

Exhibit A

Lake Park Harbor Marina Quarterly Update July 16, 2025

Overview

- Hotel, Boat Storage, Restaurant and Marina Pod leases approved.
- PUD and site plans re-submitted June 2025.
- State of Florida Reverter appraisal received. We will be proceeding to Governor and Cabinet for approval at their September 16th Meeting.
- Lake Park – Forest Development joint planning meetings ongoing.
- Revised project timeline submitted.

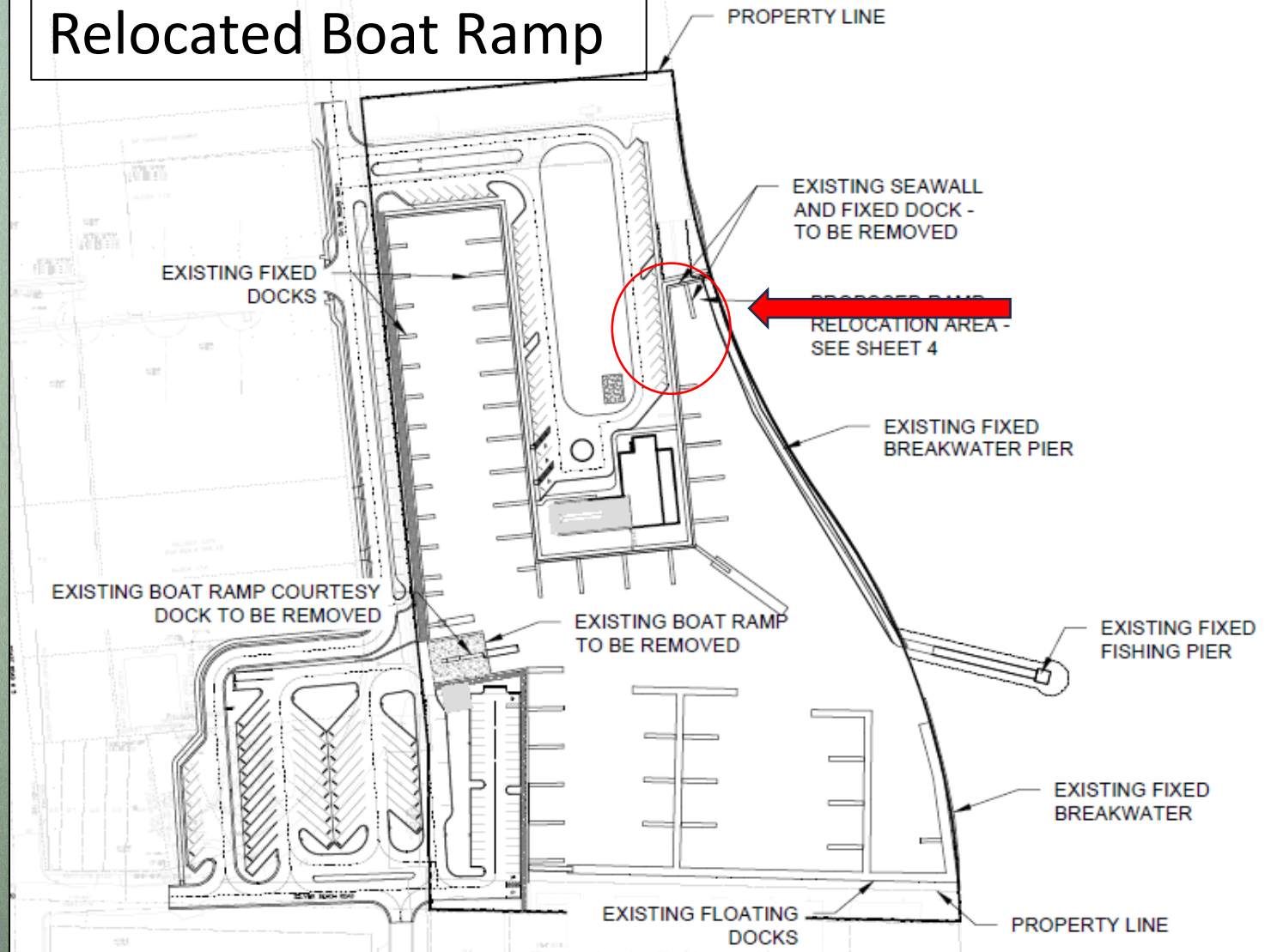
P3 Redevelopment Project Critical Path

- Deed Restrictions and Reverter Clauses.
 - Full compliance for marina underway.
 - Boat clubs notified and evaluating options.
 - Forest Development barge to be moved to unaffected marina area.
 - Expect to be before Governor and Cabinet September 16, 2025 for approval of additional marina uses defined in Comprehensive Agreement.

Marina and Boat Storage Pod's Redevelopment Project Critical Path

- Marina and Boat Storage Component Partner Selected - City Harbor, LLC, whose Principal is Raymond Graziotto.
- Marina Component → First DEP/USACOE permits applied for ramp relocation to original location at northeast corner of marina as well as provide the dry stack boat storage entitlement.
 - › All permits submitted with Lake Park as Permittee.
 - › Response to comments submitted to DEP and USACOE.
 - › Relocation facilitates the operation of the dry boat storage and improves trailer access.
 - › Additional comments related to reverts being addressed.

Relocated Boat Ramp



FOREST
DEVELOPMENT



Hotel Pod Redevelopment Project Critical Path

➤ Hotel Component.

- Resubmittal for PUD and site plan review included.
Architectural Elevations & Floor Plans.
- Hotel Management Agreement currently in negotiations with Marriot Hotels & Resorts.
 - › Premium product → Autograph or Tribute level.

Start: 7/1/2022
Finish: 7/21/2028

Lake Park P3 : Master Critical Path 7.7.2025
Outline Gantt View: Default Outline Gantt View Table

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	Activity Name	Org Duration	Early St.	Early Fin.	2022	2023	2024	2025	2026	2027	2028	2029	2030
1	Master Critical Path 7.7.2025	2212	7/1/2022	7/20/2028									
2	Complete Comprehensive Agreement	371	7/1/2022	7/6/2023									
3	Public input and workshop	0	7/6/2023	7/6/2023									
4	Town Commission Review/Workshop	28	7/7/2023	8/3/2023									
5	Approval of Comprehensive Agreement	0	8/3/2023	8/3/2023									
6	Ground Lease (4) Submissions	153	8/4/2023	1/3/2024									
7	Ground Lease Approvals	134	1/4/2024	5/16/2024									
8	Marina Permit Preparation	180	4/18/2024	10/14/2024									
9	Resolution of Reverters	489	5/16/2024	9/16/2025									
10	Marina Permit Submission	0	10/14/2024	10/14/2024									
11	Marina Permit Review and Site Plan	442	10/15/2024	12/30/2025									
12	Boat Storage Site Plan Approval	180	7/1/2025	12/27/2025									
13	Site Plan Development & Finalization	288	9/17/2025	7/1/2026									
14	Design and Permitting of Approved Plan	180	12/28/2025	6/25/2026									
15	Marina Upgrades Phase I Boat Ramp	300	12/28/2025	10/23/2026									
16	Marina Permit Approval	0	12/30/2025	12/30/2025									
17	Marina Upgrade Phase II Initial Expansion	365	12/31/2025	12/30/2026									
18	Marina Expansion P3 Negotiations Begin	380	1/8/2026	1/22/2027									
19	Construction of Boat Storage	365	6/26/2026	6/25/2027									
20	Marina Restaurant Site Plan Approval	150	6/29/2026	11/25/2026									
21	Uplands Hotel Site Plan Submission	0	7/1/2026	7/1/2026									
22	Hotel Site Plan Approval	210	7/2/2026	1/27/2027									
23	Construction of Marina Restaurant	270	11/26/2026	8/22/2027									
24	Marina Upgrade Phase III Full Expansion	240	12/31/2026	8/27/2027									
25	Construction of Hotel	540	1/28/2027	7/20/2028									

This schedule is based on 9/16/25 approval by the Governor and Cabinet for modification to the deed reverter.
The provisions of this Schedule/Exhibit are subject to the terms of Section 8.2 of the Comprehensive Agreement.

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

Zabik & Associates, Inc.



Questions and Answers



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.