

Lake Park Marina Barge Relocation: Justification Statement

Executive Summary

The Town of Lake Park and Forest Development p3 LPM, LLC are considering the relocation of an existing barge within the marina to bring the marina into compliance with State Deed restrictions to support ongoing operations during the redevelopment phase. This proposal addresses critical safety, zoning, and operational considerations while maintaining the public-private partnership benefits that have generated significant revenue for the town.

Background and Current Situation

The existing barge has served as a sales office for the adjacent Nautilus 220 "Project" since its approval in 2020. Originally leased from the Town of Lake Park specifically for sales operations related to this development project, the barge has evolved to serve multiple functions within the marina ecosystem.

However, a recent review by Town staff has revealed that the current operating use may not align with the intent of the Public Zoning District. We have prepared a comprehensive review and an adjustment of the barge's operational parameters to ensure compliance while maintaining its valuable contribution to marina operations.

Safety and Navigation Analysis

To ensure the proposed relocation meets all safety standards, the marina has engaged Bolchoz Marine, a qualified marina consultant, to conduct a thorough analysis of the new barge location and its impact on vessel navigation throughout the channel.

Mark, the Principal of Bolchoz Marine, has completed his assessment of the proposed location and provided detailed findings. His analysis confirms that the solution meets industry standards for safe operation, with specific attention to vessel maneuvering requirements in the affected areas.

The technical assessment reveals that with the existing 40-foot fingers in place and timber fender piles positioned against the barge, there will be 48 feet of clear space east of the barge. This configuration provides adequate fairway space for vessels to transit following the industry-standard practice of 1.5 times the boat length for safe maneuvering.

For the northern approach to the barge, while 40-foot vessels may not have the full 1.5 times length fairway standard, the protected nature of this area—with minimal wind, waves, and current—ensures that these larger vessels can still safely navigate past the barge during ingress and egress operations.

The marina consultant is prepared to provide official sign-off and seal the engineering assessment once the Town completes its review and the team addresses any additional comments or concerns.

Zoning Compliance and Operational Framework

In response to zoning concerns, InSite Studio has reviewed the Code and the proposed uses for the barge and has developed a comprehensive explanation of how the barge's proposed uses are both necessary and essential to marina operations while meeting the Town's service requirements under current code.

The updated operational framework transforms the barge from a single-purpose sales office into a multi-purpose facility that serves several critical functions. These expanded uses include office management for the P3 Partnership with the Town, providing operational support for various ongoing marina projects, and facilitating marina facility maintenance activities. Additionally, the barge will continue to serve sales functions for the remaining unsold Nautilus 220 units.

Regarding the lease agreement structure, it's important to note that the original Sales at Seas agreement expired in 2023. Since that time, the Marina Director has been executing annual agreements using the standard Lake Park Marina Lease template. This approach has proven effective and should continue as this is the standard lease for all tenants and provides the appropriate legal framework.

Public Benefit and Revenue Generation

The continued operation of the barge serves significant public interests for both the marina and the broader Town of Lake Park community. The facility will provide essential operational continuity during the critical redevelopment phase of the marina and the construction of the peninsula restaurant project.

The partnership between the Town of Lake Park and Forest Development P3 LPM, LLC operates under the P3 Lake Park Harbor Marina Comprehensive Agreement, making the development team's involvement in finding feasible and safe solutions a natural extension of this collaborative relationship.

From a financial perspective, the barge lease has generated substantial revenue for the Town. Over the past 12 months, lease payments have totaled approximately \$130,000, providing significant contribution to the marina's operational and maintenance budget. This revenue stream supports the ability to maintain and improve marina facilities for the benefit of all users and the general public.

Risk Management and Insurance

Forest Development/Sales at Sea maintains comprehensive insurance coverage for the barge operation, with the Town of Lake Park named as an additional insured party on the policy. This

arrangement provides appropriate protection for the Town while ensuring that private operations assume responsibility for potential liabilities. Current insurance certificates have been provided and are on file with the town.

Implementation and Next Steps

The relocation proposal represents a carefully considered solution that balances operational needs, safety requirements, and regulatory compliance. The engineering analysis confirms the safety of the proposed location, while the expanded use framework addresses zoning concerns and enhances public benefit.

The development team is ready to work closely with Town staff to implement any necessary adjustments as the project moves forward. This collaborative approach ensures that the final implementation will meet all Town requirements while maintaining the operational flexibility needed during the marina's redevelopment phase.

Upon Town review of these comprehensive responses, discussions can proceed regarding any final adjustments needed for the staff report to the Commission. The goal is to present a solution that serves the long-term interests of the marina, supports ongoing development projects, and maintains the Town's commitment to safe and efficient waterfront operations.

- Prepared and Submitted by Forest Development