



# Exhibit C

**TOWN LAKE OF PARK  
TOWN COMMISSION MEETING  
MEETING DATE: June 17, 2026**

**APPLICATION:** Twiggs Academy Site Plan and Special Exception

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

Additionally: The Applicant is also requesting a rezoning of 0.25 acres from residence district (R-2) to business district (C-2) for parcel 36-43-42-20-01-048-0300. This application is presented under separate cover.

**Note:** This application was heard at the Planning and Zoning Board meeting on June 1, at which time the applicant received several items of feedback, including ensuring the bollards were placed outside the fence around the playground at the corner of Silver Beach and 10<sup>th</sup> Street and notation cleanup. These changes are reflected in the Town Commission packet. The item was approved 5-0.

Some additional discussion items by the Board included, in part:

- The fencing around the property to ensure there was adequate security, along with bollard on the outside of the fence facing Silver Beach Road
- Clarifications regarding the interior to ensure there is an adequate ‘safe room’ planned
- Signage requirements during peak hours when the Silver Beach gate is closed in order to ensure motorists know how to safely circulate back to 10<sup>th</sup> Street
- Clarifications on the intended new capacity which is 93 currently at the existing facility, with approximately 135-140 additional at the new facility
- There was discussion on whether the traffic study took into account the recently completed Nautilus 220 building, along with the new construction at Avalon and surrounding areas still underway, for which the applicant responded he thought so and would make sure their traffic engineer is present at the Town Commission meeting
- Fire sprinkler and fire hydrant requirements, for which the applicant explained the plans will meet all fire code requirements
- On whether the new security system will capture the entire exterior area, including the new facility exterior areas, for which the applicant responded that it would

Questions? Comments? Concerns? Please call 561-881-3320 (EXT 320) or email [aviane@lakeparkflorida.gov](mailto:aviane@lakeparkflorida.gov) for clarity and context ahead of the meeting, as needed.