



Lake Park Town Commission, Florida

Public Private Partnership (P3) Workshop

Commission Chamber, Town Hall, 535 Park Avenue, Lake Park, FL 33403
February 21, 2024 6:00 P.M.

Roger Michaud	—	Mayor
Kimberly Glas-Castro	—	Vice-Mayor
Vacant	—	Commissioner
Mary Beth Taylor	—	Commissioner
Judith Thomas	—	Commissioner
John D’Agostino	—	Town Manager
Thomas J. Baird, Esq.	—	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 contact 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. Commission Briefing on the P3 Marina Development Project for the Lake Park Harbor Marina

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:

FUTURE MEETING DATE: Next Scheduled Regular Commission Meeting will be held on March 6, 2024.



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: February 21, 2024

Agenda Item No.

Agenda Title: Commission Briefing on the P3 Marina Development Project for the Lake Park Harbor Marina

☒ **SPECIAL PRESENTATION/REPORTS** ☐ **CONSENT AGENDA**
☐ **BOARD APPOINTMENT** ☐ **OLD BUSINESS**
☐ **PUBLIC HEARING ORDINANCE ON FIRST READING**
☐ **NEW BUSINESS**
☐ **OTHER:**

Approved by Town Manager **John D'Agostino**

Digitally signed by John D'Agostino
 DN: cn=John D'Agostino, o=Town of Lake Park, ou=Town Manager, email=jdagostino@lakeparkflorida.gov, c=US
 Date: 2024.02.16 13:57:05 -05'00'

Date: _____

Name/Title *Bambi McKibbin-Turner, Assistant Town Manager/Human Resources Director*

Originating Department: Town Manager	Costs: \$ 0.00 Funding Source: Acct. # <input type="checkbox"/> Finance _____	<u>Attachments:</u> Current Master Critical Path; Annotated Exhibit B to the P3 Comprehensive Agreement; and, Updated Master Critical Path
Advertised: Date: _____ Paper: _____ <input checked="" type="checkbox"/> Not Required	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone <u>BMT</u> or Not applicable in this case ____ Please initial one.

Summary Explanation/Background:

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 attached current 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 second of regular quarterly updates on the P3 Marina Development Project for the Lake Park Harbor Marina to be provided to the Town Commission by Don Delaney, President of SDI.

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

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 Subproject 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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Print Date 9/11/2023

CA - Approved 8/02/23

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 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.

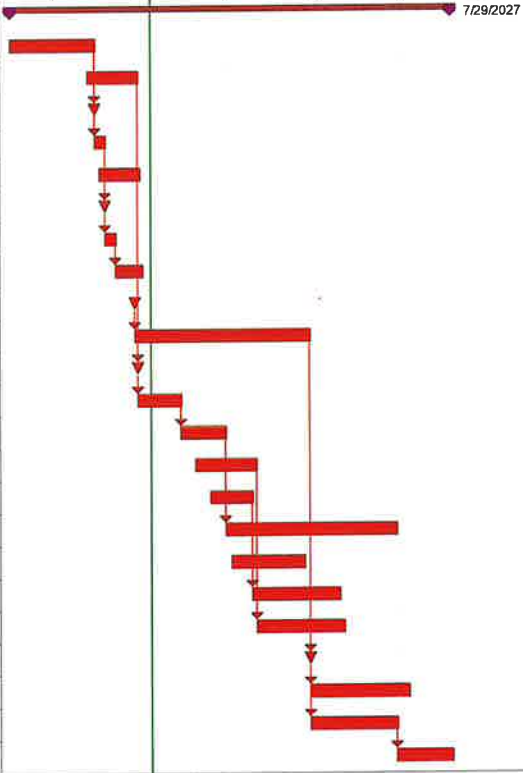
Within 365 days of the issuance of all necessary permits to commence construction and the issuance of the Development Order by the Town for the Marina Restaurant Component, Developer shall complete construction of this Component.

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

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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1	Master Critical Path 2.21.2024	1855	7/1/2022	7/29/2027								
2	Complete Comprehensive Agreement	356	7/1/2022	6/21/2023								
3	Site Plan Development & Finalization	211	5/24/2023	12/20/2023								
4	Public input and workshop	0	6/21/2023	6/21/2023								
5	Town Commission Review/Workshop	42	6/22/2023	8/2/2023								
6	Marina Permit Preparation	162	7/13/2023	12/21/2023								
7	Approval of Comprehensive Agreement	0	8/2/2023	8/2/2023								
8	Ground Lease Hotel (template) Pod A	44	8/3/2023	9/15/2023								
9	Lake Park approval of Hotel ground lease	110	9/16/2023	1/3/2024								
10	Initial Marina Permit Submission Ramp Pod C	0	12/2/2023	12/2/2023								
11	Marina Permit Review Ramp Pod C	730	12/3/2023	12/1/2025								
12	PUD Site Plan Submission	0	12/20/2023	12/20/2023								
13	PUD Site Plan Review and Commission Approval	178	12/21/2023	6/15/2024								
14	Hotel Site Plan Submission and Review Pod A	183	6/16/2024	12/15/2024								
15	Boat Storage Site Plan Submission and Review Pod B	257	8/15/2024	4/28/2025								
16	Marina Rest.Site Plan Submission and Review Pod D	171	10/19/2024	4/7/2025								
17	Permit and Construction of Hotel Pod A	717	12/16/2024	12/2/2026								
18	Marina Upgrades Phase I Boat Ramp Pod C	300	1/13/2025	11/8/2025								
19	Construction of Marina Restaurant Pod D	365	4/8/2025	4/7/2026								
20	Construction of Boat Storage Pod B	365	4/29/2025	4/29/2026								
21	Marina Permit Approval Pod C	0	12/1/2025	12/1/2025								
22	Marina Resiliency Improvements Pod C	420	12/2/2025	1/25/2027								
23	Marina Upgrade Phase II Initial Expansion Pod E	365	12/2/2025	12/1/2026								
24	Marina Upgrade Phase III Full Expansion Pod E	240	12/2/2026	7/29/2027								

Activity Subproject 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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