

RESOLUTION 52-06-26

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING A SITE PLAN AND SPECIAL EXCEPTION REQUEST FOR A 7,424 SF EDUCATIONAL FACILITY ON THE PROPERTY GENERALLY LOCATED NORTH OF SILVER BEACH ROAD AND EAST OF 10TH STREET; PROVIDING FOR CONDITIONS ASSOCIATED WITH THE SITE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Michel Invest LLC (“Owner”) is the owner of the property legally described in Exhibit “A”, which is attached hereto and incorporated herein; and

WHEREAS, Atlantic Engineering Services as the Owner’s agent (“Applicant”) has submitted an application seeking the approval of a site plan and special exception to construct a 7,424 SF educational facility development on the Site (“the Project”); and

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

WHEREAS, the Site is located within C-2 Business District, which allows educational facilities by special exception request; and

WHEREAS, at a public hearing on June 1, 2026 the Town’s Planning and Zoning Board reviewed the Project and recommended its approval; and

WHEREAS, the Town Commission conducted a quasi-judicial hearing on June 17, 2026 to consider the Project; and

WHEREAS, at this quasi-judicial hearing, the Town Commission considered the evidence presented by the Town’s Community Development Department (Department) staff, the Owner, Applicant, and other interested parties and members of the public, regarding whether the Project meets the criteria of the Town’s Code for the approval of a site plan and special exception; and

WHEREAS, the Town Commission has determined that the Project is consistent with the Town’s Comprehensive Plan and meets the applicable Land Development Regulations of the Town Code.

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

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

Section 2. The Town Commission hereby approves a site plan and special exception authorizing the development of an educational facility on the Site, subject to the Owner’s compliance with the following conditions:

1. The Applicant shall develop the Site consistent with the following Plans

Name	Sheet	Revision Date	Received on
General			
Cover Sheet	CS	N/A	6/4/2026
Demolition Plan	D1	July 2025	6/4/2026
Site Plan			
Site Plan	SP1	July 2025	6/4/2026
Site Plan Details	SP2	July 2025	6/4/2026
Architectural			
Floor Plan	A1	11/19/2025	6/4/2026
Front and Rear Elevations	A2	11/19/2025	6/4/2026
Side Elevations	A3	11/19/2025	6/4/2026
Civil Plans			
Paving, Grading and Drainage Plan	CE1	July 2025	6/4/2026
Sections	CE2	July 2025	6/4/2026
Paving, Grading, and Drainage Details	CE3	July 2025	6/4/2026
Water and Sewer Plan	CE4	July 2025	6/4/2026
Water and Sewer Details	CE5-CE6	March 2026	6/4/2026
Emergency Vehicle Tracking	CE7a	October 2025	6/4/2026
Garbage Vehicle Tracking	CE7b	October 2025	6/4/2026
Landscape			
Tree Disposition	L0.0	5/12/2026	6/4/2026
Landscape Plan	L1.0	5/12/2026	6/4/2026
Landscape Details and Quantities	L1.1	5/12/2026	6/4/2026
Irrigation Plan	I1.0	5/12/2026	6/4/2026
Irrigation Details and Quantities	I1.1	5/12/2026	6/4/2026
Photometric			
Photometric Plan	PH1	July 2025	6/4/2026
Photometric Details	PH2	July 2025	6/4/2026

2. Construction on the Site is permitted only between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday, except holidays, unless an exception is approved in writing by the Community Development Director (the Director).
3. Any proposed disruption to neighboring street access, surrounding parking areas, or the normal flow of traffic within the rights of way of Silver Beach Road, 10th Street, Bayberry

Drive, or any other right-of-way during the construction on the Site shall be subject to the review and approval of the Director and/or any other agencies responsible for maintaining these roadways. Should any disruption to the normal flow of traffic occur during construction on the Site shall cease until the Director has provided the Owner with a written notice to proceed.

4. All landscaping shown on the approved Site Plan and the Landscaping Plan shall be continuously maintained from the date of its installation and the issuance of the Certificate of Occupancy by the Town. The Owner shall replace any and all dead or dying landscaping materials so as to maintain the quantity and quality of the landscaping shown on the approved Site Plan and Landscaping Plan.
5. The Owner shall ensure that all contractors use best management practices to reduce airborne dust and particulates during the construction on the Site.
6. All onsite dumpsters and dumpster screening shall be kept closed at all times. Owner is not responsible for waste haulers leaving doors open temporarily on pick-up day. All required dumpsters shall be acquired from the approved franchise supplier for the Town.
7. Prior to issuance of the Certificate of Occupancy, the Agent shall provide certification from the Landscape Architect of record that the plant installations for the Site are in accordance with the approved Site Plan (and any minor modifications that are approved through permitting) and the Landscaping Plan or have been determined to be equivalent to those shown on the approved Site Plan by the Town's consulting landscape architect.
8. Prior to the issuance of any construction permits, the Agent shall submit copies of all permits that are required and have been obtained from any agencies having jurisdiction over the Site, including but not limited to the Palm Beach County Health Department, Palm Beach County Land Development Division, South Florida Water Management District and the State of Florida Department of Environmental Protection.
9. Any revisions to any approved plans associated with the development of the Site, shall be submitted to the Department, and shall be subject to its review and approval.
10. During the building permit phase, signage permitting (window, wall, freestanding, or other) for the Project shall be submitted through the Town's permitting process with a master sign plan that ensures signage consistency in design and color scheme of the signs to be located on the Site. A sign package illustrating all signs and their colors shall be submitted to the Department through the regular signage permitting process and shall be subject to its review and approval prior to their placement on the Site. Signage will be subject to final review at permitting and approval pursuant to the Codes in place when permits are applied for and reviewed.
11. Within 18 months of the effective date of this Resolution, the Owner shall initiate bona fide development and shall continue with the development of the Site until completed.

Failure to do so shall during the 18 month time frame shall render the Development Order null and void.

12. Prior to the issuance of a Certificate of Occupancy or Completion, the Owner shall install high-definition surveillance cameras, which capture clear facial features throughout the parking areas of the Site and along the exterior façades of the buildings on the Site. The location of the camera(s) shall be subject to the review and approval of the Department and the Palm Beach Sherriff's Office.
13. **Cost Recovery.** All professional consulting fees and costs, including legal fees incurred by the Town in reviewing the Application and in the preparation of this Resolution billed to the Owner shall be paid to the Town within 10 days of receipt of an invoice from the Town. The failure of the Owner to reimburse the Town within the 10 days from the Department's mailing of its invoice will result in the suspension of any further review of plans or building activities, and may result in the revocation of the approved Development Order. A Certificate of Occupancy will not be issued if invoices are outstanding.
14. A condition for a tree fund contribution of \$24,390 as mitigation for Town Code required landscaping that cannot be accommodated onsite [enabled by Town Code Section 78-253(a)(4)] shall be paid to the Town prior to the issuance of the first construction permit for the Project.
15. Traffic condition: The Silver Beach driveway will be access-restricted by time of day during peak hours to minimize impacts on Silver Beach Road. The entry and exit gates will be closed from 7AM to 9AM and 4PM to 6PM and a parking space will be reserved during that time exclusively for the purposes of a turnaround space so drivers may circulate through the site and exit on 10th Street or Bayberry Drive.
16. Additional CPTED conditions based on recommendations:
 - Increased lighting levels recommended in parking areas.
 - Revising the landscape plan to favor lighting,
 - Installing anti-vehicle bollards at the 10th and Silver Beach intersection.
 - Security lighting in the playgrounds (though these will not operate after hours)

Section 3. This resolution shall become effective upon execution.

Exhibit A - Legal Description

Parcel 1: 36-43-42-20-01-048-0170 (101 10th Street)
Lots 17,18,19,20,21,22,23,24,25 and 26, Block 48, KELSEY CITY
(n/k/a Lake Park), according to the Plat thereof, as recorded
in Plat Book 8, Page 27, Public Records of Palm Beach County,
Florida.

Parcel 2: 36-43-42-20-01-048-0270 (829 Silver Beach Road)
Lots 27,28 and 29, Block 48, KELSEY CITY (n/k/a Lake Park),
according to the Plat thereof, as recorded in Plat Book 8, Page
27, Public Records of Palm Beach County, Florida.

Parcel 3: 36-43-42-20-01-048-0300 (823 Silver Beach Road)
Lots 30,31 and 32, Block 48, KELSEY CITY (n/k/a Lake Park),
according to the Plat thereof, as recorded in Plat Book 8, Page
27, Public Records of Palm Beach County, Florida.

Containing 60,339 square feet or 1.35 Acres more or less.

NOTE: LOTS 20-26, BLOCK 48, AFFECTED BY UNITY OF TITLE IN
ORB 5578, PG. 322