



Lake Park Town Commission, Florida

Public Private Partnership (P3) Workshop

Commission Chamber, Town Hall, 535 Park Avenue, Lake Park, FL 33403
February 21, 2024 at 6pm

Roger Michaud
Kimberly Glas-Castro
Mary Beth Taylor
Judith Thomas
Vacant
John D'Agostino
Thomas J. Baird, Esq.
Vivian Mendez, MMC

Mayor
Vice-Mayor
Commissioner
Commissioner
Commissioner
Town Manager
Town Attorney
Town Clerk

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 contract the Town Clerk's office by calling 881-3311 at least 48 hours in advance to request accommodations.

CALL TO ORDER/ROLL CALL

PRESENT

Mayor Roger Michaud
Vice-Mayor Kimberly Glas-Castro
Commissioner Mary-Beth Taylor
Commissioner Judith Thomas

PLEDGE OF ALLEGIANCE

Led by a member of the audience.

SPECIAL PRESENTATION/REPORT:

1. Commission Briefing on the P3 Marina Development Project for the Lake Park Harbor Marina

Town Manager D'Agostino provided a summary of the item. Mr. Don Delaney, President of SDI provided a summary of the quarterly report by the P3 Partners. Mr. Larry Zabick, Project Manager for Forest Development provided a presentation outlining the progress as it relates to the critical path of the project (Exhibit A). Mr. Delaney expanded on the progress that had been made with the critical path and what steps are currently being undertaken and stated that they are in full compliance. Mr. Delaney suggested that the Marina operations negotiations be moved up to start in March and believes that the Town Manager should take the lead and work with Forest Development to handle the operations management and personnel.

Town Manager D'Agostino asked if the operations concerns would need to be resolved prior to Forest Development writing their check. Mr. Delaney stated that no, they do not.

Town Attorney Baird clarified that personnel falls under the Town Manager's authority. He stated that in order to move this component up, a change would have to be made to the comprehensive agreement to change the critical path. Mr. Delaney stated that he believes that those changes are allowable every 90 days. Town Attorney Baird disagreed. Vice-Mayor Glas-Castro stated that the dates in the critical path are due dates which tasks must be completed by, but she does not believe there is any reason those tasks could not begin earlier as long as they were completed by the due date. Town Attorney Baird stated that he agreed with that. He also asked about the Department of Environmental Protection (DEP) discussions and reversionary clauses and if DEP legal staff had been involved. Mr. Delaney said he didn't think so. Mr. Delaney again requested the Town to start early with the Marina negotiations. Forest Development representative Peter Baytarian stated that they are happy with progress and have received favorable information back from DEP.

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 provided an update on the P3 ground leases.


REQUEST FOR FUTURE AGENDA ITEMS: NONE

ADJOURNMENT:

Motion to adjourn made by Commissioner Thomas, Seconded by Commissioner Taylor.

Voting Aye: All

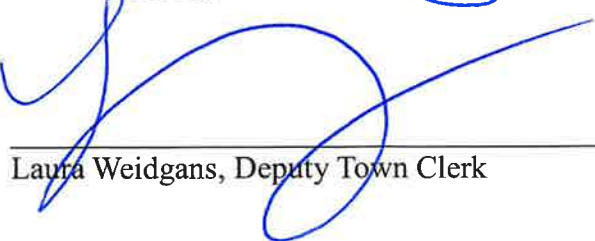
Meeting adjourned 6:28pm



Mayor Roger D. Michaud



Vivian Mendez, Town Clerk



Laura Weidgans, Deputy Town Clerk



Approved on this 6 of March, 2024

LAKE PARK MARINA P3 QUARTERLY UPDATE

FOREST DEVELOPMENT

FEBRUARY 21, 2024

OVERVIEW – KEY ACTIVITIES

- First lease complete – Hotel component lease (template) approved.
- PUD plan being staffed.
- Forest Development and the Town of Lake Park DEP coordination underway.
- Marina resiliency planning underway.
- Updated Gantt Chart.
- Annotated Exhibit B.

Start: 7/1/2022
Finish: 7/30/2027

Lake Park P3 : Master Critical Path 2.21.2024
Outline Gantt View: Default Outline Gantt View Table

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	Activity Name	Org Duration	Early St.	Early Fin.								
					2	2023	2024	2025	2026	2027	2028	2029
1	☐ Master Critical Path 2.21.2024	1855	7/1/2022	7/29/2027								

Activity Subproject Name Resource Names & %Alloc Event Interface Event Name Early Start Early Finish
 Cum. Original Profile Cum. Act.+Rem. Profile Cum. Remaining Profile Non-Cum. Original Profile Non-Cum. Actual Profile Non-Cum. Remaining Profile

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Start: 7/1/2022
Finish: 9/5/2027

Lake Park P3 : Master Critical Path 9.11.2023
Outline Gantt View: Default Outline Gantt View Table

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	Activity Name	Org Duration	Early St.	Early Fin.	2	2023	2024	2025	2026	2027	2028	2029	2030	2031
1	Master Critical Path 9.11.2023	1892	7/1/2022	9/4/2027										
2	Complete Comprehensive Agreement	356	7/1/2022	6/21/2023										
3	Site Plan Development & Finalization	210	5/24/2023	12/19/2023										
4	Public input and workshop	0	6/21/2023	6/21/2023										
5	Town Commission Review/Workshop	28	6/22/2023	7/19/2023										
6	Marina Permit Preparation	180	7/13/2023	1/8/2024										
7	Approval of Comprehensive Agreement	0	7/19/2023	7/19/2023										
8	Ground Lease (4) Submissions	90	7/20/2023	10/17/2023										
9	Lake Park approval of ground lease	32	10/18/2023	11/18/2023										
10	PUD Preparation & Submission	120	11/19/2023	3/17/2024										
11	Uplands Hotel Site Plan Submission	0	12/19/2023	12/19/2023										
12	Hotel Site Plan Approval	210	12/20/2023	7/16/2024										
13	Boat Storage Site Plan Approval	180	12/21/2023	6/17/2024										
14	Marina Permit Submission	0	1/8/2024	1/8/2024										
15	Marina Permit Review and Site Plan	730	1/9/2024	1/7/2026										
16	Marina Restaurant Site Plan Approval	150	3/29/2024	8/25/2024										
17	Marina Expansion P3 Negotiations Begin	380	4/30/2024	5/14/2025										
18	Design and Permitting of Approved Plan	180	6/18/2024	12/14/2024										
19	Marina Upgrades Phase I Boat Ramp	300	6/18/2024	4/13/2025										
20	Construction of Hotel	540	7/17/2024	1/7/2026										
21	Construction of Boat Storage	365	12/15/2024	12/14/2025										
22	Construction of Marina Restaurant	270	6/24/2025	3/20/2026										
23	Marina Permit Approval	0	1/7/2026	1/7/2026										
24	Marina Resiliency Improvements	420	1/8/2026	3/3/2027										
25	Marina Upgrade Phase II Initial Expansion	365	1/8/2026	1/7/2027										
26	Marina Upgrade Phase III Full Expansion	240	1/8/2027	9/4/2027										

Activity	Name	Resource Names & %Alloc	Event	Name	Hammock	Early Start	Early Finish
Subproject	Name	Early Finish	Interface Event	Early Start	Summary	Early Start	Early Finish
Cum. Original Profile Cum. Act.+Rem. Profile Cum. Remaining Profile Non-Cum. Original Profile Non-Cum. Actual Profile Non-Cum. Remaining Profile							

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EXHIBIT B

Marina Properties Redevelopment Project Critical Path

Note: All times periods set forth in this Project Critical Path are subject to Force Majeure extensions of time.

Comprehensive Agreement Effective Date: The date of the execution of the Comprehensive Agreement (the "Effective Date")

Ground Leases: Developer to provide drafts of the Ground Leases within 90 days of the Effective Date; the Town and the Developer will use their best efforts to execute the Ground Leases within 30 days of the date that the Developer provides drafts of the Ground Leases. The date that the Ground Lease is executed for each Component shall be referred to as the "**Ground Lease Execution Date**".

Hotel (model) Draft
Sent on 9/15/23.

Hotel Approved
1/03/24.

Deed Restrictions and Reverter Clauses: Town and Developer will work to resolve the Deed Restrictions and Reverter Clauses using best efforts within 180 days from the Effective Date; the date that the Deed Restrictions and Reverter Clauses are resolved to Developer's reasonable satisfaction shall be referred to as the "**Title Cleared Date**".

Letter Sent to State
on 12/21/23.

PUD/Master Plan: Developer shall submit a PUD application with an accompanying Master Plan for the Project within 120 days of the last of the Ground Lease Execution Date for all of the Components. The date that the Town approves of the master plan shall be referred to as the "**PUD Master Plan Approval Date**".

12/20/2023.

Hotel Component:

Developer shall submit a site plan of the Hotel Component approval within 90 days of the Master Plan Approval Date.

Pending PUD Approval

Within 210 days of the issuance of site plan approval for the Hotel Component, Developer shall submit design and building permits.

Within 18 months of the issuance of all necessary permits to commence construction and the issuance of the Development Order by the Town for the Hotel Component, Developer shall complete construction of this Component.

Within 90 days of the completion of this Component, Developer shall obtain the certificate of occupancy for this Component.

Boat Storage Component:

Developer shall submit for site plan approval for the Boat Storage Component within 90 days of the latter of (i) the Title Cleared Date or (ii) the Master Plan App

Pending PUD Approval

Within 180 days of the issuance of site plan approval for the Boat Storage Component, Developer shall submit design and building permits.

Within 12 months of the issuance of all necessary permits to commence construction and the issuance of the Development Order by the Town for the Boat Storage Component, Developer shall complete construction of this Component.

Within 90 days of the completion of this Component, Developer shall obtain the certificate of occupancy for this Component.

Public Marina Component:

Developer shall submit for site plan approval for the Public Marina Component within 90 days of the latter of (i) the Title Cleared Date or (ii) the Master Plan Approval Date.

Pending PUD
Approval

Within 180 days of the Effective Date, Developer and Town shall work together to start the process of obtaining any and all necessary Government Approvals, including federal, state, county, Florida Department of Environmental Protection, the United States Coast Guard, and other governing agencies; the date that all necessary approvals have been obtained as described in this paragraph shall be referred to as the "Marina Approval Cleared Date".

First Permit - DEP

Started 12/02/23.

Within 200 days of the Marina Approval Cleared Date, Developer shall submit design and building permits.

Within 365 days of the issuance of all necessary permits to commence construction [and the issuance of the Development Order by the Town for the Public Marina Component, Developer shall complete construction of this Component.

Within 90 days of the completion of this Component, Developer shall obtain the certificate of occupancy for this Component.

Marina Restaurant Component:

Developer shall submit for site plan approval for the Marina Restaurant Component within 90 days of the latter of (i) the Title Cleared Date or (ii) the Master Plan Approval Date.

Pending PUD
Approval

Within 210 days of the issuance of site plan approval for the Marina Restaurant Component, Developer shall submit design and building permits.

Within 365 days of the issuance of all necessary permits to commence construction and the issuance of the Development Order by the Town for the Marina Restaurant Component, Developer shall complete construction of this Component.

Within 90 days of the completion of this Component, Developer shall obtain the certificate of occupancy for this Component.

UPCOMING KEY EVENTS

- PUD comment response to staff next week.
- Town of Lake Park Planning & Zoning Board Review – April 2024.
- Town of Lake Park Commission Review and Approval – May 2024.
- Hotel/Boat Storage site plan submission – July 2024.
- Boat Storage and Restaurant ground lease approval – March 2024.
- Marina lease and operating agreement being prepared.
- Questions & Answers