

# Lake Park Town Commission, Florida

# Public Private Partnership (P3) Workshop

# Minutes

Wednesday, November 01, 2023 at 6:00 PM

Commission Chamber, Town Hall, 535 Park Avenue, Lake Park, FL 33403

<b>Roger Michaud</b>	 Mayor
<b>Kimberly Glas-Castro</b>	 Vice-Mayor
John Linden	 Commissioner
Mary Beth Taylor	 Commissioner
Judith Thomas	 Commissioner
John D'Agostino	 Town Manager
Thomas J. Baird, Esq.	 <b>Town Attorney</b>
Vivian Mendez, MMC	 <b>Town Clerk</b>

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision of the Town Commission, 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.

## CALL TO ORDER/ROLL CALL

6:03 P.M.

PRESENT

Mayor Roger Michaud

Vice-Mayor Kimberly Glas-Castro

Commissioner John Linden

Commissioner Mary-Beth Taylor

Commissioner Judith Thomas

## PLEDGE OF ALLEGIANCE

Mayor Michaud

#### SPECIAL PRESENTATION/REPORT:

 P3 Workshop to Discuss Rules of Engagement and Updated Critical Path. Town Manager D'Agostino explained the item. He introduced Mr. Don Delaney of SDI who gave a verbal presentation (see Exhibit "A" - Master Critical Path). Mr. Delaney recommends coming back every 90 days to provide an update. The Commission came to a consensus to updates being provided to the Commission every 90 days unless there is an issue that needs to be discussed prior to 90 days. These updates will continue to be made during a separate meeting, not to be included within the Regular Commission Meeting, unless the Town Manager feels the update is simple enough to be heard within the Regular Commission Meeting Agenda.

#### **PUBLIC COMMENT:**

This time is provided for addressing items that do not appear on the Agenda. Please complete a comment card and provide it to the Town Clerk so speakers may be announced. Please remember comments are limited to a TOTAL of three minutes. NONE

#### TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

Town Attorney Baird had no comments. Town Manager D'Agostino had no comments Commission members had no comments

#### **ADJOURNMENT:**

6:22 P.M.Motion made to adjourn by Vice-Mayor Glas-Castro, Seconded by Commissioner Taylor.Voting Yea: Mayor Michaud, Vice-Mayor Glas-Castro, Commissioner Linden, Commissioner Taylor, Commissioner Thomas

Mayor Roger D. Michaud

Vivian Mendez, Town Clerk

Laura Weidgans, Deputy Town Clerk

OF LAKE SEAL Seal

Approved on this 15th of Nuvember, 2023

Activity Name	Org Duration	Early St.	tt View: Defa				10000	0007	0000	0000	2030	2
			6	2023	2024	2025	2026	2027	2028	2029	2030	4
aster Critical Path 9.11.2023	1892	7/1/2022	9/4/2027						91412021			
Complete Comprehensive Agreement	356	7/1/2022	6/21/2023									
Site Plan Development & Finalization	210			<b>•</b>								
Public input and workshop				Ţ								
Town Commission Review/Workshop	28											
Marina Permit Preparation	180	7/13/2023	1/8/2024	<u></u>								
Approval of Comprehensive Agreement	0	7/19/2023	7/19/2023	Ť								
Ground Lease (4) Submissions	90	7/20/2023	10/17/2023	1								
Lake Park approval of ground lease	32	10/18/2023	11/18/2023		Ĩ							
PUD Preparation & Submission	120	11/19/2023	3/17/2024		iiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiii							
Uplands Hotel Site Plan Submission	0	12/19/2023	12/19/2023		1							
Hotel Site Plan Approval	210	12/20/2023	7/16/2024									
Boat Storage Site Plan Approval	180	12/21/2023	6/17/2024									
Marina Permit Submission	0	1/8/2024	1/8/2024		¥							
Marina Permit Review and Site Plan	730	1/9/2024	1/7/2026									
Marina Restaurant Site Plan Approval	150	3/29/2024	8/25/2024					2				
Marina Expansion P3 Negotiations Begir	380	4/30/2024	5/14/2025									
Design and Permitting of Approved Plan	180	6/18/2024	12/14/2024		-							
Marina Upgrades Phase I Boat Ramp	300	6/18/2024	4/13/2025		1							
Construction of Hotel	540	7/17/2024	1/7/2026		1							
Construction of Boat Storage	365	12/15/2024	12/14/2025			Ť						
Construction of Marina Restaurant	270	6/24/2025	3/20/2026									
Marina Permit Approval	0	1/7/2026	1/7/2026				¥					
	420	1/8/2026	3/3/2027				*					
The second s	365	1/8/2026	1/7/2027				*					
Marina Upgrade Phase II! Full Expansion	240	1/8/2027	9/4/2027					-				
	Site Plan Development & Finalization   Public input and workshop   Town Commission Review/Workshop   Marina Permit Preparation   Approval of Comprehensive Agreement   Ground Lease (4) Submissions   Lake Park approval of ground lease   PUD Preparation & Submission   Uplands Hotel Site Plan Submission   Hotel Site Plan Approval   Boat Storage Site Plan Approval   Marina Permit Review and Site Plan   Marina Restaurant Site Plan Approval   Marina Expansion P3 Negotiations Begir   Design and Permitting of Approved Plan   Marina Upgrades Phase I Boat Ramp   Construction of Hotel   Construction of Boat Storage	Site Plan Development & Finalization210Public input and workshop0Town Commission Review/Workshop28Marina Permit Preparation180Approval of Comprehensive Agreement0Ground Lease (4) Submissions90Lake Park approval of ground lease32PUD Preparation & Submission120Uplands Hotel Site Plan Approval210Boat Storage Site Plan Approval180Marina Permit Submission0Marina Permit Submission0Marina Permit Submission0Marina Restaurant Site Plan Approval150Marina Restaurant Site Plan Approval180Design and Permitting of Approved Plan180Marina Upgrades Phase I Boat Ramp300Construction of Hotel540Construction of Marina Restaurant270Marina Permit Approval0Marina Restleurant Approval0	Site Plan Development & Finalization2105/24/2023Public input and workshop06/21/2023Town Commission Review/Workshop286/22/2023Marina Permit Preparation1807/13/2023Approval of Comprehensive Agreement07/19/2023Ground Lease (4) Submissions907/20/2023Lake Park approval of ground lease3210/18/2023UD Preparation & Submission12011/19/2023Uplands Hotel Site Plan Submission012/19/2023Hotel Site Plan Approval21012/20/2023Boat Storage Site Plan Approval18012/21/2023Marina Permit Submission01/8/2024Marina Permit Submission01/8/2024Marina Restaurant Site Plan Approval1503/29/2024Marina Expansion P3 Negotiations Begir3804/30/2024Design and Permitting of Approved Plan1806/18/2024Construction of Hotel5407/17/2024Construction of Boat Storage36512/15/2024Construction of Marina Restaurant2706/24/2025Marina Permit Approval01/7/2026Marina Permit Approval01/7/2026Marina Restliency Improvements4201/8/2024	Site Plan Development & Finalization   210   5/24/2023   12/19/2023     Public input and workshop   0   6/21/2023   6/21/2023     Town Commission Review/Workshop   28   6/22/2023   7/19/2023     Marina Permit Preparation   180   7/13/2023   1/8/2024     Approval of Comprehensive Agreement   0   7/19/2023   10/17/2023     Ground Lease (4) Submissions   90   7/20/2023   10/17/2023     Lake Park approval of ground lease   32   10/18/2023   11/18/2023     PUD Preparation & Submission   120   11/19/2023   3/17/2024     Uplands Hotel Site Plan Submission   0   12/21/2023   6/17/2024     Boat Storage Site Plan Approval   180   12/21/2023   6/17/2024     Marina Permit Submission   0   1/8/2024   1/8/2024     Marina Restaurant Site Plan Approval   150	Site Plan Development & Finalization   210   5/24/2023   12/19/2023     Site Plan Development & Finalization   0   6/21/2023   6/21/2023     Public input and workshop   28   6/22/2023   7/19/2023     Marina Permit Preparation   180   7/13/2023   1/8/2024     Approval of Comprehensive Agreement   0   7/19/2023   1/17/2023     Ground Lease (4) Submissions   90   7/20/2023   10/17/2023     Lake Park approval of ground lease   32   10/18/2023   11/18/2023     PUD Preparation & Submission   120   11/19/2023   3/17/2024     Uplands Hotel Site Plan Submission   0   12/21/2023   6/17/2024     Boat Storage Site Plan Approval   180   12/21/2023   6/17/2024     Marina Permit Review and Site Plan   730   1/9/2024   1/8/2024     Marina Restaurant Site Plan Approval   150   3/29/2024   8/25/2024     Marina Lexpansion P3 Negotiations Begir   360   4/30/2024   5/14/2025     Design and Permitting of Approved Plan   180   6/18/2024   1/17/2026     C	Site Plan Development & Finalization   210   5/24/2023   12/19/2023     Public input and 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  11/18/2024     PUD Preparation & Submission   0.0   12/19/2023   3/17/2024     Lake Park submission   0.1   12/19/2023   3/17/2024     Marina Permit Submission   0.0   12/19/2023   1/1/19/2024     Marina Permit Submission   0.0   1/18/2024   1/18/2024     Marina Permit Ste Plan Approval   1.80