



Lake Park Town Commission, Florida
Public, Private Partnership P3 Workshop

Commission Chamber, Town Hall, 535 Park Avenue, Lake Park, FL 33403
May 01, 2024 at 6:00 pm

Roger Michaud	—	Mayor
Kimberly Glas Castro	—	Vice Mayor
Michael Hensley	—	Commissioner
Mary Beth Taylor	—	Commissioner
Judith Thomas	—	Commissioner
John D’Agostino	—	Town Manager
Thomas J. Baird.	—	Town Attorney
Vivian Mendez, MMC	—	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

PLEDGE OF ALLEGIANCE

SPECIAL PRESENTATION/REPORT:

1. This workshop will be the third of regular quarterly updates on the P3 Marina Development Project for the Lake Park Harbor Marina to be provided to the Town Commission by Lawrence Zabik President of Zabik and Associates.

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.

TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

REQUEST FOR FUTURE AGENDA ITEMS:

ADJOURNMENT:

Article 10 of the P3 Comprehensive Agreement, which was approved by the Commission on August 2, 2023, provides that the Developer shall submit quarterly to the Town an updated timeline accurately reflecting progress achieved and any anticipated changes in the Critical Path.

The purpose of this workshop is to provide to the Town a public progress report to show where we were as exhibited in the Master Critical Path dated "9.11.2024", what we've done as exhibited in the Annotated Exhibit B to the P3 Comprehensive Agreement, and where we are going as exhibited in the updated Master Critical Path (dated "2.21.2024").

This workshop will be the third of regular quarterly updates on the P3 Marina Development Project for the Lake Park Harbor Marina to be provided to the Town Commission by Lawrence Zabik President of Zabik and Associates.

Recommended Motion: There is no recommended motion as this is a workshop.

LAKE PARK MARINA P3 QUARTERLY UPDATE

FOREST DEVELOPMENT

MAY 1, 2024

OVERVIEW – KEY ACTIVITIES

- Boat Storage, Restaurant, and Marina Leases are ready for approval.
- PUD plan revised and in staff review.
- DEP coordination for Reverter ongoing, PUD plan revised.
- DEP confirmation of use pending.
- Marina resiliency planning underway.
- Annotated Exhibit B - Updated.
- Gantt Chart – Updated.

Item 1.

Activity Name	Org Duration	Early St.	Early Fin.	Timeline											
				2023	2024	2025	2026	2027	2028	20					
1 Master Critical Path 5.1.2024	1855	7/1/2022	7/29/2027	[Gantt bar from 7/1/2022 to 7/29/2027]											
2 Complete Comprehensive Agreement	356	7/1/2022	6/21/2023	[Gantt bar from 7/1/2022 to 6/21/2023]											
3 Site Plan Development & Finalization	211	5/24/2023	12/20/2023	[Gantt bar from 5/24/2023 to 12/20/2023]											
4 Public input and workshop	0	6/21/2023	6/21/2023	[Gantt bar from 6/21/2023 to 6/21/2023]											
5 Town Commission Review/Workshop	42	6/22/2023	8/2/2023	[Gantt bar from 6/22/2023 to 8/2/2023]											
6 Marina Permit Preparation	162	7/13/2023	12/21/2023	[Gantt bar from 7/13/2023 to 12/21/2023]											
7 Approval of Comprehensive Agreement	0	8/2/2023	8/2/2023	[Gantt bar from 8/2/2023 to 8/2/2023]											
8 Ground Lease Hotel (template) Pod A	44	8/3/2023	9/15/2023	[Gantt bar from 8/3/2023 to 9/15/2023]											
9 Lake Park approval of Hotel ground lease	110	9/16/2023	1/3/2024	[Gantt bar from 9/16/2023 to 1/3/2024]											
10 Initial Marina Permit Submission Ramp Pod C	0	12/2/2023	12/2/2023	[Gantt bar from 12/2/2023 to 12/2/2023]											
11 Marina Permit Review Ramp Pod C	730	12/3/2023	12/1/2025	[Gantt bar from 12/3/2023 to 12/1/2025]											
12 PUD Master Site Plan Submission	0	12/20/2023	12/20/2023	[Gantt bar from 12/20/2023 to 12/20/2023]											
13 PUD Site MasterPlan Review and TCApproval	196	12/21/2023	7/3/2024	[Gantt bar from 12/21/2023 to 7/3/2024]											
14 Marina Improvements Site Plan Submission Pod C	234	7/31/2024	3/21/2025	[Gantt bar from 7/31/2024 to 3/21/2025]											
15 Boat Storage Site Plan Submission and Review Pod B	183	9/20/2024	3/21/2025	[Gantt bar from 9/20/2024 to 3/21/2025]											
16 Marina Rest.Site Plan Submission and Review Pod D	183	9/20/2024	3/21/2025	[Gantt bar from 9/20/2024 to 3/21/2025]											
17 Hotel Site Plan Submission and Review Pod A	183	9/20/2024	3/21/2025	[Gantt bar from 9/20/2024 to 3/21/2025]											
18 Marina Upgrades Phase I Boat Ramp Pod C	300	1/13/2025	11/8/2025	[Gantt bar from 1/13/2025 to 11/8/2025]											
19 Construction of Boat Storage Pod B	365	3/22/2025	3/21/2026	[Gantt bar from 3/22/2025 to 3/21/2026]											
20 Construction of Marina Restaurant Pod D	365	3/22/2025	3/21/2026	[Gantt bar from 3/22/2025 to 3/21/2026]											
21 Permit and Construction of Hotel Pod A	718	3/22/2025	3/9/2027	[Gantt bar from 3/22/2025 to 3/9/2027]											
22 Marina Permit Approval Pod C	0	12/1/2025	12/1/2025	[Gantt bar from 12/1/2025 to 12/1/2025]											
23 Marina Resiliency Improvements Pod C	420	12/2/2025	1/25/2027	[Gantt bar from 12/2/2025 to 1/25/2027]											
24 Marina Upgrade Phase II Initial Expansion Pod E	365	12/2/2025	12/1/2026	[Gantt bar from 12/2/2025 to 12/1/2026]											
25 Marina Upgrade Phase III Full Expansion Pod E	240	12/2/2026	7/29/2027	[Gantt bar from 12/2/2026 to 7/29/2027]											

Activity: [Red bar] Resource Names & %Alloc
 Subproject: [Black bar] Early Finish
 Event: [Red triangle]
 Interface Event: [Red diamond] Name
 Hammock: [Green bar] Name Early Start Early Finish
 Summary: [Cyan bar] Name Early Start Early Finish
 Cum. Original Profile: [Blue line] Cum. Act.+Rem. Profile: [Orange dashed line] Cum. Remaining Profile: [Blue line] Non-Cum. Original Profile: [Blue dotted box] Non-Cum. Actual Profile: [Red solid box] Non-Cum. Remaining Profile: [Blue dotted box]

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. Response and Resubmittal 4/17/24

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 Appr

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

- Town of Lake Park Planning & Zoning Board Review – June 2024.
- Town of Lake Park Commission Review and Approval – July 2024.
- Hotel/Boat Storage site plan submission – September 2024.
- Boat Storage and Restaurant ground lease approval – May 2024.
- Marina lease and operating agreement being prepared.
- Questions & Answers