



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: June 17, 2026

Originating Department: Community Development Department
Resolution 52-6-26 - Site Plan and Special Exception - Twiggs

Agenda Title: Academy - 101 10th Street, Lake Park

Agenda Category (i.e., Consent, New Business, etc.): New Business

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

Cost of Item: Consultant & Legal Ad/Legal Reviews **Funding Source:** Applicant Escrow

Account Number: 03-00149-00 **Finance Signature:** Barbara Gould

Advertised:

Date: May 22, 2026 **Newspaper:** Palm Beach Post

Attachments: Staff Report; Resolution; Legal Ad, Mailing Notice; Twiggs Complete Package

Please initial one:

AV/ND Yes I have notified everyone

_____ Not applicable in this case

Summary Explanation/Background:

On behalf of Michel Invest LLC (“Property Owner” and “Applicant”), Imtiaz Ahmed of Atlantic Engineering Services (“Agent”), is requesting site plan and special exception use approval for a one-story 7,424 SF educational facility (Twiggs Academy) that will be incorporated within an existing Twiggs Academy campus, located at 101 10th Street, Lake Park (southeast corner of Silver Beach Road and 10th Street).

The proposed development is consistent with the Town of Lake Park’s adopted regulations for the C-2 commercial district.

The proposed site plan was considered by the Town of Lake Park’s Planning and Zoning Board on June 1, 2026. During this meeting, the Board found (unanimously) that the proposed site plan and special exception use was consistent with the provisions of the C-2 commercial district. During the meeting, the Board discussed the following items:

- The fencing around the property to ensure adequate security along with bollard on the outside of the fence facing Silver Beach Road
- Clarification regarding the interior to ensure adequate 'safe room'
- Signage requirements during peak hours when the Silver Beach gate is closed to ensure motorists understand how to safely circulate to 10th Street
- Clarification on the intended new capacity (93 within existing facility) and the proposed new capacity of 135-140 within new facility
- Traffic study included impacts of new Nautilus 220 building along with Avalon Bay and other planned project (applicant confirm)
- Fire sprinkler and fire hydrant requirements to be met
- New security system will capture the entire exterior area, including the new facility exterior areas

Note: If approved, the proposed site plan would include a tree fund contribution to mitigate the inability to incorporate certain landscape requirements onsite, providing for the closure of the access on Silver Beach Road during peak hours and providing for certain CPTED security requirements.

Additionally, the proposed Twiggs Academy site plan application and special exception use applications have been reviewed by the Town's consulting engineers, Landscape Architect, Palm Beach County Fire Rescue, Seacoast Utility Authority, Palm Beach County Sheriff's Office (PBSO) for Crime Prevention Through Environmental Design (CPTED), Lake Park Public Works staff, Lake Park Community Development Department and the Town Attorney.

The proposed project's site plan substantially complies with the Town's Land Development Regulations (LDR's) and Comprehensive Plan.

The site plan and special exception use applications were noticed in accordance with State Law and the Town Code requirements.

Recommended Motion:

I move to approve Resolution 52-06-26 to authorize the proposed Twiggs Academy site plan and special exception use, located at 101 10th Street, Lake Park (southeast corner of Silver Beach Road and 10th Street).