fire Door
4. Loading Zone Rear of Building

REVISIONS	NO. DATE	BY	APP. BY
1			
2			
3			
4			
5			

Bent Tree Studio  
 1400 10th Court  
 Lake Park, FL 33403

Site Plan  
 Interior and Exterior

Site Data Calculations		
Description	Square Feet	Percentage
Stucco	1,635.00	78.4 %
Garage Door (2)	157.00	7.5%
Entry Door 1402	21.50	1.03%
Entry Door 1400	51.20	2.45 %
Metal Shuttlers (3)	159.30	7.63%
Metal Gutter	62.00	2.97%
Elevation 1	2,086.00	

**SITE PLAN NOTES**

**Proposed Work**

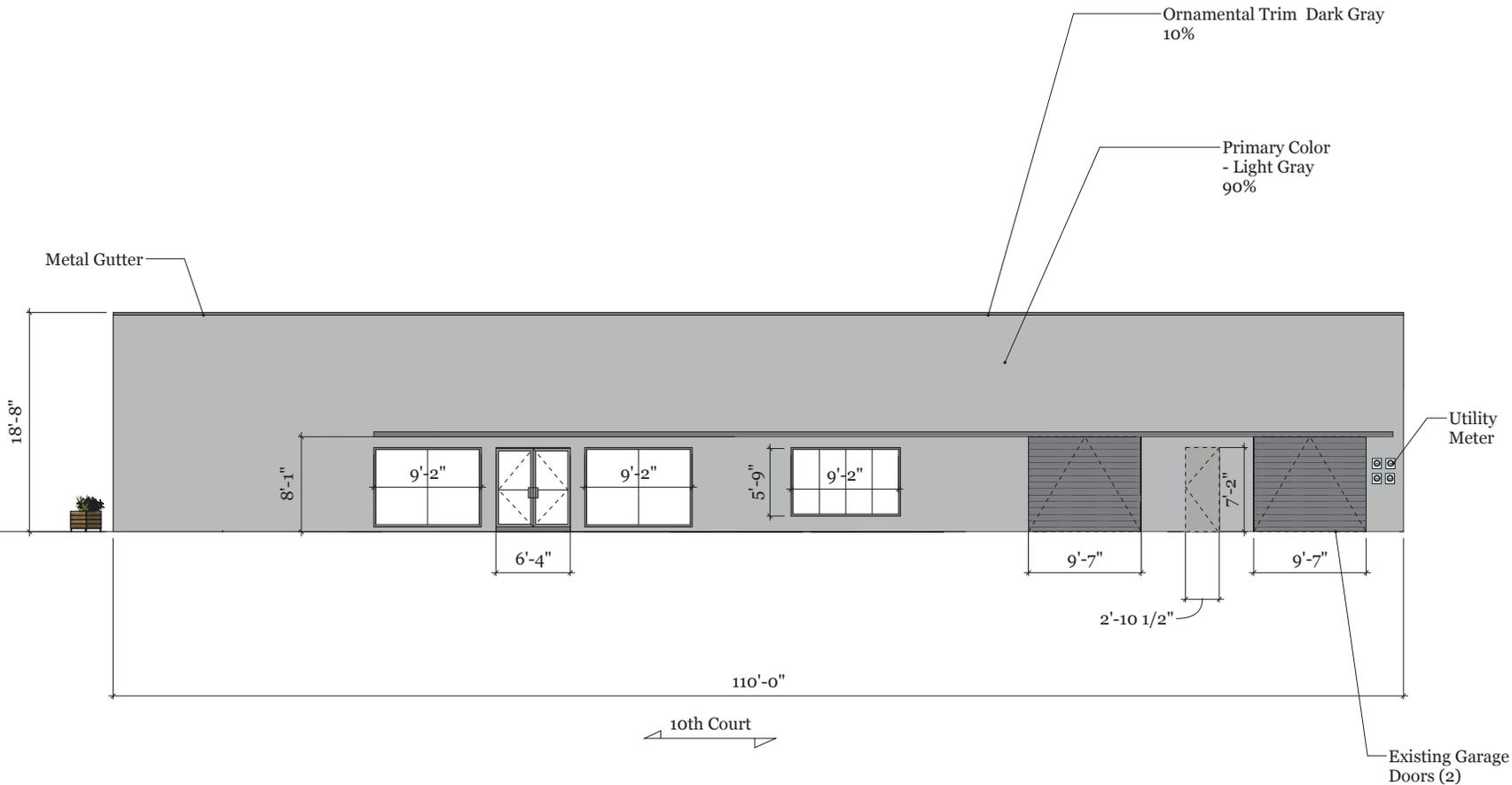
1. Exterior Paint Primary Color Light Gray
2. Ornamental Trim Dary Gray
3. Decal / Signage Entry Door

REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMITS
2	ISSUED FOR BIDDING
3	ISSUED FOR CONSTRUCTION
4	ISSUED FOR ARCHIVE
5	ISSUED FOR ARCHIVE

Bent Tree Studio  
1400 10th Court  
Lake Park, FL 33403

Site Plan  
Interior and Exterior

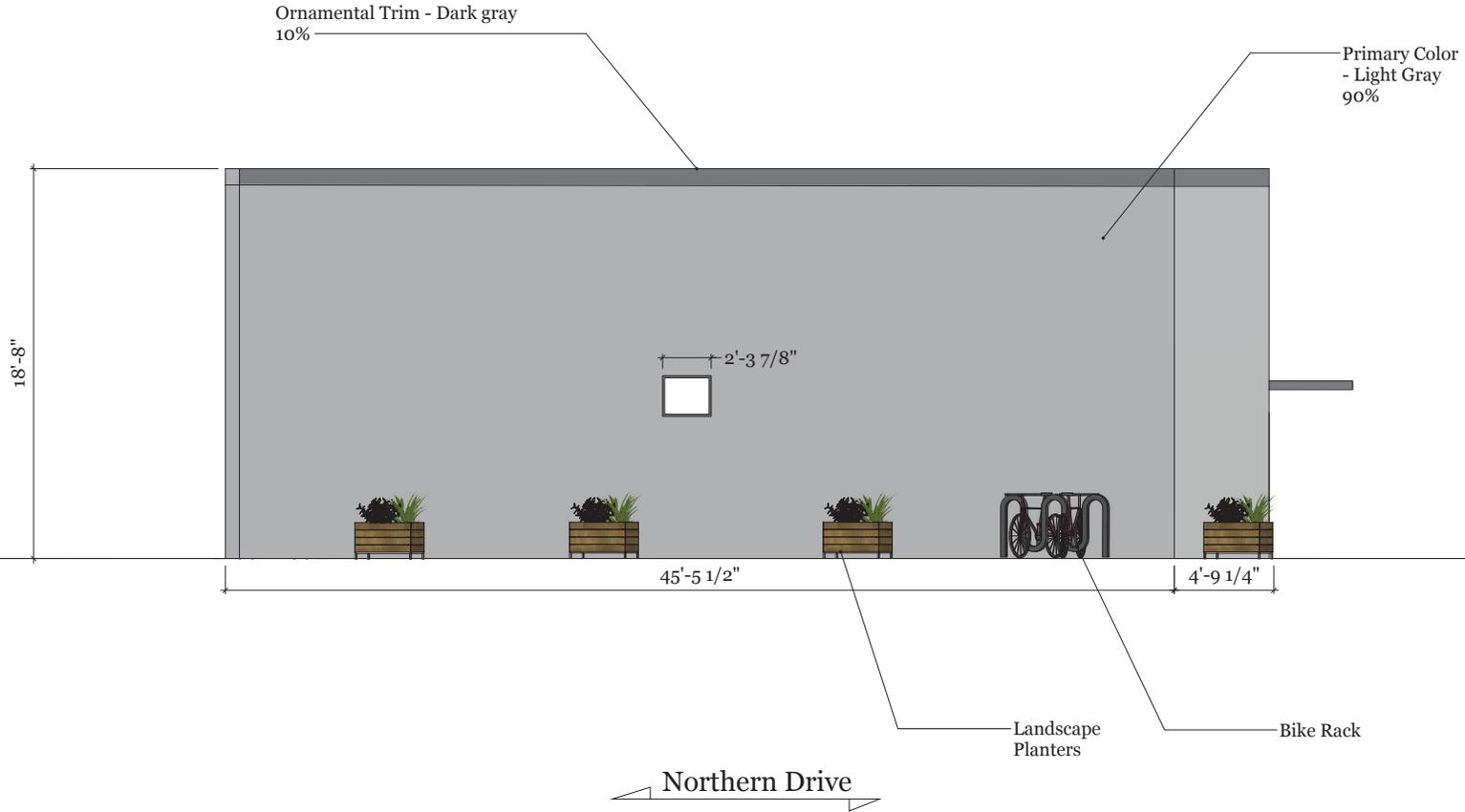
A 02



**E1** Elevation 1  
Existing

Site Data Calculations		
Description	Square Feet	Percentage
Stucco	910.35	96.00 %
Window	6.90	.728%
Metal Gutter	30.25	3.20%
Elevation 1	947.50	

SITE PLAN NOTES	
<b>Proposed Work</b>	
1. Exterior Paint Primary Color Light Gray	
2. Ornamental Trim Dary Gray	
3. Landscape Planters (4)	
4. Bike Rack ( 5 loop)	



REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMITS
2	ISSUED FOR BIDDING
3	ISSUED FOR CONSTRUCTION
4	ISSUED FOR AS-BUILT
5	ISSUED FOR ARCHIVE

Bent Tree Studio  
 1400 10th Court  
 Lake Park, FL 33403

Site Plan  
 Interior and Exterior

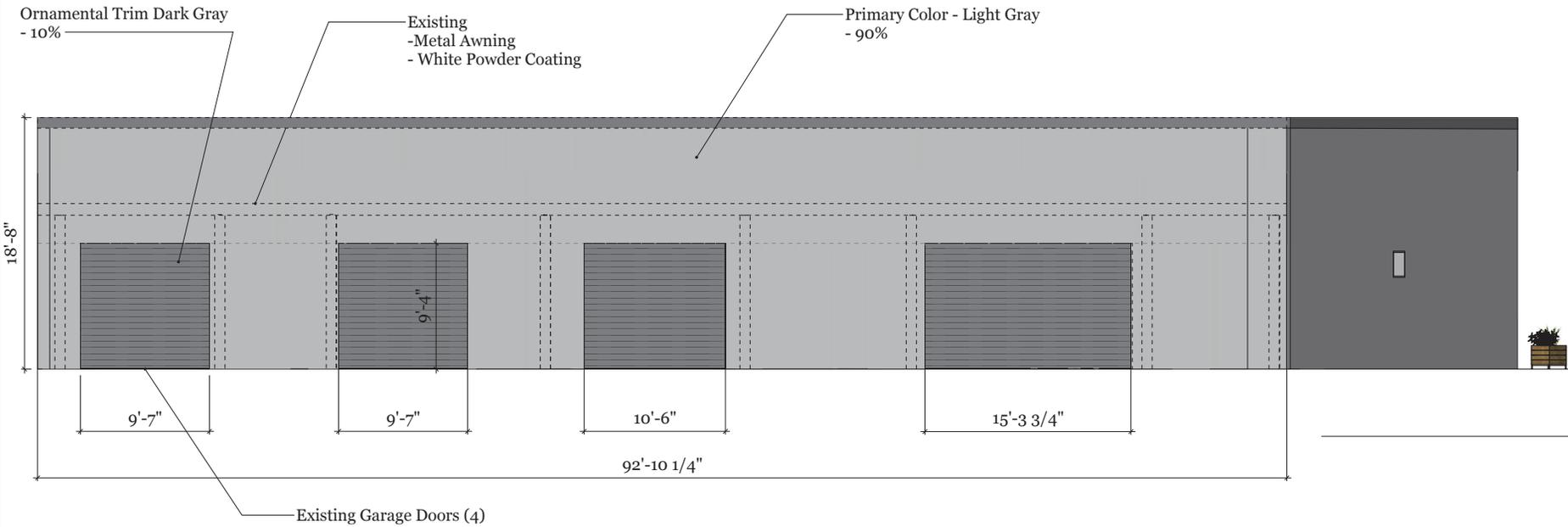
**E2** Elevation 2  
 Existing

Site Data Calculations		
Description	Square Feet	Percentage
Stucco	1,240.50	72.16 %
Garage Door (4)	426.75	26.64%
Metal Gutter	55.25	3.20%
Elevation 1	1731.50	

**SITE PLAN NOTES**

Proposed Work

1. Exterior Paint Primary Color Light Gray
2. Ornamental Trim Dary Gray



**E3** Elevation 3  
Existing

REVISIONS	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			

Bent Tree Studio  
1400 10th Court  
Lake Park, FL 33403

Site Plan  
Interior and Exterior

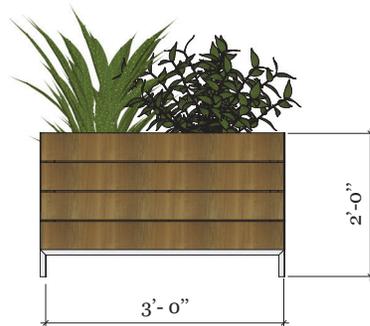
A 04

Planter Details -  
Deep Stream Design  
#MAR-361821

Side



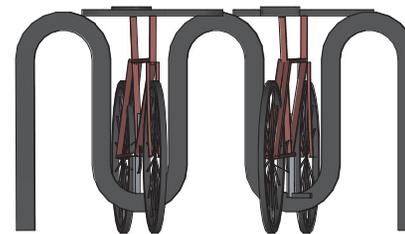
Front



**Native - Plant List**  
- Sea Lavender  
- Fakahatchee Grass

6e Planter Detail

**Metal Bike Rack**  
Uline - 5 Loop Wave Style  
Bike Rack #H-2544BL



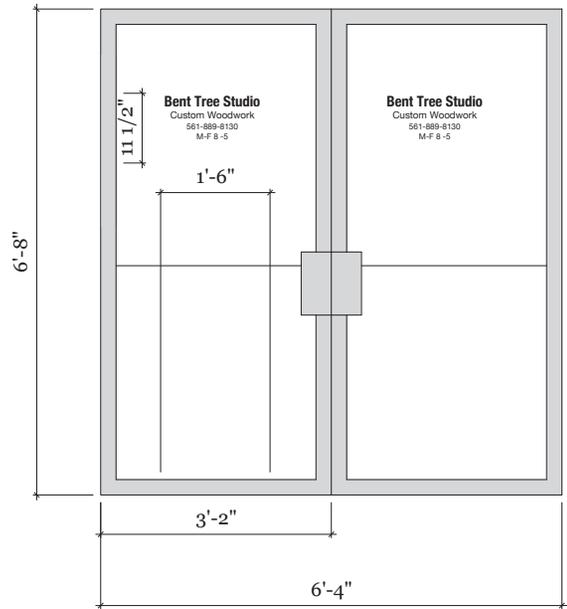
6e Pedestrian improvement

REVISIONS	
NO.	DESCRIPTION
1	
2	
3	
4	
5	

Bent Tree Studio  
1400 10th Court  
Lake Park, FL 33403

Site Plan  
Interior and Exterior

Window Signage- Front Door  
 Advertise / Front Door Decal  
 - Vinyl black



Site Data Calculations		
Description	Square Feet	Percentage
Entry Door	43.250	
Door Decal	.200	.5%

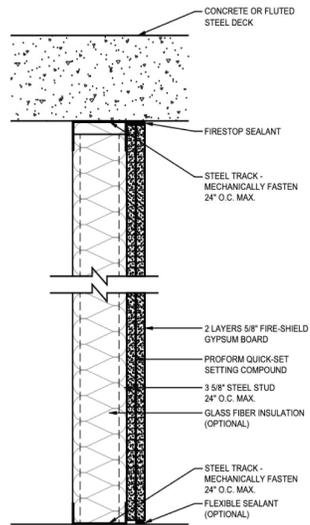
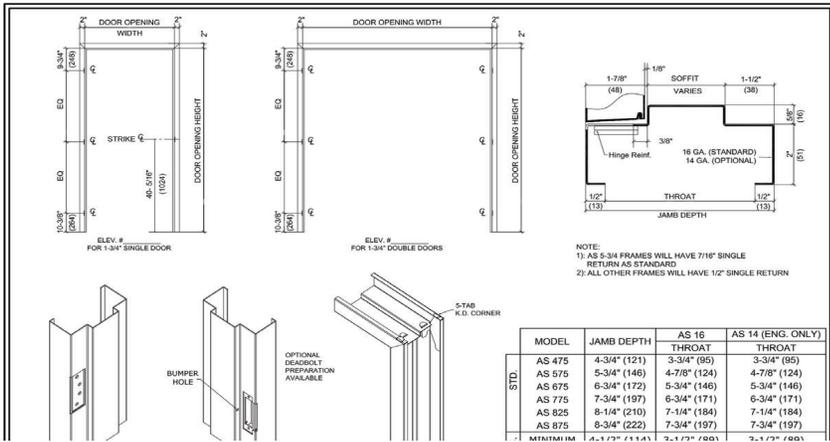
REVISIONS	
NO.	DESCRIPTION
1	
2	
3	
4	
5	

Bent Tree Studio  
 1400 10th Court  
 Lake Park, FL 33403

Site Plan  
 Interior and Exterior

A 06

# Fire Door



PARTITION - 1 HR  
UL DESIGN: V497

## AS

Premium steel door frames for one-piece or welded applications

**Fire-Rated\***  
 • Up to 3hrs  
 • Single / Pair

**Hurricane\***  
 • Up to 140mph  
 • Single / Pair

△ Rust-inhibiting galvanized steel  
 △ Tested to 1,000,000 cycles (Level A)  
 △ For interior and exterior use

Power Ready STC

Die-Mitered Multi-Tab Corner Assembly

7-Gauge Hinge Reinforcing

Water-Based Primer Finish

16-Gauge A60 Galvanized

**Performance Tested**  
 Independently certified to meet the highest standards in performance for fire, severe weather and endurance testing, all backed by an unmatched factory warranty.

**Hardware Compatibility**  
 Engineered to support both steel and wood doors with a variety of custom assemblies including both specified and mechanical hardware.

**Sustainable Design**  
 All frame components are manufactured from environmentally responsible materials using the industry's most advanced manufacturing processes. LEED credits available for recycled content, indoor air quality, and regional sourcing.

Complies with ANSI A250.8

**Additional Options:**

- Custom sizes and hardware configurations
- Special profiles
- Paintable galvanized (unprimed) finish
- Drywall returns (double backside)
- Welded corners (back profile, continuous)
- 14-Gauge A60 galvanized steel
- 16-Gauge A60 galvanized steel (DOT/EO70 only)
- G90 galvanized steel

**Applicable Standards:**

- ANSI/SMAA565/575
- ANSI A250.4
- ANSI A250.8
- ASTM A663
- ANSI A250.10
- UL 10B
- UL 10C
- ASTM E2010
- ASTM E2030
- CAN-1504
- ASTM E90
- ASTM E413

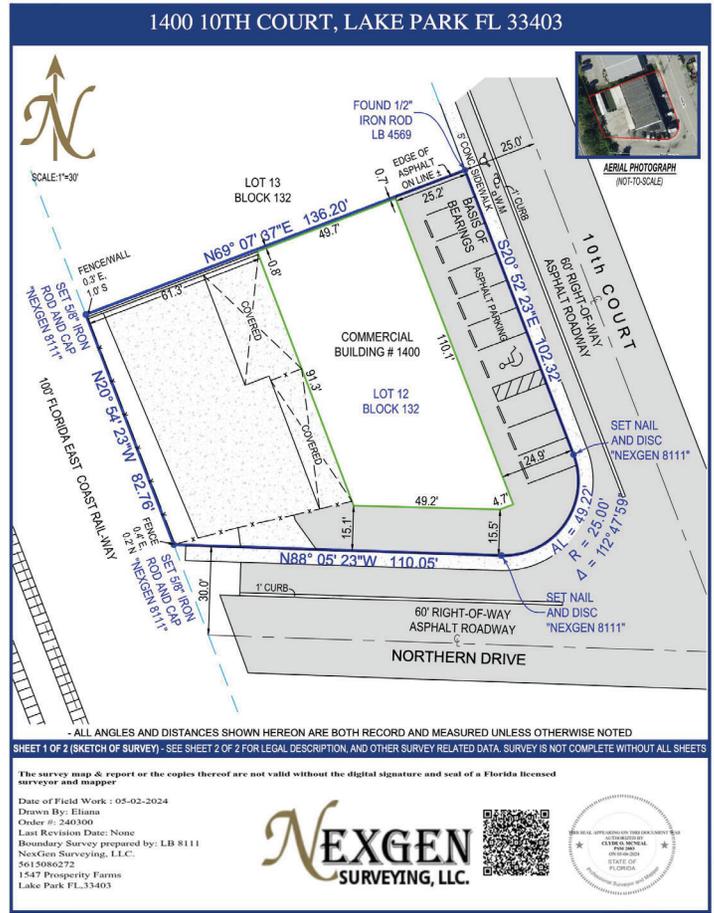
**DAYBAR** daybar.com 888.332.9227 architect@daybar.com sales@daybar.com

**DAYBAR X PRESS**

REVISIONS	DATE	BY	CHKD

Bent Tree Studio  
 1400 10th Court  
 Lake Park, FL 33403

Site Plan  
 Interior and Exterior



- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED  
 SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

The survey map & report or the copies thereof are not valid without the digital signature and seal of a Florida licensed surveyor and mapper

Date of Field Work : 03-02-2024  
 Drawn By: Eliana  
 Order #: 240300  
 Last Revision Date: None  
 Boundary Survey prepared by: LB 8111  
 NexGen Surveying, L.L.C.  
 561 5086272  
 1547 Prosperity Farms  
 Lake Park FL 33403



○ ————— Boundary Survey

REVISIONS	
NO.	REVISIONS
1	ISSUED
2	
3	
4	
5	

Bent Tree Studio  
 1400 10th Court  
 Lake Park, FL 33403

Site Plan  
 Interior and Exterior





**TOWN OF LAKE PARK  
PLANNING AND ZONING BOARD  
Meeting Date: January 5, 2026  
Agenda Item # PZ 26-02**

**DESCRIPTION:**

**Proposed amendments to section 78-6 of the Town’s zoning code entitled “Applications and Regulations for Reasonable Accommodation for Residents of Recovery Residences”, to include certain provisions required by the recently enacted Senate Bill 954 and additional modifications.**

**Background**

The Town has in place a process known as “reasonable accommodation” which provides a mechanism for the Town to regulate “Certified Recovery Residences”. This process is codified within section 78-6 of the Zoning Code. This section, with the proposed amendments is contained in the proposed ordinance in **Attachment 1**.

Prior to discussing the amendments, an explanation of the process is provided here, as the Board has not previously dealt with this code section.

**Certified Recovery residences** are defined by the Town as “a recovery residence that holds a valid certificate of compliance from a credentialing entity approved by the department of children and families, and is actively managed by a certified recovery residence administrator”

A recovery residence is a residential setting that someone receiving treatment or post-treatment can live that provides a peer-supported, alcohol-free, and drug free living environment. It is not a substance abuse treatment center. Any treatment is conducted off-site.

Certification of a recovery residence is voluntary by the state, however the Town requires that a residence be certified through the Florida Association of Recovery Residences, Inc. (FARR)

“**Reasonable accommodation**” is a statutorily established method by which an individual who is disabled and/or handicapped [as those terms are defined in the Americans with Disabilities Act (ADA) and/or the Fair Housing Amendments Act (FHA), or a provider of services to the disabled], can request a modification or

alteration in the application of a specific Code provision, rule, policy, or practice.  
The proposed accommodation sought by the disabled individual must be reasonable and necessary to afford such person an equal opportunity to use and enjoy housing.

Under the ADA, addiction is generally considered a disability because it is an impairment that affects the brain and neurological functions. Addiction to alcohol is generally considered a disability whether the use of alcohol is in the present or in the past. For people with an addiction to opioids and other drugs, the ADA only protects a person in recovery who is no longer engaging in the current illegal use of drugs.

### **Reasonable Accommodation in Lake Park**

The typical request for accommodation is for modification of the **Town's definition of family** which limits the number of people living together in a household but unrelated to no more than 3 unrelated individuals. Typically a recovery residence houses 2 individuals per room, thus often resulting in 6-12 non-related individuals.

If the applicants demonstrate that the individuals are in recovery from a substance abuse addiction, they could be considered disabled under the ADA and FHA, and thus a request for "reasonable accommodation" could be made to allow a greater number of unrelated individuals than the code permits

At this time, there is one FARR certified recovery residence in the Town, located on W. Kalmia, for addiction and mental health disorders. (As the recovery residence limited themselves to no more than three unrelated individuals they were not required to go through the reasonable accommodation process.)

### **Town's Current Ordinance**

The current version of the Town's ordinance reflects updates in 2016 and 2018. At that time the Town needed a means to regulate the influx of "sober homes" that occurred between 2013 and 2017, particularly in single-family districts. Many operators saw recovery residences merely as a means for financial gain, with little oversight of those residing in them. Neighborhoods were impacted by parked car, noise, and wondering individuals.

The current ordinance addressed many of those issues by requiring 1) State certification of the recovery residence and 2) a certified administrator living on site.

The ordinance requires that anyone seeking a reasonable accommodation must apply to the Town describing the code relief requested, documenting the disabilities and providing justification for the request. The request is considered by a town magistrate in a quasi-judicial hearing, where the need for the accommodation is balanced with the impact on the community.

The magistrate can take into consideration impacts on the neighborhood such as an overconcentration of recovery residences in one area or lack of parking, and deny the request. The magistrate can also condition approvals such as requiring all resident vehicles to be parked in a driveway. A “Reasonable Accommodation Order” is issued by a town magistrate following a public hearing, based on the facts presented by the applicant and town staff. Violation of conditions of approval are subject to code enforcement actions.

### **Proposed Amendments**

In 2025 the legislature adopted SB 954, codified in 397.487 FS, which mandates that by January 1, 2026 local governments adopt an ordinance establishing procedures for the review and approval of recovery residences, and set out certain minimum provisions that are required to be included. (This SB is included as attachment 2)

As stated above, the Town currently has such an ordinance which addresses most of the statutory requirements.

However, the Town is now required to follow state-mandated timeframes for review and determination as to whether a reasonable accommodation should be granted. The current ordinance does not have specific timeframes, and is being amended to set out those required by statute, as follows:

- Application must be “date stamped” by department when received.
- Once submitted, the Town has 30 days to require additional information, applicant has 30 days to respond.
- Once the application is deemed complete by the department, the Town has 60 days in which to issue a final written determination, unless the parties agree to a time extension.

For the Town, within those 60 days the department must review the application, formulate a recommendation and schedule a magistrate hearing with proper notice. The hearing must be held, and then an order issued with magistrate’s written determination and reasoning

- If no written determination is made in 60 days, the request is considered approved.

The statutory requirements do not substantially change the Town’s process, other than specifying the timeframe for a decision.

Unrelated to the statute, staff is also proposing the following additional changes:

**Establishment of an expiration date for the approval:** provides a maximum 120 days after approval for the recovery residence to start, or the approval will be considered expired.

**Deletion of the requirements for annual re-certification by the Town.** Both the Town attorney and Staff believe this is no longer needed. By requiring any recovery residence to be state –certified, this triggers an annual review by the State. The Town would respond if any code violations are received.

**New sections** 1) addressing the **revocation of the reasonable accommodation** if the recovery residence is found in violation of conditions of its approval, or there has been a significant time lapse in its state license, and 2) providing a process for revisions to the original approval.

**Consistency with the Comprehensive Plan**

The ordinance is consistent with Comprehensive Plan policies:

Future Land Use Element, Policy 5.1:

The Town shall protect, preserve, maintain and improve its core residential neighborhoods and historic resources, and protect these areas from physical degradation and the intrusion of incompatible uses.

Housing Element, Policy 4.3:

The Town shall enforce compliance with the Americans with Disabilities Act (ADA) in order to ensure that persons with disabilities have equal access to housing, employment and services

There is no economic impact to existing businesses.  
Notice of Hearing was published in the legal ad section of the Palm Beach Post.

**STAFF RECOMMENDATION:**  
**Staff recommends approval of the proposed amendments contained in Ordinance 01-2026.**  
**MOTION:**  
**Motion to recommend approval of the proposed amendments contained in Ordinance 01-2026 to the Town Commission**



**TOWN OF LAKE PARK  
PLANNING AND ZONING BOARD  
Meeting Date: March 2, 2026  
Agenda Item # PZ 26-03**

**PUBLIC HEARING**

**APPLICATION FOR SPECIAL EXCEPTION TO APPROVE 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.**

**Location: 1015 10th Street, Lake Park**

**Applicant: Alzheimer’s Community Care**

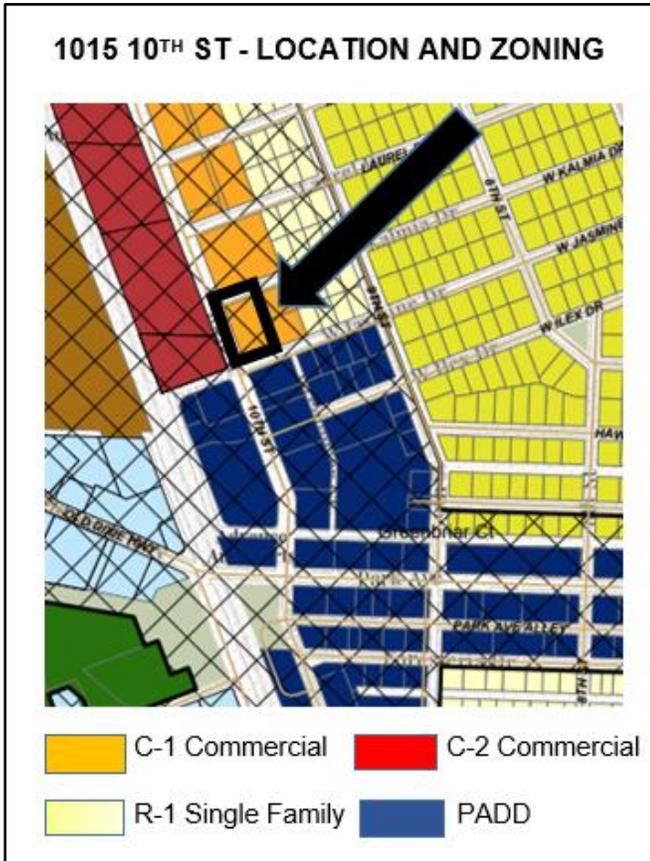
**Special Exception Request:** Request for special exception to permit a “specialized Alzheimer’s services adult day care center” which provides services to participants and their caregivers, and is licensed for compliance with Florida Statutes 429.918. The applicant, Alzheimer’s Community Care, requests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

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.

Location: 1015 10<sup>th</sup> 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**

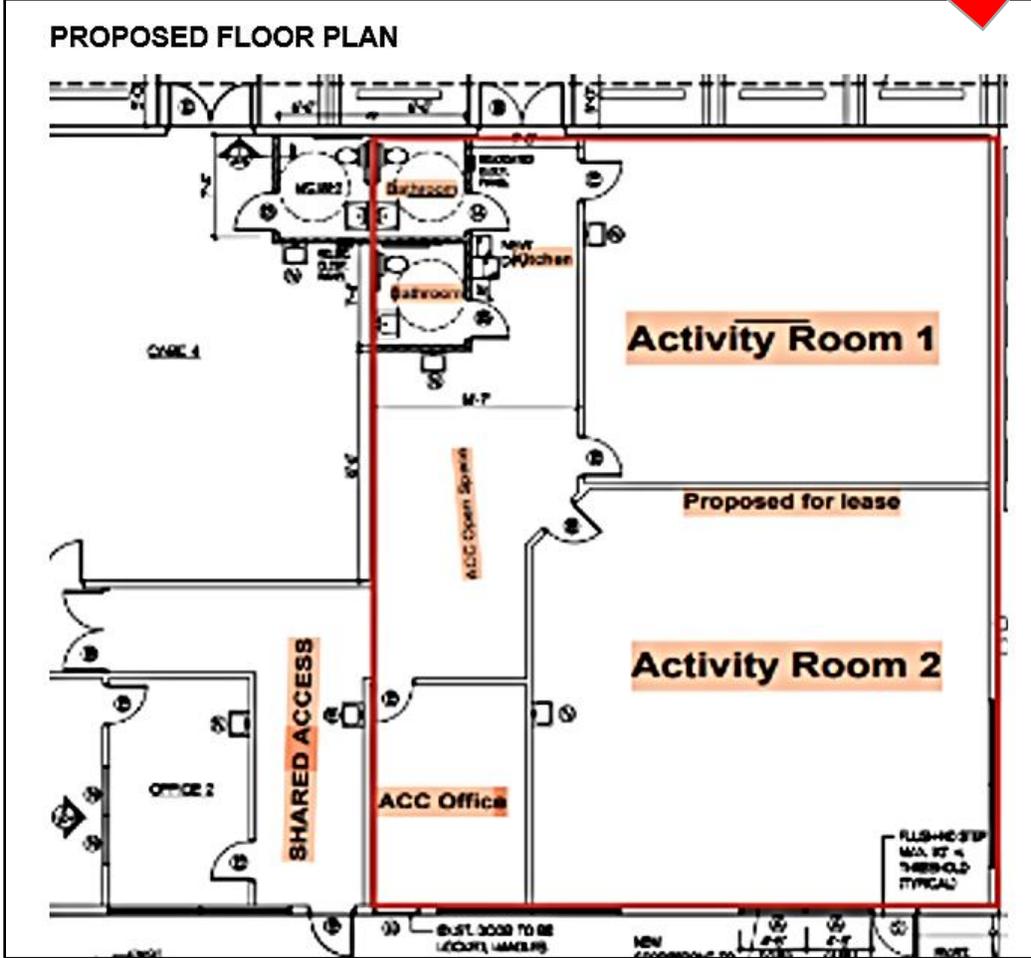
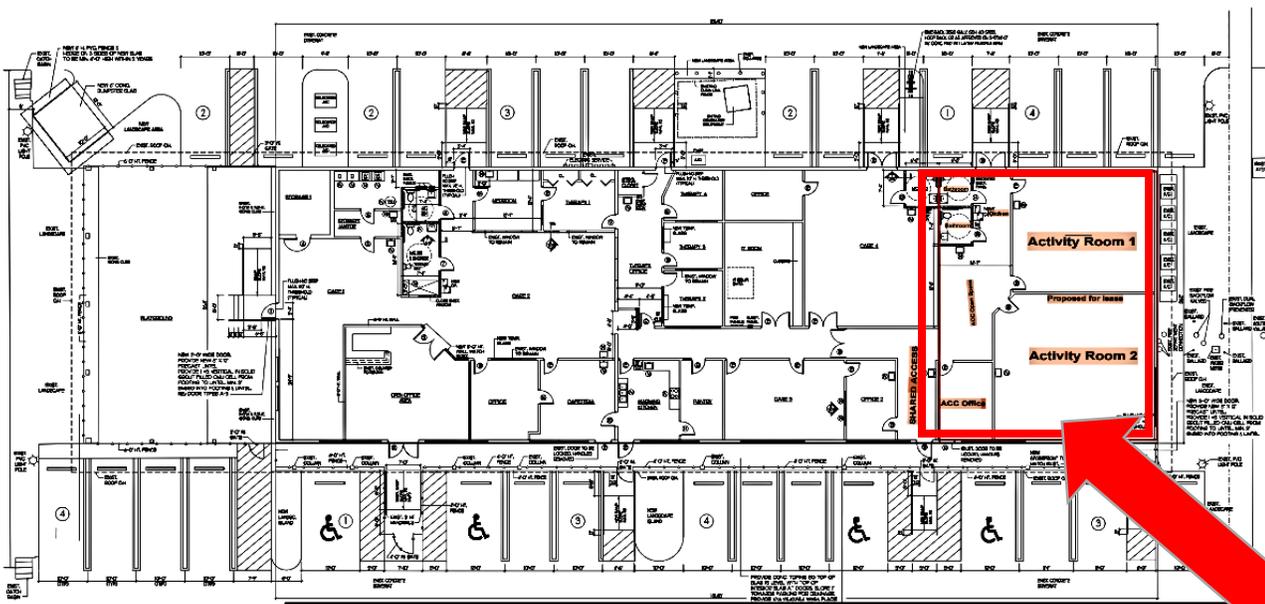
**North:** Commercial  
**South:** Commercial (non-conforming apartments)  
**East:** Commercial (non-conforming apartments)  
**West:** Commercial



**Viewed from 10<sup>th</sup> st.**



**South End of Building – Proposed Location**





## Summary of Request

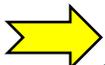
Alzheimer's Community Care (ACC) is requesting Special Exception approval to open a "**specialized Alzheimer's services adult day care center**" pursuant to the Town Code "medical clinic" special exception use category. The center would provide a safe, secured environment for patients with Alzheimer's 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.

**FINDING OF FACT/ STAFF RECOMMENDATION**

**Staff finds that all six criteria for granting a Special Exception have been met, and recommends 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, Narrative. Justification and Interior floor plan improvements submitted for record for the March 2, 2026 Planning and Zoning Board Hearing.

**RECOMMENDED MOTION: THE BOARD FINDS THAT THE APPLICANT HAS MET THE CRITERIA FOR A SPECIAL EXCEPTION AND RECOMMENDS APPROVAL WITH CONDITIONS TO THE TOWN COMMISSION.**

Established in 1996

**Serving**  
Palm Beach, Martin  
and St. Lucie Counties

**Principal Office**  
1615 Forum Place, 5th Floor  
West Palm Beach, FL 33401  
Tel: (561) 683-2700  
Fax: (561) 683-7600

**www.alzcare.org**  
24-Hour Assistance Line  
Tel: (800) 394-1771

**Board of Directors**

*Chair*  
G. Mark Shalloway, Esq.

*Immediate Past Chair*  
Robert J. Gorman, Esq.

*Vice Chair*  
Kevin P. Wrenne

*Treasurer*  
Dennis North

*Assistant Treasurer*  
Randy K. Johnson, Sr.

*Secretary*  
David E. Dangerfield

*Directors*  
Eric Jablin  
Linda Pao, MD  
Peter A. Sachs, Esq.

*President and CEO*  
David Franklin



**Soci**



January 6, 2026

Town of Lake Park  
Community Development Department  
535 Park Avenue  
Lake Park, FL 33401

Applicant: Alzheimer's Community Care, Inc. / Cover Letter  
PCN: 36-43-42-20-01-076-0190  
Date of Submission: January 6, 2026

To Whom It May Concern:

On behalf of Alzheimer's Community Care, its Board of Directors, and the President and CEO, we respectfully submit this Special Exemption Review Application for your approval, together with the pertinent documentation outlined below. We are deeply grateful for the Town of Lake Park Community Development Department's thoughtful attention, and we sincerely appreciate the care and professionalism you bring to this important review.

Alzheimer's Community Care remains committed to serving vulnerable patients and families with dignity, compassion, and excellence. This application reflects our continued dedication to ensuring that our services are delivered in a manner that supports both community needs and the Town's long standing standards for responsible development.

We appreciate your time, consideration, and partnership as you review this request. Should you require any additional information or clarification, we would be please to provide it promptly.

Thank you again for your thoughtful review and the for the essential work you do on behalf of the Town of Lake Park.

Kind Regards,  
  
Jeannette Brumond  
Director of Operations

Attachments: Site Review Plan Comments, Statement of Interest, Application and authorization, PB County Letter and Traffic Study, Site Plan, Floor Plan, Elevations (photos).



Sponsored by the State of Florida, Department of Elder Affairs and Area Agency on Aging Palm Beach/Treasure Coast, Inc.



TOWN OF LAKE PARK  
COMMUNITY DEVELOPMENT DEPARTMENT

**APPLICATION FOR SPECIAL EXCEPTION REVIEW**

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

Property Location: 1015 10<sup>th</sup> 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

**Zoning/Existing Use of Adjacent Properties:**

North:	<u>    C-1    </u>	South:	<u>    PADD    </u>
East:	<u>    C-1    </u>	West:	<u>    C-2    </u>

**APPLICATION REQUIREMENTS:**

1. Please discuss how the Special Exception use is consistent with the goals, objectives, and policies of the Town’s Comprehensive Plan.

The Special Exception aligns with the town’s goal of providing recreational activities and community facilities oriented to serving the needs and desires of the Town in that our facility will provide engaging, therapeutic, recreational activities for adults with cognitive impairment and at the same time provide vital respite for their family caregiver. Those attending the day center will be in a safe, therapeutic environment staffed by a nurse and allied health professionals. The day center is categorized as a health and social activity facility.

2. Please discuss how the proposed Special Exception is consistent with the land development and zoning regulations and all other portions of the Town of Lake Park Code of Ordinances.

We have been provided with information that the site meets the requirement for zoning C-1.

3. Please explain how 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.

There is no plan to modify the existing building at 1015 10<sup>th</sup> Street Lake Park, FL in area or height. The day center will operate Monday through Friday only from the hours of 8 AM to 5 PM.

Attendees may arrive via Palm Tran or family vehicles at staggered times in the early morning. The proposed use is compatible with the neighboring childcare provider (Tender Care). Several of our other day centers have a similar arrangement, i.e. our day center is adjacent or very close to a well-child preschool.

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 10<sup>th</sup> 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

Created:	2026-01-28
By:	Jeannette Brumond (jbrumond@alzcare.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAA8Z0Z_QfeaaDAB5EdqnjMo_-N9blfBctO

## "Application for Special Exemption Review - Lake Park" History

-  Document created by Jeannette Brumond (jbrumond@alzcare.org)  
2026-01-28 - 5:48:48 PM GMT
-  Document emailed to David Franklin (dfranklin@alzcare.org) for signature  
2026-01-28 - 5:48:52 PM GMT
-  Email viewed by David Franklin (dfranklin@alzcare.org)  
2026-01-28 - 6:14:57 PM GMT
-  Document e-signed by David Franklin (dfranklin@alzcare.org)  
Signature Date: 2026-01-28 - 7:50:54 PM GMT - Time Source: server
-  Agreement completed.  
2026-01-28 - 7:50:54 PM GMT

Established in 1996

**Serving**  
Palm Beach, Martin  
and St. Lucie Counties

**Principal Office**  
1615 Forum Place, 5th Floor  
West Palm Beach, FL 33401  
Tel: (561) 683-2700  
Fax: (561) 683-7600

**www.alzcare.org**  
24-Hour Assistance Line  
Tel: (800) 394-1771

**Board of Directors**

**Chair**  
G. Mark Shalloway, Esq.

**Immediate Past Chair**  
Robert J. Gorman, Esq.

**Vice Chair**  
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Peter A. Sachs, Esq.  
Linda Pao, MD  
Dennis North

**President and CEO**  
David Franklin



**Statement of Interest**

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. We now hope to bring our next specialized care center to the Town of Lake Park. We currently have a Letter of Intent (LOI) in place to lease 2,598 square feet of space at 1015 10th St., Lake Park, FL 33403, pending approval from the Town of Lake Park.

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

To attend our centers, participants must meet eligibility criteria established by the state of Florida. Participants engage in therapeutic cognitive and physical activities, behavioral health support, and health monitoring. We collaborate with local health systems and community partners to ensure that participants and their families receive the full spectrum of resources available to them.

Our centers are open Monday through Friday, from 8:00 am to 5:00 pm. We are closed on Saturdays, Sundays, and major holidays. Pick-ups and drop-offs are staggered throughout the day, with the highest volume occurring between 8:00-10:00 am and 3:00-5:00 pm. Most often, participants are transported by Palm Tran, which helps to lessen traffic congestion in the surrounding area.

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

**Community Impact** The establishment of an Alzheimer's Community Care center in Lake Park will provide significant benefits to the local community. Families will gain access to specialized dementia care close to home, mitigating the need for costly assisted living or nursing home placement. Caregivers will receive much-needed respite and support, allowing them to remain active in the workforce and community. Additionally, the center will create local employment opportunities for healthcare professionals and support staff, strengthening Lake Park's economy while enhancing the quality of life for residents affected by Alzheimer's disease.

We humbly ask that the Lake Park Zoning Board approve the request for the special exception.

Thank you,  
David Franklin  
David Franklin (Jan 28, 2020 13:14:33 EST)  
David Franklin  
President and CEO



Sponsored by the State of Florida, Department of Elder Affairs and Area Agency on Aging Palm Beach/Treasure Coast, Inc.

# Alzheimer's Community Care

Final Audit Report

2026-01-28

Created:	2026-01-28
By:	Jeannette Brumond (jbrumond@alzcare.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAYcS8HwHVuMFxsHzTW5hWTds0x0t_eU_X

## "Alzheimer's Community Care" History

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2026-01-28 - 5:51:28 PM GMT
-  Document emailed to David Franklin (dfranklin@alzcare.org) for signature  
2026-01-28 - 5:51:33 PM GMT
-  Email viewed by David Franklin (dfranklin@alzcare.org)  
2026-01-28 - 6:14:08 PM GMT
-  Document e-signed by David Franklin (dfranklin@alzcare.org)  
Signature Date: 2026-01-28 - 6:14:33 PM GMT - Time Source: server
-  Agreement completed.  
2026-01-28 - 6:14:33 PM GMT



TOWN OF LAKE PARK  
COMMUNITY DEVELOPMENT DEPARTMENT

**AGENT AUTHORIZATION FORM**

Owner(s) of Record:

1015 LP, LLC

BEFORE ME, the undersigned authority, personally appeared:

Drew Vermette, Manager, 1015 LP, LLC  
Property Owner Name

Who first being duly sworn upon Oath and personal knowledge state they are the Owner(s) of Record of the following described real property:

Lots 19 through 30, Block 76, Kelsey City (now Lake Park), according to the plat thereof, recorded in Plat Book 8, Pages 15 & 34 of the Public Records of Palm Beach County  
the street address of which is 1015 10th St., Lake Park, FL 33403

AND DO HEREBY DESIGNATE:

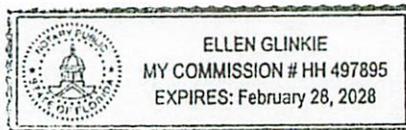
Name: David Franklin  
Address: 1615 Forum Pl. 5th Floor, West Palm Beach, FL 33407  
Telephone: 561.789.7308  
E-mail Address: dfranklin@alzcare.org

To act as Authorized Agent, to file Applications and papers with the Town of Lake Park, and to represent Owner(s) of Record at any Public Hearing regarding the property of interest.

[Signature]  
Owner of Record Signature

Owner of Record Signature

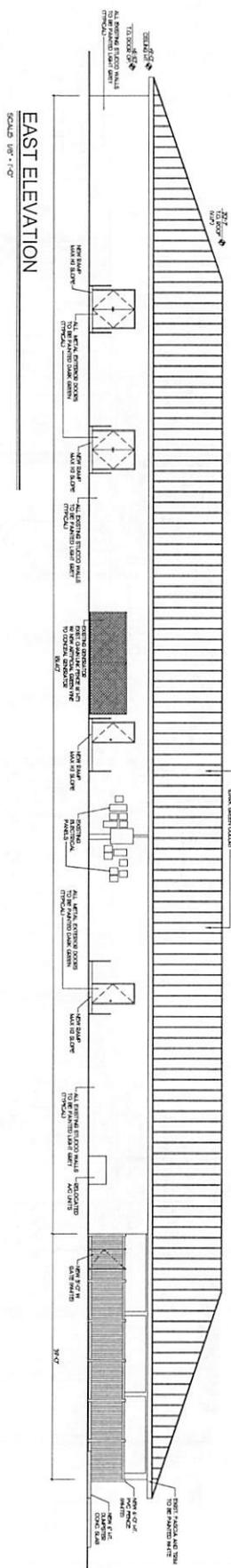
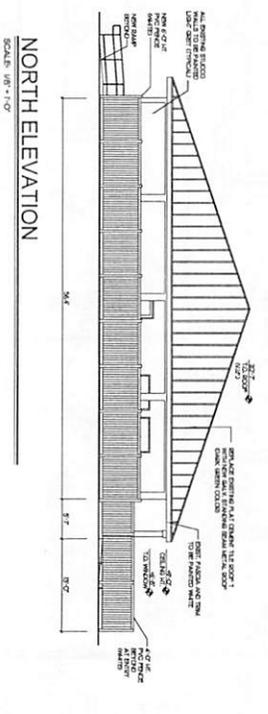
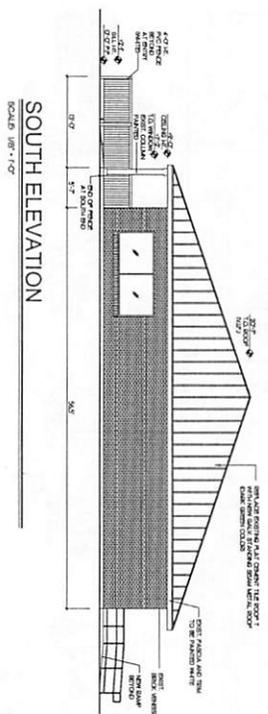
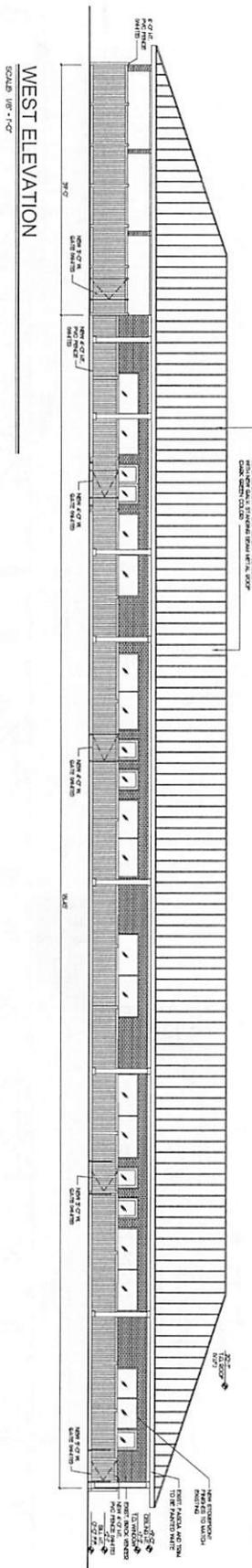
STATE OF FLORIDA  
COUNTY OF PALM BEACH



E. Glinkie  
NOTARY PUBLIC

NOTARY STAMP

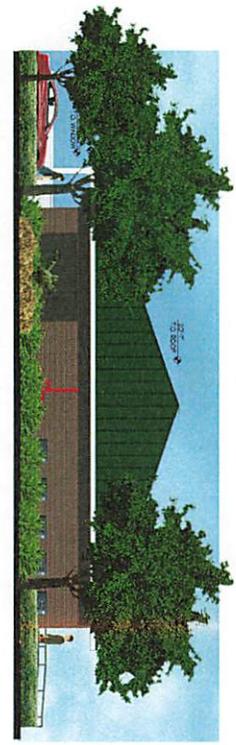




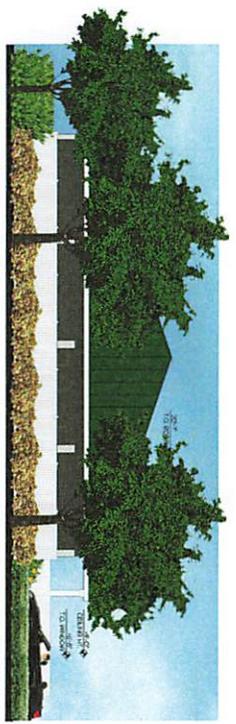
SHEET No. <b>A-2</b> OF 2	<b>KENT D. HAMILTON, A.I.A., ARCHITECT</b> NCARB FL. REG. NO. AR000622 9611 N. US HWY. ONE # 406 - SEBASTIAN - FLORIDA - 32958 - (561) 276-5200	PROJECT NO. 19-05 DATE 12-24-19 BY R.V.	INTERIOR REMODELING <b>TENDER CARE</b> 1015 10TH ST., LAKE PARK, FL.
---------------------------------	--	--	--



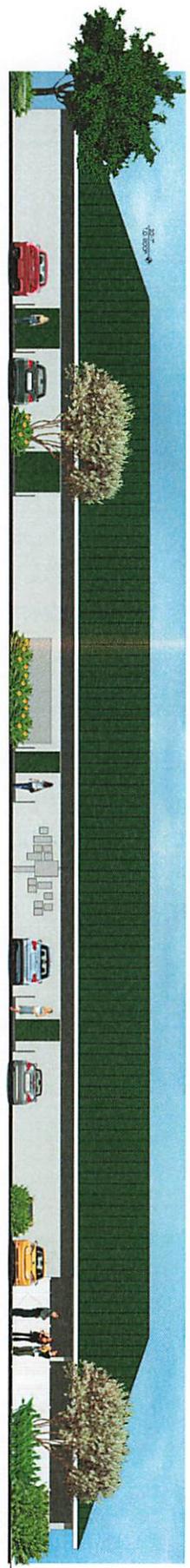
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

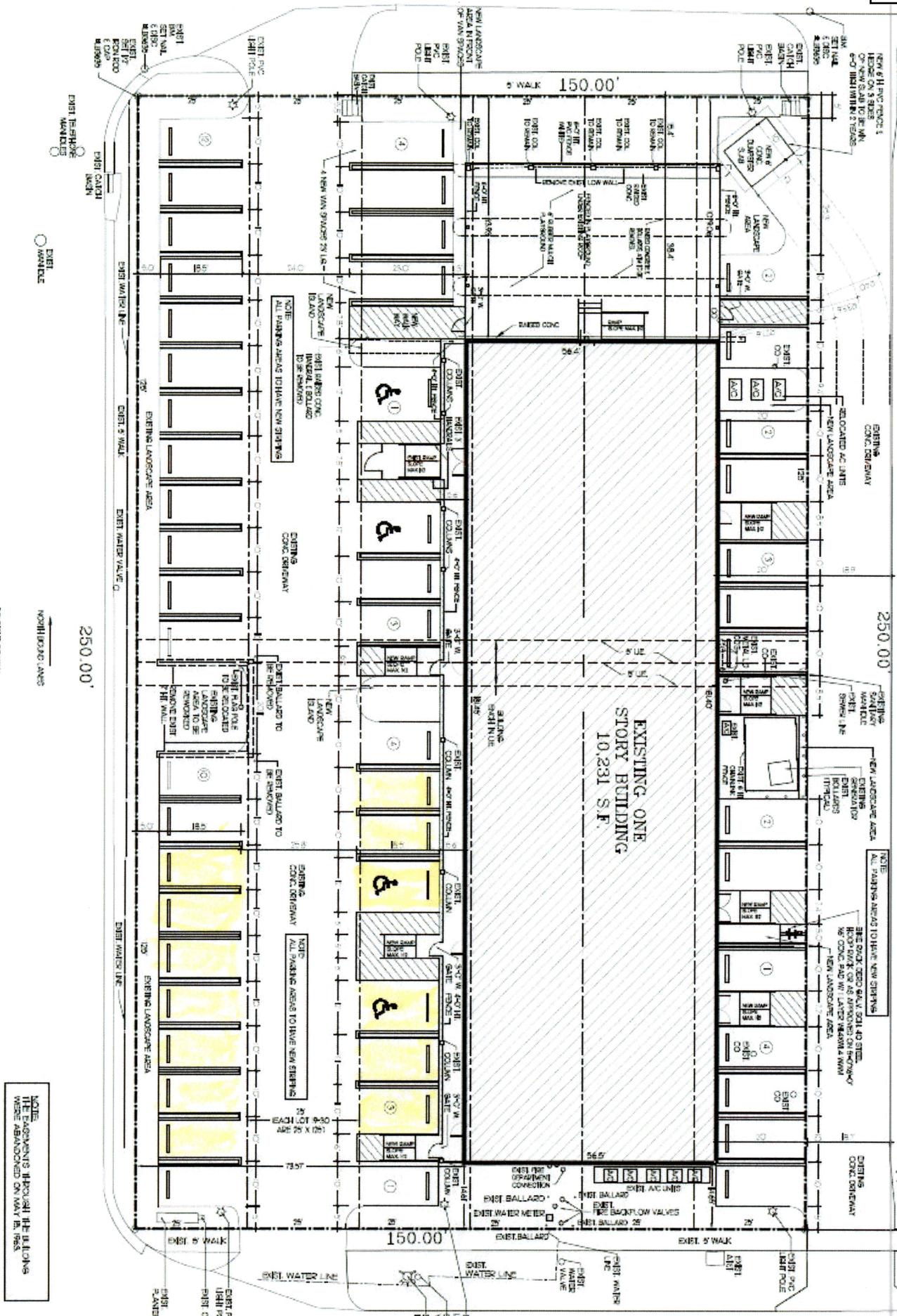


EAST ELEVATION



SHEET No. <b>CE-1</b> OF 1	<b>KENT D. HAMILTON, A.I.A., ARCHITECT</b> NCARB FL. REG. NO. AR0008622 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 12-23-19	
		BY R.V.	

SITE PLAN



NOTE:  
THE EXISTING STRUCTURE IS TO BE DEMOLISHED AND RECONSTRUCTED ON THE EXISTING FOUNDATION.

250.00'

250.00'

150.00'

EXISTING ONE  
STORY BUILDING  
10,231 S.F.

10th STREET

60' RIGHT OF WAY  
ASPHALT PAVEMENT

NORTH/SOUTH AXIS

EXIST. WATER VALVE



January 5, 2026

Juan F. Ortega, Ph.D., P.E.  
JFO Group, Inc.,  
6671 W Indiantown Rd, Suite 50-324  
Jupiter, FL 33458

**Engineering and  
Public Works Department**  
P.O. Box 21229  
West Palm Beach, FL 33416-1229  
(561) 684-4000  
FAX: (561) 684-4050  
www.pbc.gov

**RE: Alzheimer's Community Care  
Project #: 251211  
Traffic Performance Standards (TPS) Review**

Dear Dr. Ortega:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated December 30, 2025, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The project is summarized as follows:

**Palm Beach County  
Board of County  
Commissioners**  
Sara Baxter, Mayor  
Marci Woodward, Vice Mayor  
Maria G. Marino  
Gregg K. Weiss  
Joel G. Flores  
Maria Sachs  
Bobby Powell Jr.

**Municipality:** Lake Park  
**Location:** NEC of 10<sup>th</sup> Street and Jasmine Drive  
**PCN:** 36-43-42-20-01-076-0190  
**Access:** Two full access driveways connection onto Jasmine Drive and Two full access driveways connection onto Kalmia Drive (All existing)  
(As used in the study and is NOT necessarily an approval by the County through this TPS letter)  
**Existing Uses:** Medical Office = 10,192 SF  
**Proposed Uses:** Replace existing 2,598 SF of Medical Office with 35 adult daycare; resulting in the following Land Use on the site:  
Medical Office = 7,594 SF, and  
Adult Daycare = 35 Students  
**New Daily Trips:** -30  
**New Peak Hour Trips:** 6 (2/4) AM; 5 (3/2) PM  
**Proj Daily Trips:** 267  
**Proj Peak Hour Trips:** 35 (24/11) AM; 41 (14/27) PM  
**Build-out:** December 31, 2026

**County Administrator**  
Joseph Abruzzo

Based on the review, the Traffic Division has determined the proposed changes by converting 2,598 SF of Medical Office uses to a 35 adult daycare generates less than 21 peak hour trips. Therefore, a detailed traffic study is not required. The project meets the Traffic Performance Standards.

Please note the receipt of a 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.

"An Equal Opportunity Employer"



Juan F. Ortega, Ph.D., P.E.  
January 5, 2026  
Page 2 of 2

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

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 561-478-5755 or email [MRahman@pbc.gov](mailto:MRahman@pbc.gov).

Sincerely,

Moshir Rahman, Ph.D., P.E.  
Professional Engineer  
Engineering and Public Works Dept.  
Traffic Division

MR:QB:ep

cc: Nadia Di Tommaso, Director of Community Development, Town of Lake Park  
Quazi Bari, P.E., PTOE, Manager - Growth Management, Traffic Division  
Alberto Lopez Tagle, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review  
F:\TRAFFIC\MR\MUNIAPPROVED\2026\251211 ALZHEIMER'S COMMUNITY CARE.DOCX

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**

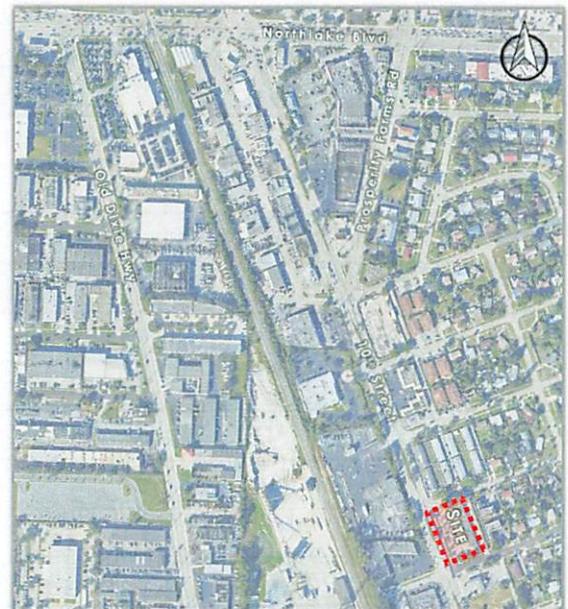
Dear Jeannette,

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
		$\Sigma$	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
		$\Sigma$	(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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Item 2.

**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**

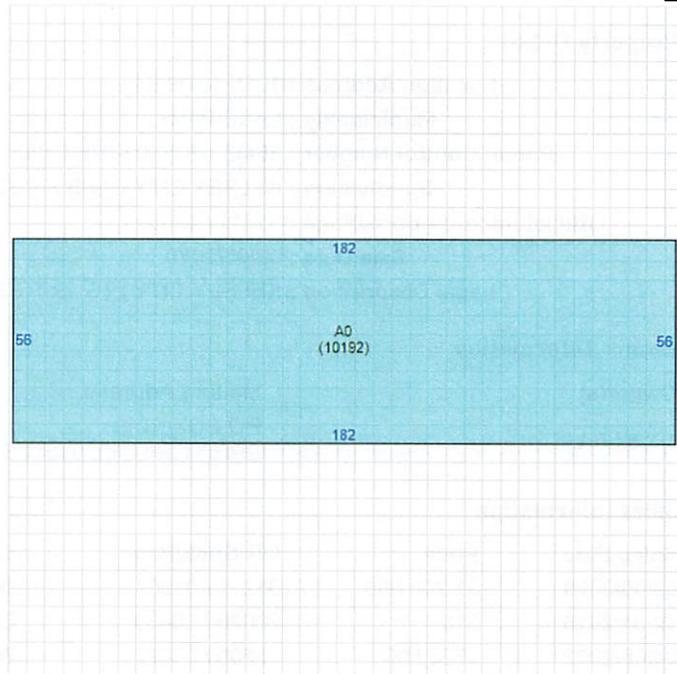
**Number of Units :** 0  
**\*Total Square Feet :** 10192  
**Acres :** .86  
**Property Use Code :** 1700—OFFICE BLDG-NON MEDICAL 1 TO 3 STORIES  
**Zoning :** C1—C1 BUSINESS DISTRICT (36-LAKE PARK)

**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

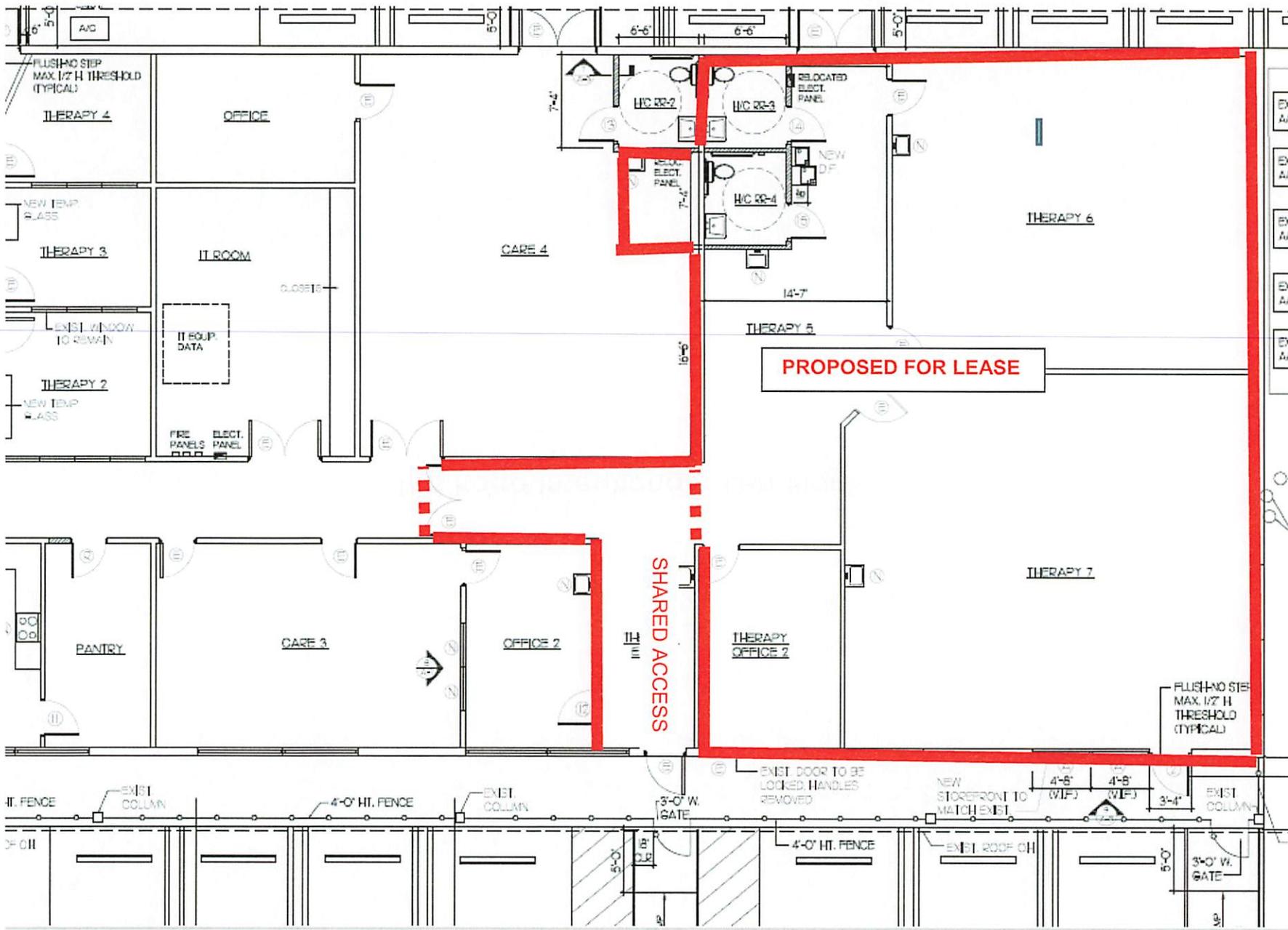
**Taxes**

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.com



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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>T=42.97(X)-108.01</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

"An Equal Opportunity  
Affirmative Action Employer"

printed on sustainable  
and recycled paper

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  
Page 2

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,

A handwritten signature in cursive script that reads "Quazi Bari".

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

QB:HA:rb  
ec:

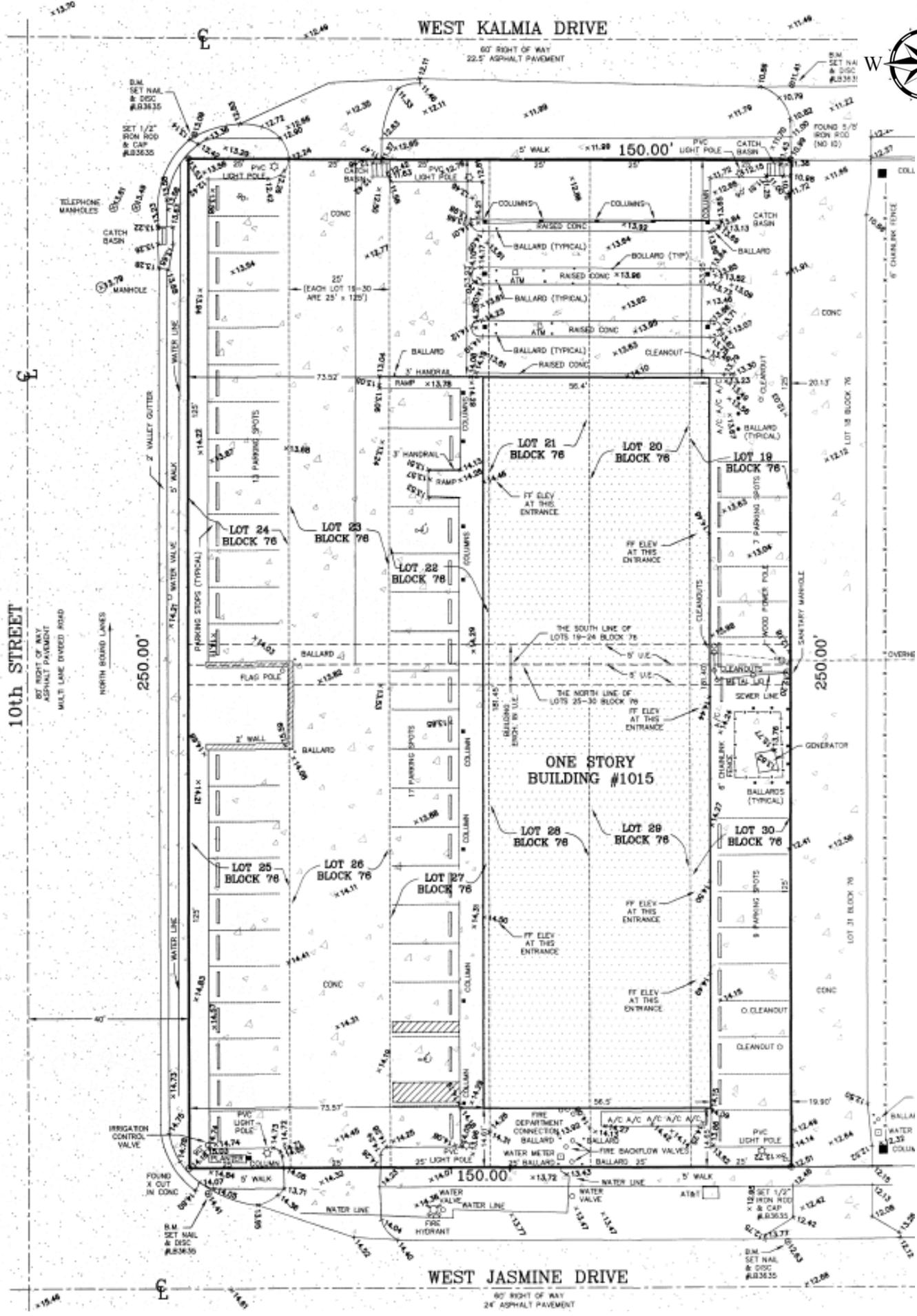
Ms. Nadia Di Tommaso, Director of Community Development, Town of Lake Park  
Hanane Akif, E.I., Project Coordinator II, Traffic Division  
Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review  
F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2019\190907 - 1015 10TH STREET.DOCXN



### WEST KALMIA DRIVE

60' RIGHT OF WAY  
22.5' ASPHALT PAVEMENT



### WEST JASMINE DRIVE

60' RIGHT OF WAY  
24' ASPHALT PAVEMENT



**PUBLIC HEARING:**

**APPLICATION FOR SPECIAL EXCEPTION TO APPROVE AN AUTO PAINT AND BODY SHOP, IN ACCORDANCE WITH THE C-4 BUSINESS DISTRICT, SECTION 78-74 (3) a. OF THE TOWN CODE.**

**Location: 1360 N. KILLIAN DRIVE, # 3**

**Applicant: KUSTOM KINGS INC.**

**Special Exception Request:**

Request for special exception to operate a small auto paint and body shop within an existing industrial building. The business would occupy 4,000 square feet of an existing 20,000 square foot building, on the west end of the building.

The “auto paint and body shop” use category is placed as a special exception in the C-4 district as the use is often intensive, involving collision repair and spray booths, with the use often spilling outside of the building with cars awaiting repair.

In this instance, Kustom Kings is a small business that generally works on vintage cars, one or two at a time. Their letter of intent describes the business as a “vintage car restoration company”. All work is contained inside. Please see application for further information.

The unit is located in a multi-unit building, on the corner of N. Killian and Old Dixie Hwy., in a light industrial area. Kustom Kings use is not expected to have any greater impact than auto repair, which is a use by right in the C-4 district. However, the code does not differentiate by size or intensity of the use and thus they must go through the special exception process.

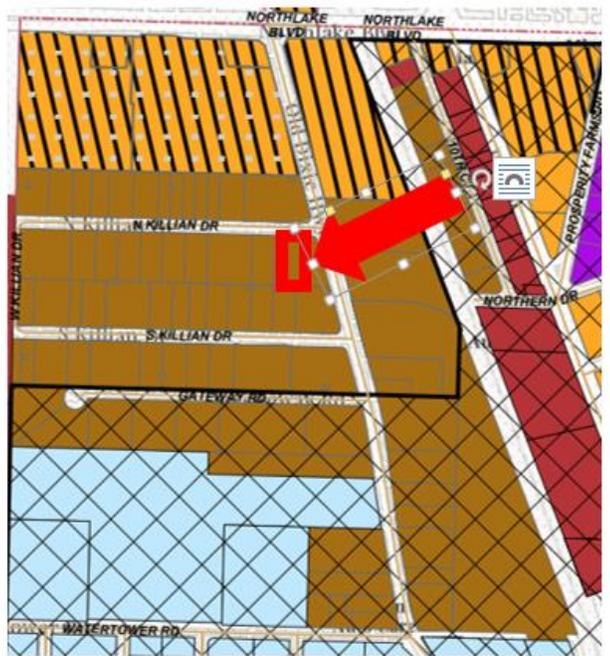
The applicant indicates they are not proposing any changes to the unit. The space they would be occupying already has a sanding booth and spray booth, from a former tenant. Researching, staff was unable to determine that the prior tenant had received a building permit and passed inspection for the booth, as well as the necessary fire inspection. Therefore this will be addressed in a condition for approval.

**Location: 1360 N Killian Drive, #3.**



Applicant: Kustom Kings, Inc.  
Property Owner: JB Parasmu LLC  
PCN: 36-43-42-20-09-000-0460  
Property size: 1.12 acres

**LOCATION AND ZONING**



**Site:**

**Future Land Use:** Commercial and Light Industrial  
**Zoning:** C-4

**Adjacent**

**Future Land Use:** Commercial and Light Industrial  
**Zoning:** C-4



Kustom Kings Elevation 1360 N Killian, unit 3





**Interior, showing sanding/prep booth on the left and spray booth on the right.**

### 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.***

FLUE 3.4.3 The use is consistent with the purpose of the Commercial and Light Industrial Land Use Category which describes the category as "Lands and structures devoted to light industrial uses with pollutants controlled on site, warehouses, commercial, wholesale establishments, and limited small scale commercial uses that are supportive of workers in the area such as convenience stores and restaurants and that can be carried

on unobtrusively, with a maximum F.A.R. of 2.0. Specific uses are delineated in the Town of Lake Park Zoning Code.

FLUE Policy 1.5 The Town shall encourage development and redevelopment activities which will substantially increase the tax base while minimizing negative impacts on natural and historic resources, existing neighborhoods and development and adopted Levels of Service (LOS) standards.

**CRITERIA MET**

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

The code requires 4 parking spaces/ 1,000 sq. ft. for automotive body shops which would equate to 16 spaces for the business. The applicant's site plan (aerial photo) shows that nine (9) spaces (in front of their unit and directly across) could be expected to be available to the business. Based on the low intensity of the business and number of employees (2) staff believe this will be more than adequate. However a condition of approval is included that would require the matter to be revisited if their volume were to significantly increase.

The building was constructed in 1978 and there are currently approx. 40 parking spaces on the property. Parking appears crowded as the business Performance Power Sports is parking vehicles for show in parking spaces. If this causes a shortage of needed parking it will be a code issue to be handled with that particular business.

However as to the special exception use itself, with the conditions of approval, it will be consistent with the code.

**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 and surrounding area.***

Kustom Kings would occupy an existing 1 story industrial building which is representative of the types of buildings in that area. Other uses in the building include Performance Power Sports (motorcycle sales and repair) which fronts Old Dixie and Realistic Auto Repair. The use would be compatible with these uses, and actually generate less traffic and parking impacts.

**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 are no other specialty auto paint and body shops in the general area. The closest paint and body shops are those that are oriented toward collision repair- Gerber Collision at 1145 Old Dixie Hwy.

### **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.**
- a. The use will have minimal impact on the surrounding area. There will be only one employee according to the owner, with no more than 10-15 customers a week anticipated.
  - b. Sanding and painting are conducted in enclosed areas, minimizing odor or noise. Welding will occur, which is not inconsistent with the industrial nature of the street and zoning district.
  - c. The amount of traffic will be less than many other uses permitted by right in the district such as vehicle sales, vehicle repair, or personal service uses.

### **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.**

This has generally been answered above in the responses. There will be no impact to parks or open spaces. It does not appear that any of the amenities in e. would be needed by this business.

### **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.

**FINDING OF FACT/ STAFF RECOMMENDATION**

**Staff finds that all six criteria for granting a Special Exception have been met, and recommends approval of the request for an auto paint and body shop, with the following conditions:**

1. The Applicant shall develop the Site consistent with the following Plans and Information:  
Special Exception Application, Narrative and Justification, and interior floor plan amendments as submitted for official record for the March 2, 2026 Planning and Zoning Board Meeting.
2. Prior to receiving a Town of Lake Park Business Tax Receipt, the property owner shall apply for a building permit and receive approval from Palm Beach County Fire Rescue and the Town (Building), and all applicable reviewers, for the paint booth, or provide documentation that the paint booth was previously permitted.
3. All work associated with the business operations shall be conducted indoors.
4. Vehicles shall not be stored outside.
5. This special exception approval is granted based on the business' limited weekly customer base and operation, resulting in a limited impact for the site. If operations change, the Town shall be notified and the use shall be re-evaluated.

**RECOMMENDED MOTION: THE BOARD FINDS THAT THE APPLICANT HAS MET THE CRITERIA FOR A SPECIAL EXCEPTION AND RECOMMENDS APPROVAL WITH CONDITIONS TO THE TOWN COMMISSION.**



TOWN OF LAKE PARK  
COMMUNITY DEVELOPMENT DEPARTMENT

**APPLICATION FOR SPECIAL EXCEPTION REVIEW**

Applicant/Agent: KUSTOM KINGS HOLDINGS, LLC  
Address: 1360 N. KILLIAN DR, STE 3  
Telephone: 561-313-3616 Fax: \_\_\_\_\_  
E-mail: KUSTOMKINGSFLORIDA@YAHOO.COM

- Owner
- Agent (Attach Agent Authorization Form)

Owner's Name (if not Applicant): JB PARASMO LLC  
Address: 1360 N Killian  
Telephone: 561-627-9769 Fax: —  
E-Mail: Jarrold@protechmed.com

Property Location: 1360 N. KILLIAN DR, STE 3 LAKE PARK, FL 33403  
Legal Description: NORTHLAKE BUSINESS PARK, LOTS 46 TO 48 INC  
Property Control Number: 36-43-42-20-09-000-0460

Future Land Use: Commercial / Light Indus. Zoning: C-4  
Acreage: 1.12 Square Footage of Use: 4000 SQ FT  
Proposed Use: AUTO RESTORATION, PAINT & BODY

**Zoning/Existing Use of Adjacent Properties:**

North: Retail C-4

South: Auto Repair C-4

East: Auto Repair C-4

West: Air Conditioning C-4

LU for ALL = Commercial / Ct. Indus.

**APPLICATION REQUIREMENTS:**

1. Please discuss how the Special Exception use is consistent with the goals, objectives, and policies of the Town's Comprehensive Plan.

PROPERTY WILL BE USED TO RESTORE VINTAGE CARS, BODY WORK, PAINT.

2. Please discuss how the proposed Special Exception is consistent with the land development and zoning regulations and all other portions of the Town of Lake Park Code of Ordinances.

BUILDING WAS PAINT + BODY SHOP PREVIOUSLY. PAINT BOOTH INTACT. WE ARE NOT A COLLISION CENTER. ONLY LONGER TERM RESTORATION SHOP.

3. Please explain how 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.

BUSINESS IS OPEN 9-5 M-F. TRAFFIC WILL BE LOW. WE ARE A LONG TERM RESTORATION SHOP. THE BUILDING HAS BEEN USED AS A PAINT + BODY SHOP PREVIOUS FOR MANY YEARS.

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 ARE RESTORING VINTAGE CARS,  
LOW TRAFFIC. MINIMAL MATERIAL  
AND PROJECTS ARE LONG TERM.

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.

SMALL BUSINESS WITH ONE OR TWO  
WORKING PEOPLE. NO NOISE. NO  
TRAFFIC. UP TO DATE EQUIPMENT FOR  
ANY ODOR THAT MAY OCCUR.

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.

WILL NOT AFFECT ANY OF ABOVE.  
BUILDING IS IN A COMMERCIAL AREA.  
WITH QUITE A FEW AUTO REPAIR,  
AND OTHER REPAIR TYPE BUSINESSES.  
HAS BEEN USED PREVIOUSLY AS SAME  
TYPE OF BUSINESS.

**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, DAYAN SILVA, have read and understand the regulations above regarding cost recovery.

 Property Owner Signature

1/30/26 Date



**CONSENT FORM FROM PROPERTY OWNER  
AND DESIGNATION OF AUTHORIZED AGENT:**

Before me, the undersigned authority, personally appeared JB PARASMO, LLC  
who, being by me first duly sworn, on Oath deposed and says:

1. That he/she is the fee simple title owner of the property described in the attached Legal Description;
2. That he/she is requesting ZONING APPROVAL in the Town of Lake Park, Florida;
3. That he/she is appointed \_\_\_\_\_ to act as authorized on his/her behalf to accomplish the above Project.

Property Owner Name: JB PARASMO, LLC  
 Property Owner Signature: [Signature] By: Name/Title: RONALD JARROD PARASMO / OWNER  
 Street Address: 1360 N. KILLIAN DR. STE 3 City, State, Zip Code: LAKE PARK, FL 33403  
 Telephone Number: 561-627-9769 Fax Number: \_\_\_\_\_  
 E-Mail Address: Jarrold@PROTECHMED.COM

Sworn and Subscribed before me on this 30 day of January, 2026,  
[Signature]  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 11/22/2029

Notary Public State of Florida  
 Kimberly M Savino  
 My Commission HH 730498  
 Expires 11/22/2029

## Letter of intent

### Kustom Kings

#### Vintage Car Restoration

Kustom Kings will be a vintage car restoration company, including disassembly, bodywork, painting, buffing, and sanding.

The type of equipment we will be using is a spray booth, air compressors, air dryers, a prep/sanding booth, a welding machine, work stands, and paint stands.

Customers will come in for a quote on the work they want done.

They will then drop off the car for work and pick it up when work is completed

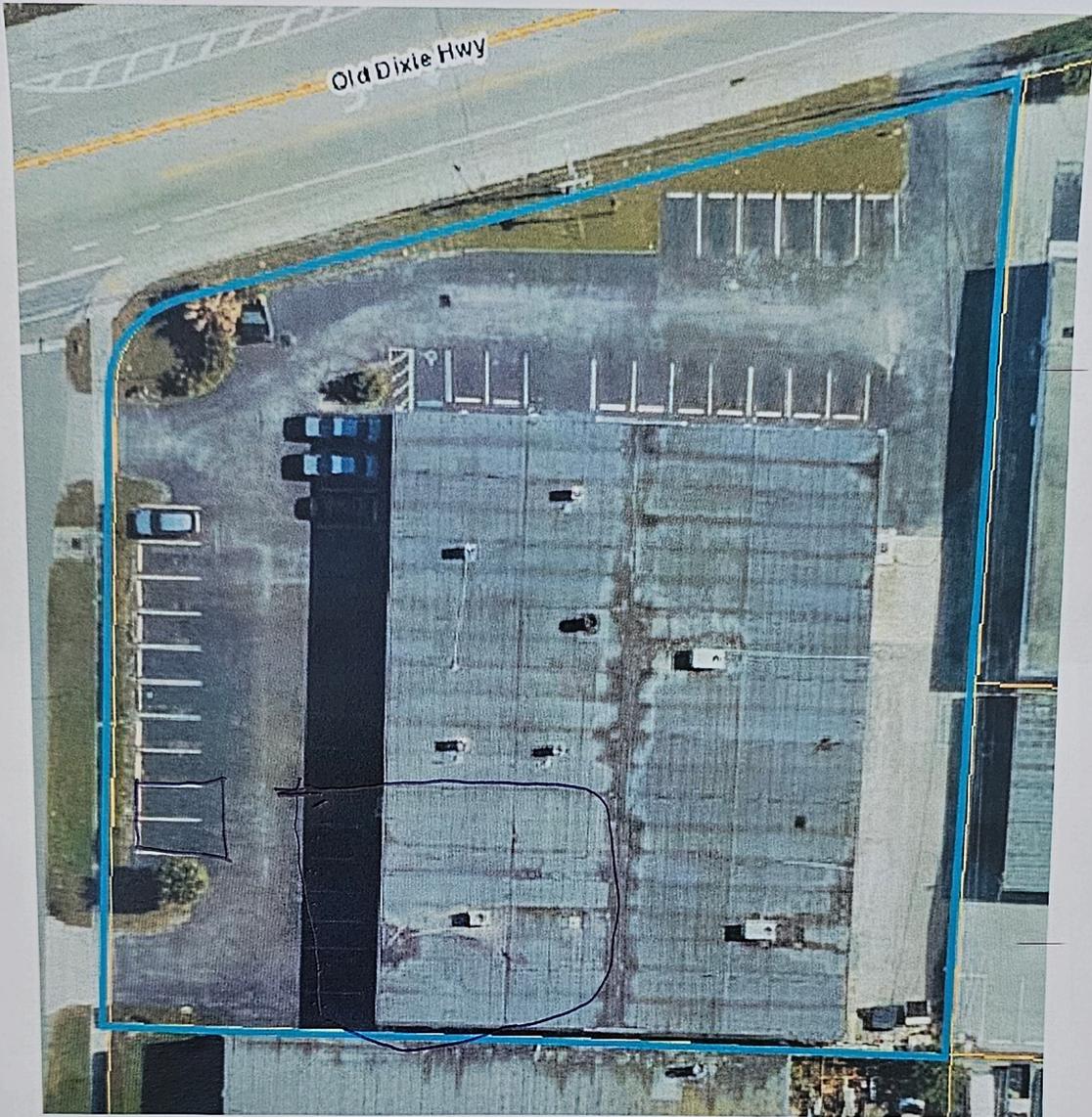
We do not intend to make any interior or exterior improvements.

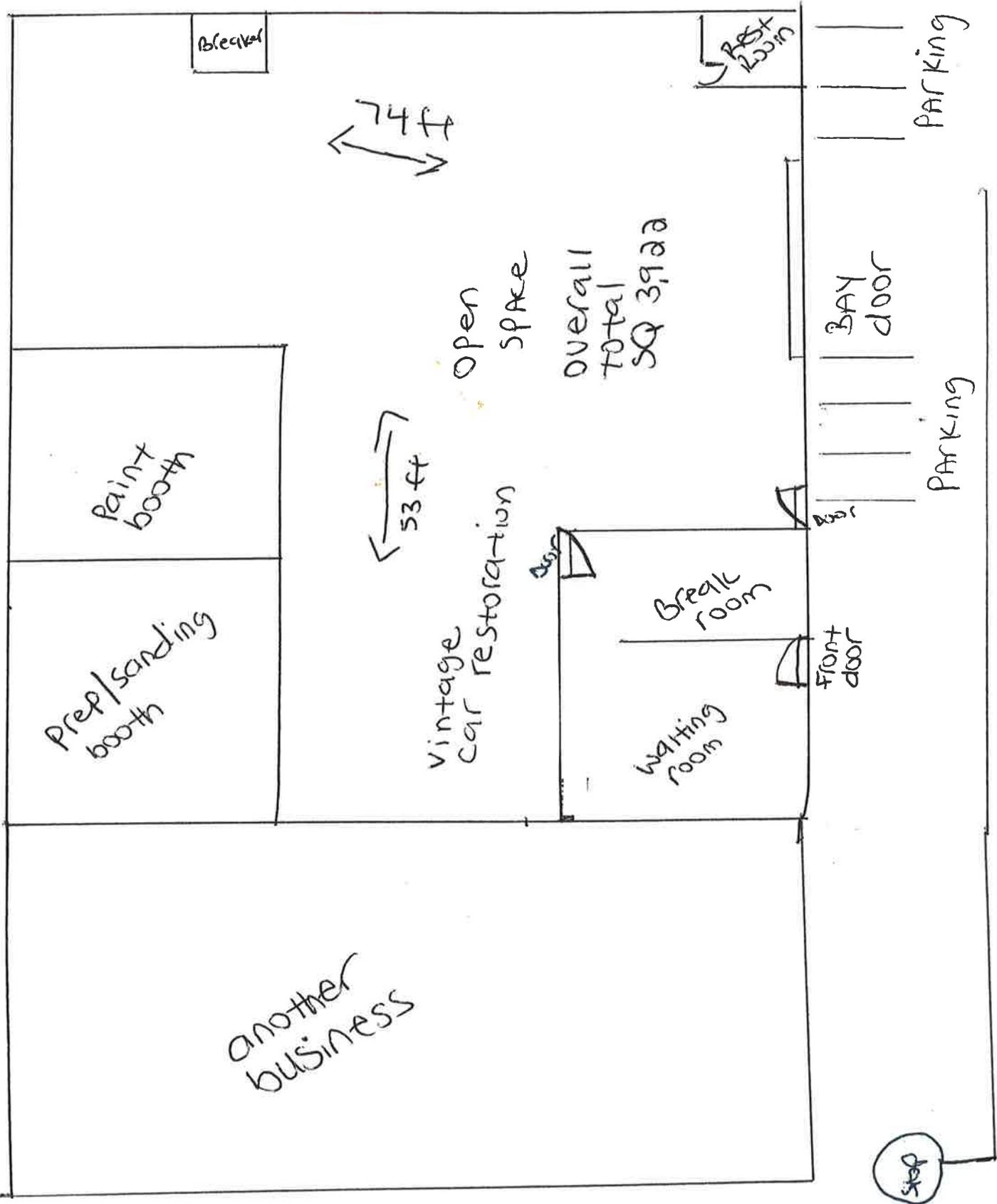
As a new business, we currently have limited customers/traffic but are focused on growing over time.

Ideally, we plan to see 10-15 customers a week.

**Kustom Kings Elevation 1360 N Killian, #3**







Interior





**TOWN OF LAKE PARK  
PLANNING AND ZONING BOARD  
Meeting Date: March 2, 2026  
Agenda Item # PZ 26-05**

**PUBLIC HEARING: APPLICATION FOR A SPECIAL EXCEPTION TO APPROVE A GENERAL RESTAURANT WITH OUTDOOR SEATING IN ACCORDANCE WITH THE PARK AVENUE DOWNTOWN DISTRICT, SECTION 78-70, TABLE 78-70-1 OF THE TOWN CODE.**

**Location: 748 Park Ave. Suite A, Lake Park**

**Applicant: The Culinary Project, agent and business applicant**

**Special Exception Request:** Request to allow a general restaurant with outdoor seating in accordance with the Park Avenue Downtown District (PADD), section 78-70, table 78-70-1 of the Town Code.

Applicant proposes to utilize an existing restaurant space and dining deck space for a new restaurant “The Culinary Project”. The space was previously occupied by the Locale Gastropub. The space consists of 1,942 square feet indoors and a 380 square foot deck. A special exception use approval for the use of a “restaurant” is required since the Town Code currently classifies this use as a special exception use, and since the unit has been vacant for over 90 consecutive days and has lost its legal, nonconforming status. Since restaurants are envisioned in the downtown and are in line with the Town’s Community Redevelopment Area Plan for the downtown as well, Staff has had discussions with the Town Commission to revamp the table of uses so as to make restaurants a permitted use however, this will be forthcoming at a later date. For now, this restaurant use at this location requires special exception review and approval.

The applicant is proposing a full service restaurant, described as “an upscale contemporary American restaurant focusing on top tier hospitality” and appealing to “a wide demographic of guests”. “Smaller portions, sharable dishes, more composed plates, along with aggressively promoted happy hour all at a softer price point attractive to people dining during the week as well as weekends, holidays and special occasions.” The restaurant would be open from 4 pm to 10 pm.

LOCATION MAP - 748 PARK AVE.



Proposed Location: former Locale Gastropub



**BACKGROUND**

Owner: ARAM LLC

Applicant: The Culinary Hospitality Group LLC, DBA The Culinary Project

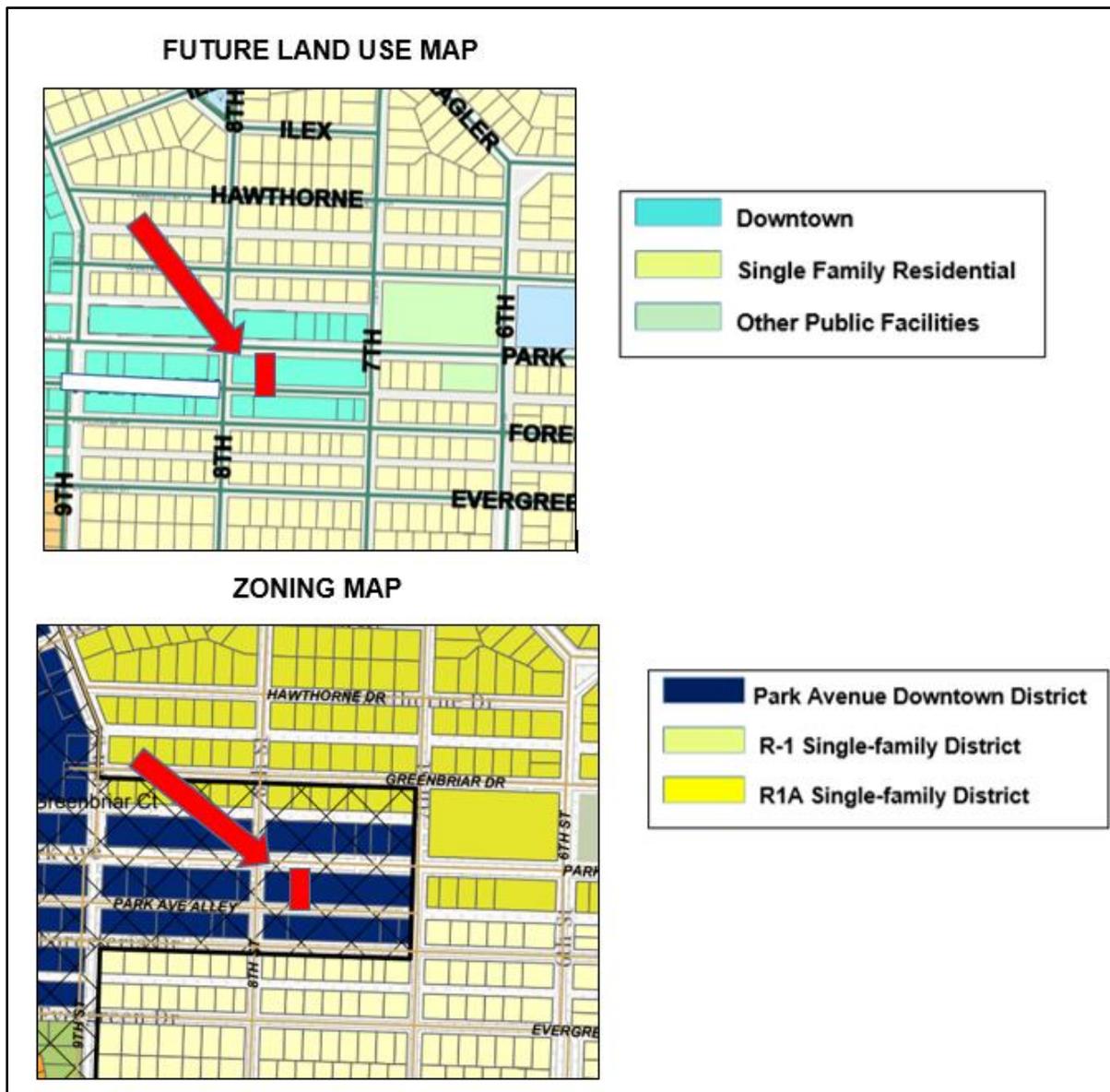
PCN: 36-43-42-20-01-010-0180

Property Size: .17 acre

Building Unit Size: 1,942 square feet indoors and a 380 square foot deck.

Existing Future Land Use: Downtown

Existing Zoning: Park Avenue Downtown District (PADD)  
Outer Sub-district



Background

The location has been the site of restaurants for many years, including the Locale Gastropub and Brick and Barrel. Prior amendments (circa 2018-2022) made certain uses as special exceptions uses regardless of the size of their operation. Prior to the code amendments there were no sub-districts and, restaurants were categorized by size. Larger restaurants were special exceptions and smaller restaurants such as this unit size were allowed by right. However, in the current code, there is no size distinction and while restaurants are a use by right in the core, they are a special exception in the outer sub-district. As the outer sub-district is closer to single family uses, the intent was to allow for closer scrutiny to insure that there were no negative impacts on the nearby residents.

**Therefore, The Culinary Project is required to go through the special exception process, even though it is the same use that has been there without complaints in the past.**

(Note: As indicated, above, the Community Development Dept. had intended to propose an amendment to the PADD to eliminate the necessity for a special exception for restaurants and other uses, however it was not able to move forward as the Town Commission desired to include it with other PADD amendments that are being considered later in the year.)

**PADD SUB-DISTRICT REGULATING PLAN**



## Consistency with the Special Exception Criteria

**The Code requires that a request for special exception must meet 6 general criteria. These are addressed in the application. 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.

The use is consistent with Objective 12 of the Comprehensive Plan related to redevelopment of the historical downtown area. The Downtown future land use designation encourages “a dense, vibrant, walkable mixed-use downtown that combines residences, businesses, and civic spaces, and that is well-integrated into the surrounding neighborhoods.”

**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 PADD, which lists as a district purposes: “(3) The re-establishment and redevelopment of an urban center offering a mixture of retail, personal service, commercial, office, and residential uses; (5) The concentration of a variety of uses, including live performance theaters, **restaurants**, brewpubs and breweries, offices, arts and crafts, and other retail uses to attract both residents and visitors to the Town's traditional downtown for specialty shopping and entertainment.”

**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 surrounding properties are varied retail and restaurant uses; the proposed restaurant will add to the synergy necessary for a successful downtown, with appeal to a broad demographic. The proposed hours of 4 pm to 10 pm will be compatible with existing commercial uses and nearby residences.

**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.

Unlike many uses, a proliferation of restaurants typically assists in the vitality of a downtown. Currently the Park Avenue downtown can benefit from the increased activity that accompanies restaurants.

That said, there are no other restaurants on Park Avenue that serve the proposed creative, American cuisine.

**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.

The proposed restaurant will be very similar in impact to its predecessors, having the same general number of seats. The Town did not experience complaints or any detrimental impacts from the previous tenants and anticipate this would continue.

Parking for the restaurant will be primarily on-street and in the CRA parking lot which is just around the corner on 8<sup>th</sup> St. and Foresteria. As many uses within the property to the east close at 5 – 6 pm, this parking lot will also be available.

**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.

As the restaurant is locating in an existing building there will be no impact to light and air of adjacent properties. Its location will not adversely impact property values or redevelopment, in fact the opposite can occur. A successful, vibrant downtown will have a positive impact on property values and redevelopment. The pedestrian sidewalk separating the building from the deck will be kept open and will ultimately connect to the building next door.

**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.

**FINDING OF FACT / STAFF RECOMMENDATION**

**Staff finds that all six criteria for granting a Special Exception have been met, and recommends approval of the request for a general restaurant at 748 Park Ave. suite A with the following conditions**

1. The Applicant shall develop the Site consistent with the following Plans and Information:  
Special Exception Application, Narrative and Justification, and interior floor plan improvements, and deck improvements as submitted for the official record of the March 2, 2026 Planning and Zoning Board meeting
2. Property Owner shall open up the driveway access to the parcel, which has been closed due to construction at the adjacent 754 Park Ave, as soon as it can safely be done.
3. Property Owner shall install a sign directing patrons of parking lot that overflow parking is located in the CRA parking lot.

**RECOMMENDED MOTION: THE BOARD FINDS THAT THE APPLICANT HAS MET THE CRITERIA FOR A SPECIAL EXCEPTION AND RECOMMENDS APPROVAL WITH CONDITIONS TO THE TOWN COMMISSION.**



TOWN OF LAKE PARK  
COMMUNITY DEVELOPMENT DEPARTMENT

**APPLICATION FOR SPECIAL EXCEPTION REVIEW**

Applicant/Agent: JAMIE STEINBRECHER  
Address: 748 PARK AVE STE A LAKE PARK FL 33403  
Telephone: 561 452 0781 Fax: \_\_\_\_\_  
E-mail: INFO@CULINARYPROJECT.COM

Owner  
 Agent (Attach Agent Authorization Form)

Owner's Name  
(if not Applicant): ARAM LLC  
Address: 901 N. OLIVE AVE WEST PALM BEACH FL 33401  
Telephone: 786 389 7209 Fax: \_\_\_\_\_  
E-Mail: ~~\_\_\_\_\_~~  
IVANCAPOTE@MICHAELARAM.COM

Property Location: 748 PARK AVE STE A LAKE PARK FL 33403.  
Legal Description: LOTS 18, 23, 27 + 34 to 37 inc, Kelsey City  
Property Control Number: 36-43-42-20-01-010-0180

Future Land Use: DOWN TOWN Zoning: PADD  
Acreage: .17 Square Footage of Use: 1942 + 380  
Proposed Use: FULL SERVICE RESTAURANT inside patio

**Zoning/Existing Use of Adjacent Properties:**

North: RESIDENTIAL APT. South: PUBLIC PARKING  
 LU = Downtown / Z = PADD LU = Downtown / Z = PADD  
 East: RETAIL West: UNDER CONSTRUCTION  
 ^ LU = Downtown (COMMERCIAL)  
 Z = PADD

**APPLICATION REQUIREMENTS:**

1. Please discuss how the Special Exception use is consistent with the goals, objectives, and policies of the Town's Comprehensive Plan.

THE CULINARY PROJECT IS A CREATIVE CONCEPT, INDEPENDANT, AND CONTEMPORARY. FITTING IN WITH OTHER LOCAL BUSINESS CONCEPTS. MARKETING GOALS OF CULINARY ARE TO BRING A WIDE DEMOGRAPHIC OF GUESTS FROM OUTSIDE THE IMMEDIATE AREA TO THE PADD.

2. Please discuss how the proposed Special Exception is consistent with the land development and zoning regulations and all other portions of the Town of Lake Park Code of Ordinances.

THE CULINARY PROJECT BRINGS A CONCEPT TO LAKE PARK MEETING THE GOALS OF THE CITY. A NEW RESTAURANT FEATURING + SUPPORTING LOCAL ART, ELEGATED, CREATIVE CUISINE, FULL COCKTAIL + WINE PROGRAM. OFFERING WELCOMING HOSPITALITY, ATTRACTING LOCALS AS WELL AS GUESTS FROM OUT OF THE AREA. BEING OPEN FROM 4PM - 10PM WILL NOT IMPACT TRAFFIC OR PARKING IN THE SURROUNDING AREA.

3. Please explain how 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 DESIGN OF THE CULINARY PROJECT FITS PERFECTLY WITH THE EXISTING SPACE + SURROUNDING AREA COMBINING HISTORIC - INDUSTRIAL BONES WITH ELEGANT FINISHING. HOURS OF OPERATION ARE 4PM - 10PM WHICH WILL CREATE EFFICIENT USE OF PARKING NOT BEING UTILIZED IN THE EVENING CURRENTLY.

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.

THE CULINARY PROJECT WILL OFFER A MORE ELEVATED EXPERIENCE OF DINING WITHOUT BEING PRETENTIOUS. A TYPE OF CONCEPT RARE TO LAKE PARK ESPECIALLY IN THE PADD. IT WILL ALSO OFFER ONE OF THE ONLY FULL SERVICE COCKTAIL + WINE PROGRAMS IN THE PADD.

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.

THE CULINARY PROJECT IS NOT A CONCEPT THAT WILL CREATE ANY TYPE OF OUTSIDE NUISANCE. NO EXTREME ODOR OR NOISE. ANY VISUAL CHANGE WOULD ONLY BE FOR THE PURPOSE OF IMPROVING THE AESTHETICS OF THE PROPERTY. THE AMOUNT OF PERSONS ON THE PROPERTY WILL NOT IMPACT SURROUNDING AREAS AS THE SIZE AND CAPACITY OF THE SPACE WILL REMAIN UNCHANGED AS WELL AS THE USE OF SPACE.

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.

THE CULINARY PROJECT (A) IS WITHIN AN EXISTING SPACE, LIGHT + AIR WILL NOT BE AFFECTED. (B) THE GOAL OF THE CULINARY PROJECT IS TO ADD VALUE TO ANY SURROUNDING PROPERTIES OR BUSINESSES. (C) IS ALREADY ADJACENT TO A LARGE SCALE RENOVATION PROJECT AND WILL HAVE NO IMPACT ON THIS OR ANY OTHER PROJECT. (D) WILL OPERATE AS RESPONSIBLE AND SUSTAINABLE AS POSSIBLE (E) WILL PROVIDE A CLEAN, WELLKEPT OUTDOOR AREA WITH A PLEASANT SEATING + SERVICES IN AN INVITING ATMOSPHERE

## **The Culinary Project Bar and Chophouse**

*Interest in property 748 Park Ave ste. A*

The property at 748 park ave ste. A is 1950 sq ft of indoor space and 380 sq ft of outdoor patio space. The goal of the culinary project is to create an upscale contemporary American full service restaurant focusing on top quality ingredients and top tier hospitality in an artistic, elegant design inside a historic industrial space. The culinary project target audience is wide, from evening business meetings, to girls night, date night, after work happy hour, family dinner or special occasions and beyond.... for young professionals to seasonal retirees and everyone in between.

We, as the operators, bring a combined 46 years of operating one of the most established restaurants in palm beach county, also the oldest steakhouse in the state of Florida. We intend to bring that experience to this property and update this concept to suit the modern diners habits. Smaller portions, sharable dishes, more composed plates, along with an aggressively promoted happy hour all at a softer price point attractive to people dining during the week as well as weekends, holidays and special occasions.

We believe this is a perfect fit for the park ave district of independent shops, breweries, arts and entertainment that we align our brand with, and are passionate about.

Thank you for your consideration on this matter and we look forward to being an asset to the Lake Park community.

Jamie Steinbreher

Christina Wishart

Oscar Jimenez

**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, Aret J. King, have read and understand the regulations above regarding cost recovery.

Property Owner Signature [Signature] Date 02/03/2026



TOWN OF LAKE PARK  
COMMUNITY DEVELOPMENT DEPARTMENT

**AGENT AUTHORIZATION FORM**

Owner(s) of Record:

AYAM LLC

BEFORE ME, the undersigned authority, personally appeared:

Avet VIKIRYAN

Property Owner Name

Who first being duly sworn upon Oath and personal knowledge state they are the Owner(s) of Record of the following described real property:

748 Park Ave S

the street address of which is 748 Park Ave Ste A

AND DO HEREBY DESIGNATE:

Name: Jamie Stein Grecher  
Address: ~~776~~ 517 36<sup>th</sup> St West Palm Beach, FL 33407  
Telephone: 561-452-0781  
E-mail Address: jstein1978@hotmail.com

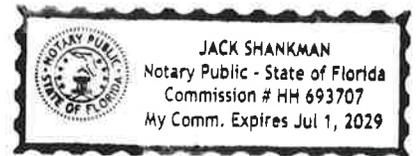
To act as Authorized Agent, to file Applications and papers with the Town of Lake Park, and to represent Owner(s) of Record at any Public Hearing regarding the property of interest.

*[Signature]*  
Owner of Record Signature

Owner of Record Signature

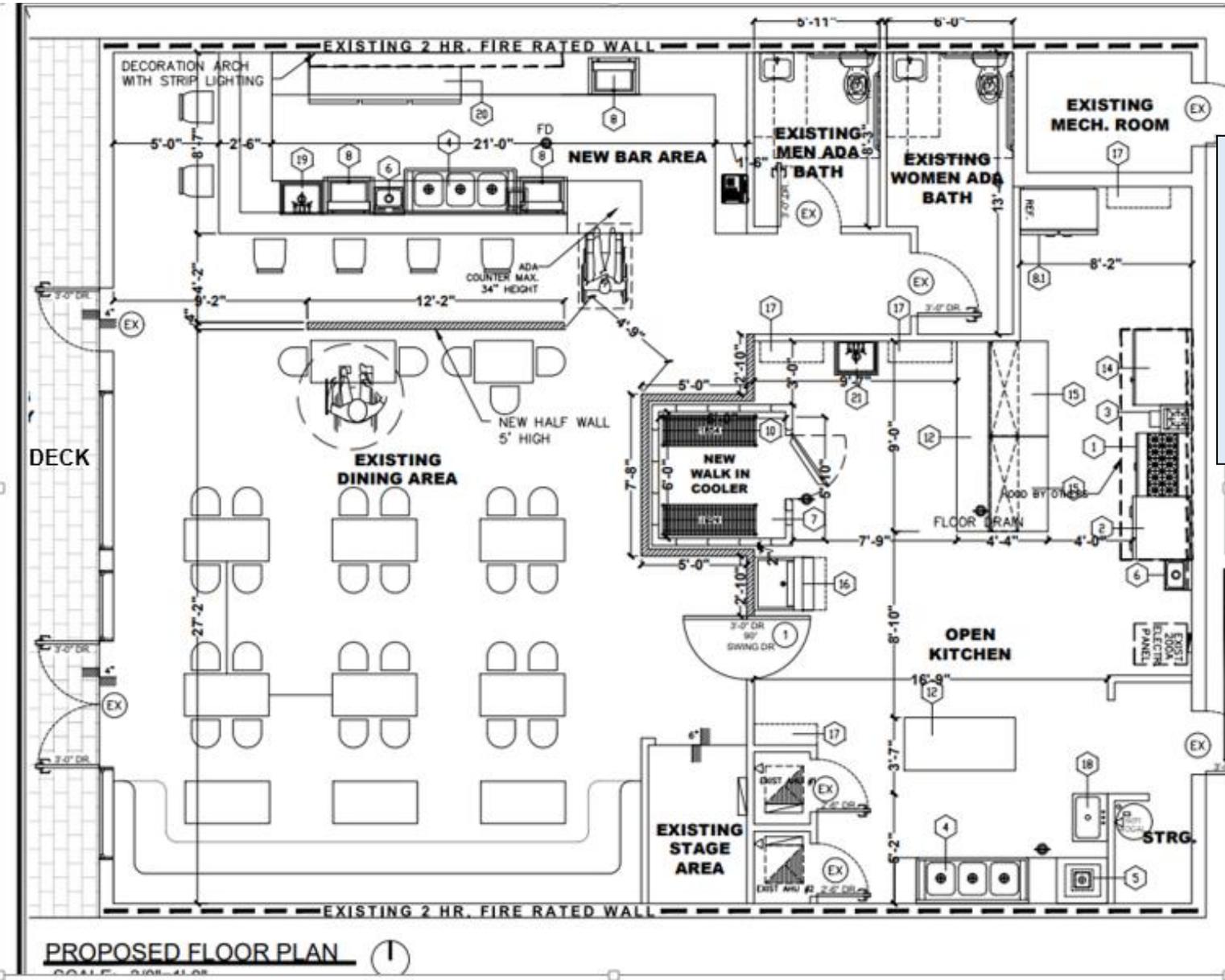
STATE OF FLORIDA  
COUNTY OF PALM BEACH

*[Signature]* Jack Shankman  
NOTARY PUBLIC



NOTARY STAMP

**THE CULINARY PROJECT  
PROPOSED INTERIOR FLOOR PLAN**



**PROPOSED FLOOR PLAN** (1)  
SCALE: 1/8" = 1'-0"

- SCOPE OF WORK (CONSTRUCTION)**
1. NEW INTERIOR NON-BEARING WALLS
  2. INSTALL NEW KITCHEN EQUIPMENT
  3. NEW SEATING AREA
  4. NEW FURNITURE AND NEW COUNTER TOPS BY OTHERS.
  5. NEW ELECTRICAL AS PER PLANS.
  6. NEW PLUMBING FIXTURES AS PER PLANS
  7. NEW HALF WALLS AS PER PLANS
  8. NEW ARCH IN BAR AREA AS PER PLAN
  9. NEW WALK IN COOLER AS PER PLAN

Note: Arrangement of Dining tables subject to change.

WALL TYPE	
	EXISTING EXTERIOR WALL
	EXISTING INT WALLS
	IN FILL EXTERIOR WALL
	NEW INT WALLS
	NEW EXT WALLS
	NEW EXT WALLS



