



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: July 16, 2025

Originating Department: Town Manager /Community Development

Agenda Title: Marina P3 Quarterly Update Presentation - Forest Development

Agenda Category (i.e., Consent, New Business, etc.): **Consent**

Approved by Town Manager: _____ **Date:** _____

Cost of Item: N/A **Funding Source:** N/A

Account Number: N/A **Finance Signature:** _____

Advertised:

Date: N/A **Newspaper:** _____

Attachments: Forest Development P3 Quarterly Update Presentation (includes updated Critical Path)

Original Critical Path (pursuant to the Comprehensive Agreement Approved on August 2, 2023)

Please initial one:

_____ Yes I have notified everyone

ND _____ Not applicable in this case

Summary Explanation/Background:

The Town of Lake Park entered into a Marina P3 Comprehensive Agreement (in accordance with state law) with Forest Development on August 2, 2023 to provide/construct various improvements within Town-owned property to promote economic development opportunities within our community. This agreement provides many of the requirements/details regarding the proposed project, including a quarterly update to the Town Commission on the status of the project by our partner, Forest Development.

As a result, Forest Development will be providing their P3 Quarterly Update to the Town Commission (most recent update provided on December 18, 2024).

Town Staff has been meeting with Forest Development weekly throughout the month of June 2025. The meetings have been very productive in discussing a number of issues associated with the Lake Park Harbor Marina P3 initiative. The discussions have been geared on moving the process forward to, first and foremost, ensure that the request to the Governor and Cabinet to consider the deed restriction modifications for the proposed restaurant and the boat storage facility (i.e. 1st Appraisal only - \$600,000) be considered during their meeting in September 2025.

Forest Development has requested to utilize a consultant to assist with this request, which the Town staff does not have a concern with, as well as to determine if the State of Florida would provide Forest Development (i.e., sales barge) and both membership boat clubs (Freedom Boat Club and JetRide) with an opportunity to remain within the deed restricted areas until September 30, 2025.

Note: Previous to the determination of utilizing a consultant (as provided above), Forest Development has committed to either removing the barge from the Marina or to move it to an area within the Marina that does not maintain deed restrictions by August 1st. This new location is still under review by the Marina Director and Town Attorney.

In addition, and in an effort to address the updated timeline for the overall initiative, Forest Development will present an update to the Critical Path (project timeline/schedule), which was developed based on the date (September 16, 2025) that the developer expects the Governor and Cabinet to approve the amendments to the Deed Restrictions (as requested by the developer). The original Critical Path that was included with the August 2, 2023 approval of the Comprehensive Agreement is also enclosed.

Further, the project's PUD Master Plan and the individual site plan applications have been resubmitted by Forest Development at the end of June 2025 and are currently in review by Town staff. Each of the redevelopment proposals, due to the complexity of these proposed projects, are expected to require extensive review, along with potential land development regulation and comprehensive plan amendments to adequately accommodate the proposed uses within the Marina area, while maintaining necessary public amenities and open spaces.

Additionally, these reviews will assist in determining any needed amendments to the Comprehensive Agreement, which the Town and Forest Development will continue to work together on. All proposed amendments, once finalized, will be brought forward to the Planning & Zoning Board and the Town Commission at a later date for discussion and consideration.

Recommended Motion:

N/A.