

LAKE PARK MARINA P3 QUARTERLY UPDATE

FOREST DEVELOPMENT

FEBRUARY 21, 2024

























OVERVIEW – KEY ACTIVITIES

- First lease complete – Hotel component lease (template) approved.
- PUD plan being staffed.
- Forest Development and the Town of Lake Park DEP coordination underway.
- Marina resiliency planning underway.
- Updated Gantt Chart.
- Annotated Exhibit B.

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

Page #1

	Activity Name	Org Duration	Early St.	Early Fin.	2	2023	2024	2025	2026	2027	2028	2029
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	4/28/2026								
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	Name	Resource Names & %Alloc	Event	Name	Hammock	Early Start	Early Finish
Subproject		Early Finish	Interface Event	Early Start	Summary	Early Start	Early Finish
<div> <div>Cum. Original Profile</div> <div>Cum. Act.+Rem. Profile</div> <div>Cum. Remaining Profile</div> <div>Non-Cum. Original Profile</div> <div>Non-Cum. Actual Profile</div> <div>Non-Cum. Remaining Profile</div> </div>							

Zabik & Associates, Inc.

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

Page #1

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

Zabik & Associates, Inc.

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 App

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

- PUD comment response to staff next week.
- Town of Lake Park Planning & Zoning Board Review – April 2024.
- Town of Lake Park Commission Review and Approval – May 2024.
- Hotel/Boat Storage site plan submission – July 2024.
- Boat Storage and Restaurant ground lease approval – March 2024.
- Marina lease and operating agreement being prepared.
- Questions & Answers