

**PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY**

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<b>Meeting Date:</b>	<b>October 20, 2020</b>	<input checked="" type="checkbox"/> <b>Consent</b>	<input type="checkbox"/> <b>Regular</b>
		<input type="checkbox"/> <b>Ordinance</b>	<input type="checkbox"/> <b>Public Hearing</b>

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**Department:** **Facilities Development & Operations**

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**I. EXECUTIVE BRIEF**

**Motion and Title: Staff recommends motion to approve:** Amendment Three to Interlocal Agreement with the Town of Lake Park (Town) which provides an additional one (1) year extension of the timeframes for receiving proposals under a public private partnership process (PPP) for redevelopment of the Lake Park Marina.

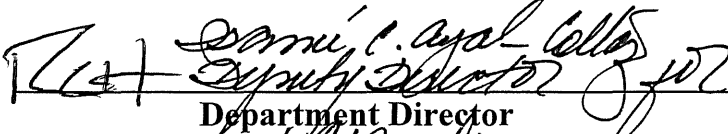
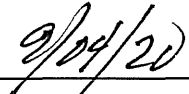
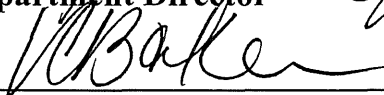
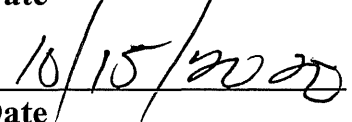
**Summary:** In 2010 the County provided the Town \$2.4 Million for acquisition of .8 acres of land adjacent to the Town’s Marina. Since that time, the Town has been attempting to facilitate redevelopment of the area surrounding the Marina. The Town is currently pursuing a PPP for the redevelopment as authorized by Amendment Two to Interlocal Agreement approved on June 18, 2019 (R2019-0892). The Town recently selected a consultant, Strategic Development Initiatives (SDI), to assist the Town in navigating through the PPP process. Approval of this Third Amendment will extend all timeframes for performance under the Interlocal Agreement for one (1) year after approval hereof (October 20, 2021). **(Property & Real Estate Management) District 1 (HJF)**

**Background and Justification:** Attached is a copy of the June 18, 2019 agenda item approving Amendment Two to Interlocal Agreement, which provides a recap of the history of this project. The Town has been slowly moving forward towards its goal of obtaining a PPP agreement with a developer for redevelopment of the Marina and surrounding properties. The Town has committed \$180,000 to fund its contract with SDI which is expected to be completed in nine (9) months. Approval of this Amendmet was delayed due to other priority County projects.

**Attachments:**

1. Location Map
2. Amendment Three to Interlocal Agreement
3. June 18, 2019 Agenda Item

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<b>Recommended By:</b>		
	<b>Department Director</b>	<b>Date</b>
<b>Approved By:</b>		
	<b>County Administrator</b>	<b>Date</b>

**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

Fiscal Years	2021	2022	2023	2024	2025
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
<b>NET FISCAL IMPACT</b>	=====	=====	=====	=====	=====
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget: Yes \_\_\_\_\_ No \_\_\_\_\_

Does this item include the use of federal funds? Yes \_\_\_\_\_ No \_\_\_\_\_

Budget Account No: Fund \_\_\_\_\_ Dept \_\_\_\_\_ Unit \_\_\_\_\_ Object \_\_\_\_\_  
 Program \_\_\_\_\_

**B. Recommended Sources of Funds/Summary of Fiscal Impact:**

No fiscal impact.

Fixed Asset Number N/A

C. Departmental Fiscal Review: 

**III. REVIEW COMMENTS**

**A. OFMB Fiscal and/or Contract Development Comments:**

<p><u></u> 9/28/2020                  OFMB  </p>	<p>LM                  9/28</p>	<p><u></u> 10/15/2020                  Contract Development and Control                  10-15-2020</p>
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**B. Legal Sufficiency:**

 10/15/2020 for Howard Felton  
 Assistant County Attorney

**C. Other Department Review:**

\_\_\_\_\_  
 Department Director

**This summary is not to be used as a basis for payment.**

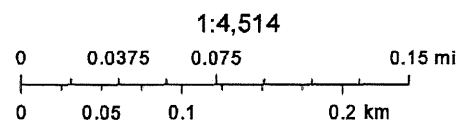
ATTACHMENT 1

36-43-42-21-00-004-0010



August 7, 2020

Location Map  
Attachment 1  
Page 1 of 1



**ATTACHMENT 2**  
**Amendment Three to Interlocal Agreement (2)**  
**2 Pages**

**AMENDMENT THREE TO INTERLOCAL AGREEMENT BETWEEN  
PALM BEACH COUNTY AND THE TOWN OF LAKE PARK**

**THIS AMENDMENT THREE TO INTERLOCAL AGREEMENT** is made and entered into on \_\_\_\_\_, by and between PALM BEACH COUNTY, a political subdivision of the State of Florida, by and through its Board of County Commissioners, hereinafter referred to as "COUNTY", and the Town of Lake Park, a Florida municipal corporation, hereinafter referred to as "MUNICIPALITY".

**W I T N E S S E T H:**

**WHEREAS**, on November 16, 2010 the COUNTY and MUNICIPALITY entered into an Interlocal Agreement (R2010-1943) for funding of additional boat trailer parking and increased access to the Lake Park Marina (the "Interlocal Agreement"); and

**WHEREAS**, on March 11, 2014 the COUNTY and MUNICIPALITY entered into Amendment One to the Interlocal Agreement (R2014-0356) to modify the work to be performed in Phases 1A and 1B of the project and extend the required time frames for completion; and

**WHEREAS**, the MUNICIPALITY desires to obtain proposals from private developers to redevelop the Marina, boat trailer parking and surrounding privately owned properties;

**WHEREAS**, on June 18, 2019, County and Municipality entered into Amendment Two to Interlocal Agreement (R2019-0892) ("Amendment Two") to allow Town to utilize the Public Private Partnership (PPP) process to select a developer for redevelopment of the Marina and surrounding properties and extended all time frames for performance under the Agreement for one (1) year; and

**WHEREAS**, Town has engaged a consultant, Strategic Development Initiatives, Inc. to assist the Town in conducting and documenting the PPP process, but needs another one (1) year extension in order to complete the PPP process.

**WHEREAS**, COUNTY is willing to further extend all time frames for Municipality's performance of its obligations hereunder for an additional year.

**NOW, THEREFORE**, the parties hereto agree as follows:

1. The timeframe for completing the Request for Proposals and/or the Public Private Partnership process provided in Section 3 of Amendment Two is hereby extended for a period of one (1) year from the date hereof.
2. Capitalized terms not defined within this Amendment Three shall have the same meaning herein as within the Interlocal Agreement.
3. Except as modified by Amendment One, Amendment Two and this Amendment Three, the Interlocal Agreement remains unmodified and in full force and effect.

**EXHIBIT "A"**

**IN WITNESS WHEREOF**, the parties have caused this Amendment Three to Interlocal Agreement to be executed on the day and year first above written.

**ATTEST:**  
**SHARON R. BOCK,**  
**CLERK & COMPTROLLER**

**PALM BEACH COUNTY, FLORIDA BY ITS**  
**BOARD OF COUNTY COMMISSIONERS**

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Dave Kerner, Mayor

**APPROVED AS TO FORM AND**  
**LEGAL SUFFICIENCY:**

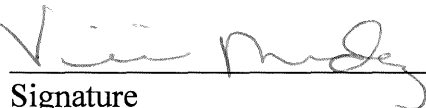
**APPROVED AS TO TERMS AND**  
**CONDITIONS:**

By:  \_\_\_\_\_  
County Attorney  
*FCR*


By:  \_\_\_\_\_  
Department Director

**WITNESSES:**

**TOWN OF LAKE PARK**

 \_\_\_\_\_  
Signature

By:  \_\_\_\_\_  
Michael O'Rourke, Mayor

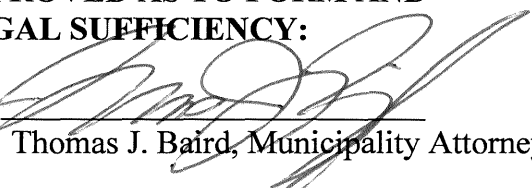
  
Print Name

 \_\_\_\_\_  
Signature

  
Print Name



**APPROVED AS TO FORM AND**  
**LEGAL SUFFICIENCY:**

By:  \_\_\_\_\_  
Thomas J. Baird, Municipality Attorney

ATTCHMENT 3  
June 18, 2019 Agenda Item  
31 pages

5E-3

Agenda Item #:

MMHV 7-0

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY

R2019-0892

Meeting Date: Date: June 18, 2019 [ ] Consent [X] Regular  
[ ] Ordinance [ ] Public Hearing

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

**Motion and Title: Staff recommends motion to approve:** Amendment Two to Interlocal Agreement with the Town of Lake Park (Town) which provides a one (1) year extension of the timeframe for performance of certain Town obligations under the existing Lake Park Marina Interlocal Agreement with the County (R2010-1943) and authorizes the Town to issue a Request for Proposals (RFP) or conduct a Public Private Partnership (PPP) Procurement Process for redevelopment of the Town's Marina property.

**Summary:** On November 16, 2010, the County and Town entered into an Interlocal Agreement which provided the Town with \$2.4 Million for acquisition of .8 acres of land adjacent to the Marina for expansion of boat trailer parking. The Town closed on the acquisition in December of 2010 using the County's grant funding. The Interlocal Agreement required the Town to complete the boat trailer parking lot expansion, which the Town did. The Interlocal Agreement also required the Town to reconfigure the trailer parking lot and develop a pedestrian promenade, which the Town has not pursued pending adoption of changes to its Comp Plan and zoning regulations designed to encourage high intensity mixed use redevelopment. The Town has recently adopted the contemplated changes to its Comp Plan and zoning regulations and is seeking the County's approval to select a developer for redevelopment of the Town's Marina property, including the property purchased with County grant funding and other adjacent privately owned property. The Town will either issue an RFP or utilize the PPP procurement process established under F.S. Section 255.065, which allows for direct negotiations with a selected developer. This Amendment Two provides the Town one (1) year in which to conduct its RFP or PPP procurement process. The Town will require that developers incorporate as many of the existing boat trailer parking spaces as possible into the ground floor of the redevelopment, with passenger vehicle parking, retail and residential development built over the top of the trailer parking. Developers will also be required to include restaurants, the promenade and other uses which would provide increased public access to and use of the waterfront and Marina. Upon selection of a proposal which meets the requirements set forth above, County and Town staff will prepare another amendment to the Interlocal Agreement and present it to the Board for approval. Staff supports the Town's concept for redevelopment and selection of a developer through either the RFP or PPP procurement process. While the Town is well behind the timeframes for completing improvements required by the Interlocal Agreement, this is a large and complicated project for the Town which if ultimately completed will fulfill the objectives of the Waterfront Bond Issue to increase public access to the water and will also assist the Town in accomplishing its economic redevelopment objectives. The Town has prepared a presentation to the Board providing more detailed information on its request. (PREM) District 1 (HJF)

Background and Policy Issues: Continued on Page 3

**Attachments:**

1. Location Map
2. Amendment Two to Interlocal Agreement
3. Town's Power Point Presentation

Recommended By: [Signature] Ann W. W. W. 5/27/19  
 Department Director Date

Approved By: [Signature] J. Baker 6/11/19  
 County Administrator Date



**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

Fiscal Years	2019	2020	2021	2022	2023
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
<b>NET FISCAL IMPACT</b>	=====	=====	=====	=====	=====
<b># ADDITIONAL FTE POSITIONS (Cumulative)</b>	_____	_____	_____	_____	_____
<b>Is Item Included in Current Budget:</b>		Yes _____	No _____		
<b>Does this item include the use of federal funds?</b>		Yes _____	No <input checked="" type="checkbox"/>		
<b>Budget Account No:</b>	Fund _____	Dept _____	Unit _____	Object _____	
		Program _____			

**B. Recommended Sources of Funds/Summary of Fiscal Impact:**

No fiscal impact.

Fixed Assets Number N/A

**C. Departmental Fiscal Review:** *Kon Shea*

**III. REVIEW COMMENTS**

**A. OFMB Fiscal and/or Contract Development Comments:**

<u><i>[Signature]</i></u> OFMB AP 5/29	5/29/19 5/29	<u><i>[Signature]</i></u> Contract Development and Control 6/4/19
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**B. Legal Sufficiency:**

*[Signature]* 6/6/19  
 Assistant County Attorney  
*ILA not signed by Lake Park at time of CAD Review*

**C. Other Department Review:**

\_\_\_\_\_  
 Department Director

**This summary is not to be used as a basis for payment.**

**Background and Policy Issues:** The original Interlocal Agreement with the Town (R2010-1943) provided \$2.4 Million to the Town for acquisition of .8 acres at the NE corner of Silver Beach Road and US-1. The Interlocal Agreement required the Town to develop the property in phases. The first phase required the Town to demolish the existing metal building and to repave and stripe the property so that it could be used for boat trailer parking within two years. The Town timely completed the Phase 1 work. In Phase 2 the Town was required, subject to receipt of grant funding, to close Lake Shore Drive and create a pedestrian promenade along the waterfront within 5 years (November 2015).

Subsequent to approval of the Interlocal Agreement, residents of the Town became concerned about the requirement to close Lake Shore Drive. In 2014, the Town and County approved Amendment One to the Interlocal Agreement (R2014-0356) which only required closure of one lane of Lake Shore Drive and reduced the size of the pedestrian promenade and introduced a new requirement to reconfigure the boat trailer circulation and parking areas to provide longer trailer parking spaces and improve circulation.

Amendment One to the Interlocal Agreement required the Town to construct the pedestrian promenade, subject to receipt of grant funding, by November of 2015 and to reconfigure the trailer parking lot by March 2016. The Town has been unable to obtain grant funding and has struggled to provide adequate funding for the required improvements. The Town requires the assistance of private developers to accomplish their objectives. However, in order to attract private developers, the Town needed to revise its zoning regulations to allow for high intensity mixed use development along the US-1 corridor, including the marina and surrounding properties. The Town has recently adopted those changes and has several developers interested in the opportunity to build a project in this area.

The Town desires to obtain proposals from private developers for development of a mixed use project on land owned by the Town and adjacent privately owned property. The Town contemplates that they will either issue a RFP or will utilize the provisions of F.S. Section 255.065 which establishes alternative procurement requirements for Public Private Partnerships. Under either process, the Town will require that proposals specify the number of boat trailer parking spaces to be provided with the goal of no net loss of spaces. In addition, the Town will require developers to design and construct the pedestrian promenade. Proposals will be evaluated based upon inclusion of uses such as restaurants which will attract people to the waterfront. The Town has agreed to provide County staff an opportunity to review the procurement documents prior to issuance. Staff will work with the Town to ensure that the Town requires preservation of as many trailer parking spaces as possible, includes a requirement to construct the pedestrian promenade, and will provide for development of uses such as restaurants and outdoor areas which will encourage public use and enjoyment of the waterfront. Ultimately, the Town will have to obtain County approval of the selected proposal and the plans for use of the trailer parking area and a further amendment to the Interlocal Amendment.

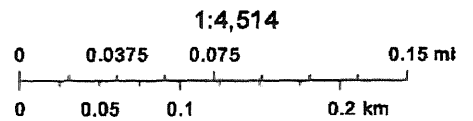
The County's only remedy for a default under the existing Interlocal Agreement is to demand that the Town pay back the \$2.4 Million in grant funding provided by the County for acquisition of the .8 acres. The County funding and the restrictions on use of the .8 acres have enabled the County to ensure that the Town continues to provide a boat ramp and trailer parking area, and to maintain some influence over Town decisions regarding the Marina, including its redevelopment. The Town could decide that they will simply pay back the grant and be released from all further obligation under the Interlocal Agreement.

Staff believes that the Town's concept for redevelopment of the properties surrounding the Marina is consistent with the objectives of the Waterfront bond and will increase public access to and use of the waterfront and Marina. As such, staff recommends that the Town be provided one year to issue the RFP/PPP, conclude the selection process and provide a plan for providing improvements to the trailer parking area and construction of the promenade.



April 17, 2019

ATTACHMENT 1  
Location Map  
Page 1 of 1



R20 9 0892

**AMENDMENT TWO TO INTERLOCAL AGREEMENT BETWEEN  
PALM BEACH COUNTY AND THE TOWN OF LAKE PARK**

**THIS AMENDMENT TWO TO INTERLOCAL AGREEMENT** is made and entered into on August 7, 2014, by and between PALM BEACH COUNTY, a political subdivision of the State of Florida, by and through its Board of County Commissioners, hereinafter referred to as "COUNTY", and the Town of Lake Park, a Florida municipal corporation, hereinafter referred to as "MUNICIPALITY".

**WITNESSETH:**

**WHEREAS**, on November 16, 2010 the COUNTY and MUNICIPALITY entered into an Interlocal Agreement (R2010-1943) for funding of additional boat trailer parking and increased access to the Lake Park Marina (the "Interlocal Agreement"); and

**WHEREAS**, on March 11, 2014 the COUNTY and MUNICIPALITY entered into Amendment One to the Interlocal Agreement (R2014-0356) to modify the work to be performed in Phases 1A and 1B of the project and extend the required time frames for completion; and

**WHEREAS**, the MUNICIPALITY has been unable to obtain funding to complete the work and requires assistance from private developers in order to complete the project; and

**WHEREAS**, the MUNICIPALITY desires to obtain proposals from private developers to redevelop the Marina, boat trailer parking and surrounding privately owned properties; and

**WHEREAS**, COUNTY is willing to extend all time frames for Municipality's performance of its obligations hereunder.

**NOW, THEREFORE**, the parties hereto agree as follows:

1. The MUNICIPALITY shall issue a Request for Proposals, and/or utilize the Public Private Partnership procurement process established under F.S. Section 255.065, seeking developers willing to redevelop the Marina, boat ramp and trailer parking areas, and surrounding privately owned property. The Town shall provide COUNTY staff with drafts of the procurement documentation for County staff review and comment.
2. All proposals must incorporate as many as possible existing boat trailer parking spaces within the proposed development on the ground floor of parking garages or surface parking areas, and provide a boat ramp comparable to the existing ramp. In addition, proposals must include within the mix of proposed development, the promenade, restaurants, retail, residential units and other uses which provide increased public access to and use of the waterfront and Marina.
3. The MUNICIPALITY shall complete the Request for Proposals and/or the Public Private Partnership process within one (1) year of the date hereof and shall present the proposal selected by MUNICIPALITY as the most responsive to the Board of County Commissioners for their review. If the Board finds that the proposal selected by MUNICIPALITY meets the

requirements of this Interlocal Agreement and fulfills the objectives of the Waterfront Bond issue, the parties shall negotiate a further amendment documenting the actions required by MUNICIPALITY to implement said proposal and the time frame therefor. If the Board does not approve the selected proposal and enter into a further amendment to this Interlocal Agreement, the Town shall be obligated to repay the grant funding provided to MUNICIPALITY.

4. Capitalized terms not defined within this Amendment Two shall have the same meaning herein as within the Interlocal Agreement. Except as modified by this Amendment Two, the Interlocal Agreement remains unmodified and in full force and effect.

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IN WITNESS WHEREOF, the parties have caused this Amendment Two to Interlocal Agreement to be executed on the day and year first above written

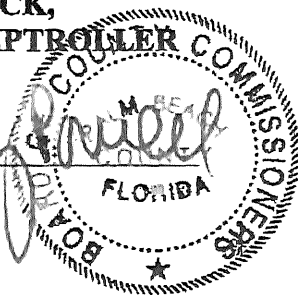
R2019 0892

JUN 18 2019

PALM BEACH COUNTY, FLORIDA BY ITS BOARD OF COUNTY COMMISSIONERS

ATTEST:  
SHARON R. BOCK,  
CLERK & COMPTROLLER

By: [Signature]  
Deputy Clerk



By: [Signature]  
Mack Bernard, Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

APPROVED AS TO TERMS AND CONDITIONS:

By: [Signature]  
County Attorney

By: [Signature]  
Department Director

WITNESSES:

TOWN OF LAKE PARK

[Signature]  
Signature

By: [Signature]  
Mayor

Vivian Mendez  
Print Name

[Signature]  
Signature

Shaquita Edwards  
Print Name

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

By: [Signature]  
Municipality Attorney

2019 0892

**AMENDMENT TWO TO INTERLOCAL AGREEMENT BETWEEN  
PALM BEACH COUNTY AND THE TOWN OF LAKE PARK**

**THIS AMENDMENT TWO TO INTERLOCAL AGREEMENT** is made and entered into on August 7, 2019, by and between PALM BEACH COUNTY, a political subdivision of the State of Florida, by and through its Board of County Commissioners, hereinafter referred to as "COUNTY", and the Town of Lake Park, a Florida municipal corporation, hereinafter referred to as "MUNICIPALITY".

**WITNESSETH:**

**WHEREAS**, on November 16, 2010 the COUNTY and MUNICIPALITY entered into an Interlocal Agreement (R2010-1943) for funding of additional boat trailer parking and increased access to the Lake Park Marina (the "Interlocal Agreement"); and

**WHEREAS**, on March 11, 2014 the COUNTY and MUNICIPALITY entered into Amendment One to the Interlocal Agreement (R2014-0356) to modify the work to be performed in Phases 1A and 1B of the project and extend the required time frames for completion; and

**WHEREAS**, the MUNICIPALITY has been unable to obtain funding to complete the work and requires assistance from private developers in order to complete the project; and

**WHEREAS**, the MUNICIPALITY desires to obtain proposals from private developers to redevelop the Marina, boat trailer parking and surrounding privately owned properties; and

**WHEREAS**, COUNTY is willing to extend all time frames for Municipality's performance of its obligations hereunder.

**NOW, THEREFORE**, the parties hereto agree as follows:

1. The MUNICIPALITY shall issue a Request for Proposals, and/or utilize the Public Private Partnership procurement process established under F.S. Section 255.065, seeking developers willing to redevelop the Marina, boat ramp and trailer parking areas, and surrounding privately owned property. The Town shall provide COUNTY staff with drafts of the procurement documentation for County staff review and comment.
2. All proposals must incorporate as many as possible existing boat trailer parking spaces within the proposed development on the ground floor of parking garages or surface parking areas, and provide a boat ramp comparable to the existing ramp. In addition, proposals must include within the mix of proposed development, the promenade, restaurants, retail, residential units and other uses which provide increased public access to and use of the waterfront and Marina.
3. The MUNICIPALITY shall complete the Request for Proposals and/or the Public Private Partnership process within one (1) year of the date hereof and shall present the proposal selected by MUNICIPALITY as the most responsive to the Board of County Commissioners for their review. If the Board finds that the proposal selected by MUNICIPALITY meets the

requirements of this Interlocal Agreement and fulfills the objectives of the Waterfront Bond issue, the parties shall negotiate a further amendment documenting the actions required by MUNICIPALITY to implement said proposal and the time frame therefor. If the Board does not approve the selected proposal and enter into a further amendment to this Interlocal Agreement, the Town shall be obligated to repay the grant funding provided to MUNICIPALITY.

4. Capitalized terms not defined within this Amendment Two shall have the same meaning herein as within the Interlocal Agreement. Except as modified by this Amendment Two, the Interlocal Agreement remains unmodified and in full force and effect.

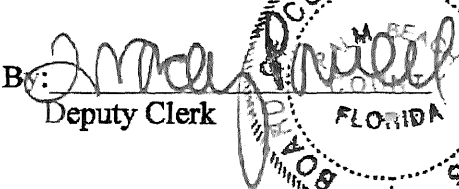
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IN WITNESS WHEREOF, the parties have caused this Amendment Two to Interlocal Agreement to be executed on the day and year first above written.

R2019 0892 JUN 18 2019  
PALM BEACH COUNTY, FLORIDA BY ITS  
BOARD OF COUNTY COMMISSIONERS

ATTEST:  
SHARON R. BOCK,  
CLERK & COMPTROLLER

By:   
Deputy Clerk

By:   
Mack Bernard, Mayor

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

APPROVED AS TO TERMS AND  
CONDITIONS:

By:   
County Attorney

By:   
Department Director


WITNESSES:

TOWN OF LAKE PARK

  
Signature

By:   
Mayor

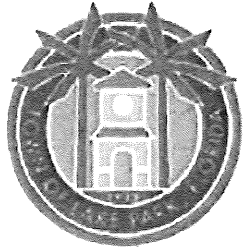
Vivian Mendez  
Print Name

  
Signature

Shaquita Edwards  
Print Name

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

By:   
Municipality Attorney



# REINVENTING THE LAKE PARK HARBOR MARINA

## TOWN OF LAKE PARK

**John D'Agostino, Town Manager**

**Bruce Butcher, Dockmaster**

**Nadia Di Tommaso, Community Development Director**

**PBC BCC Meeting – June 18, 2019**

# HISTORY

115 Federal Highway (0.15 acre site) on the northeast corner of US-1/Silver Beach Road was purchased by Palm Beach County utilizing a Waterfront Access Bond in 2010 for \$2.4M

Palm Beach County entered into an Interlocal Agreement (#R2010-1943) with the Town of Lake Park to provide for the acquisition of 115 Federal Highway and additional provisions to ensure additional waterfront access measures would be undertaken



## HISTORY (continued)

The measures included the incorporation of 30 additional boat trailer spaces (for a total of approximately 64 spaces); an additional 16 standard vehicular spaces; along with a pedestrian promenade and a waterfront restaurant and retail improvements, contingent on private investments and available grant monies

An amendment to the Interlocal Agreement was entered into in 2014 (#R2014-0356) to reduce the required boat trailer spaces to 27 and standard vehicular spaces to 6, along with a revision to the Pedestrian Promenade requirement so that it would only be required on one side of the street instead of on both sides which would result in full street closure



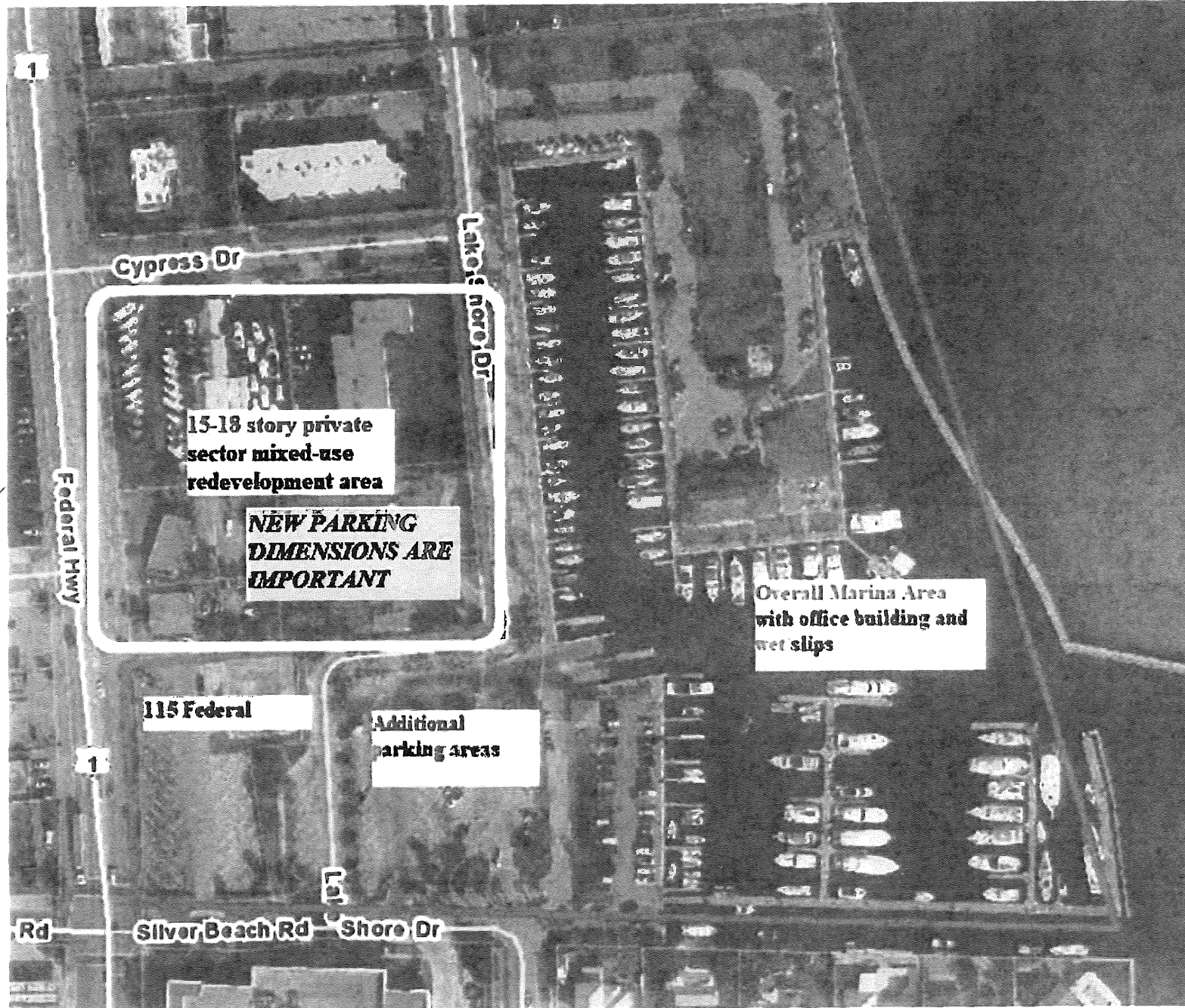
# EXISTING CONDITIONS

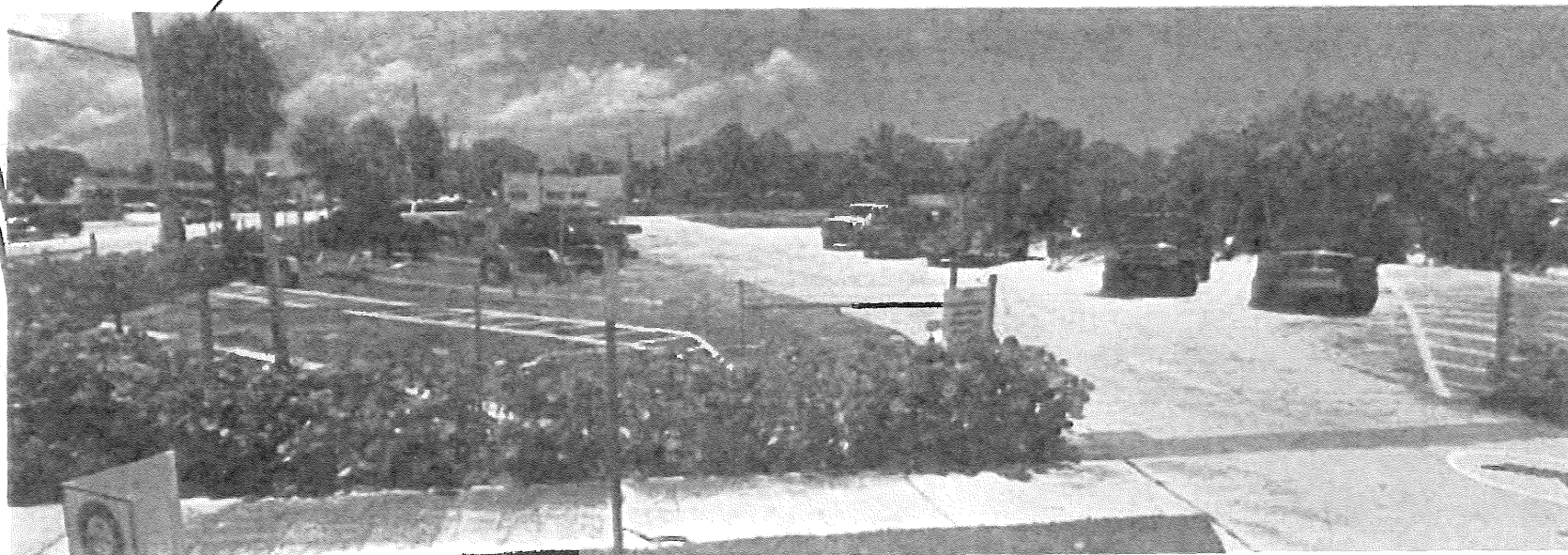
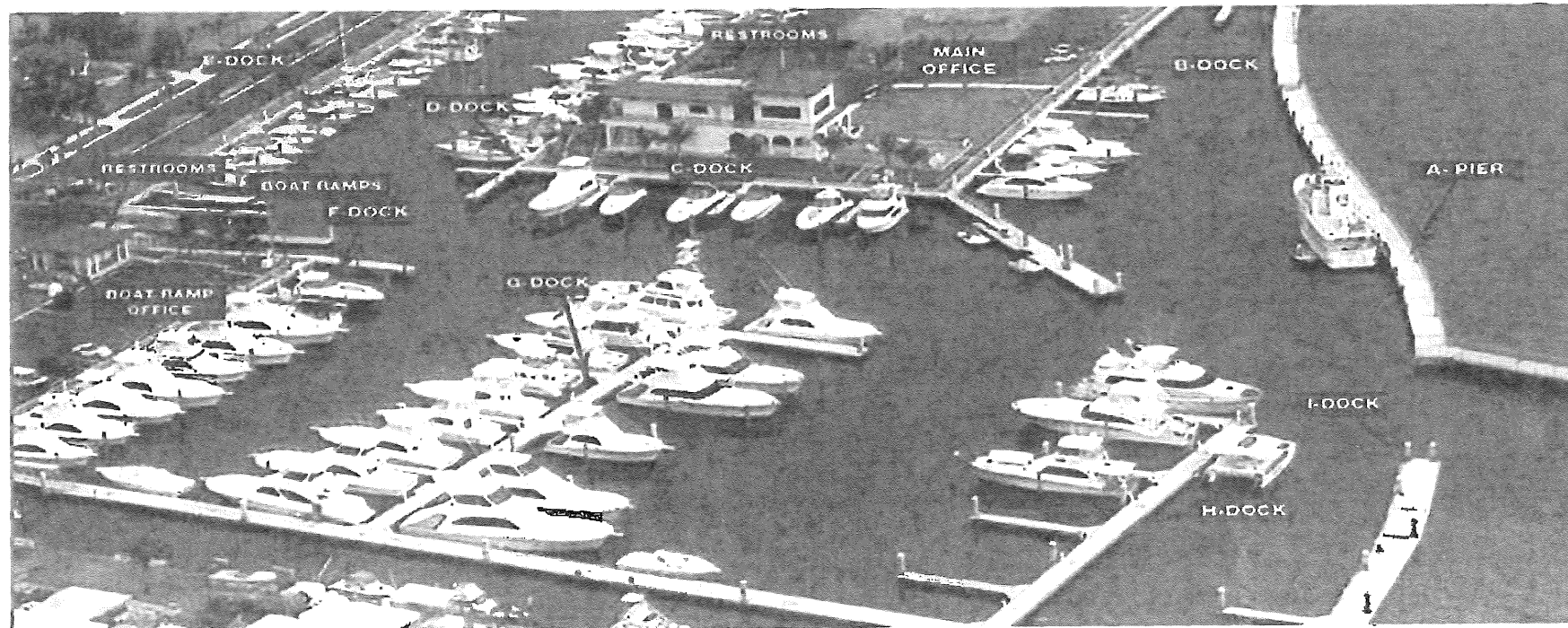
Over the past few years, the Town has created an additional 23 boat trailer spaces, inclusive of 1 ADA boat trailer space

Due to land area feasibility; inadequate funding; and undesirable land development regulations, the additional parking requirements, a pedestrian promenade and private investment for a waterfront restaurant and retail components have been secured



LOCATION MAP





*Existing Conditions  
at 115 Federal  
Highway*

## RECENT DEVELOPMENTS

In order to attract private investment to the entire US-1 corridor, including within the Marina parking areas, the Town invested \$180K in hiring a consultant to assist in developing the necessary land development regulations that would not only provide the pedestrian promenade and waterfront restaurant and retail components, but additional public waterfront areas in conjunction with mixed-use development

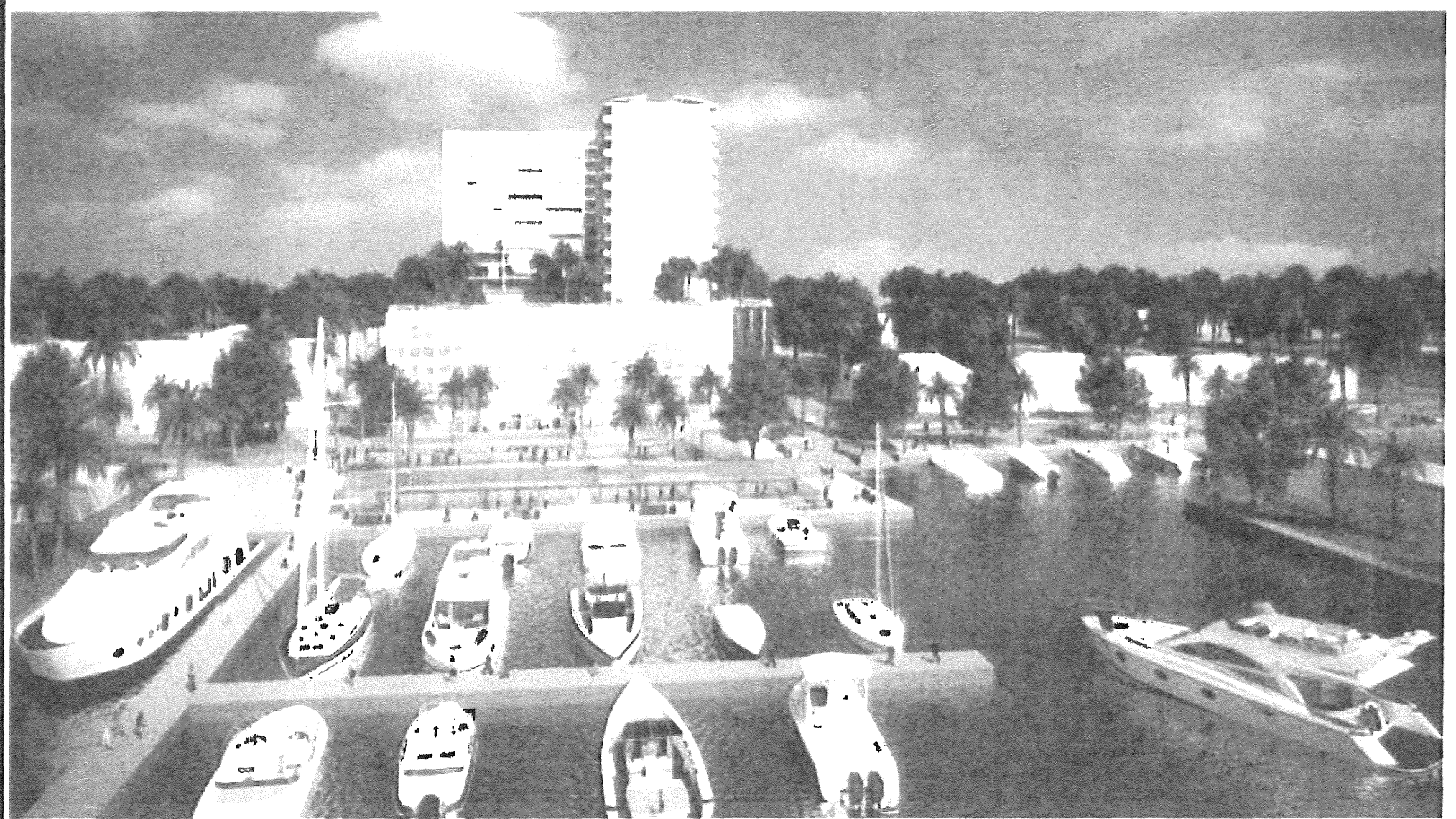
**COMPREHENSIVE MIXED-USE LAND DEVELOPMENT REGULATIONS WERE ADOPTED IN APRIL 2018**





# VISION

*(conceptual only)*



**Illustration of potential mixed-use waterfront development**

# VISION

(conceptual only)



Illustration of potential Lake Shore Drive streetscape improvements

# REQUEST

*The Town is requesting to move forward with a public solicitation  
FOR DEVELOPER QUALIFICATIONS*

In order to maximize the Marina's overall functionality and waterfront accessibility; and implement a mixed-use development concept that is BUILDABLE through a private-public partnership, the Town will need to solicit proposals from a group of qualified firms, one of which will need to be experienced in Marina redevelopment

*HOW DOES THIS IMPACT THE EXISTING INTERLOCAL AGREEMENT?*

Upon receipt of proposals, the Town will be better positioned to bring forward a request to amend the existing Interlocal in a way that **WORKS** and **ENSURES** the future viability and waterfront accessibility of the Lake Park Harbor Marina based on its intended purpose.



# CONCLUSION

*While several years have passed, the Town has been and continues to be invested in bringing forward the very best finished product that incorporates the HIGHEST and BEST mixed-use development along with forward-thinking, functional improvements to the Lake Park Harbor Marina that will serve to improve amenities and waterfront access.....*

*The Town is requesting to move forward with a solicitation package which will include a selection process with an evaluation committee that enables a County representative to be involved.*

*Following the successful selection of a proposal, the INTERLOCAL AGREEMENT will need to be amended and a request will be presented to the PBC BCC.*

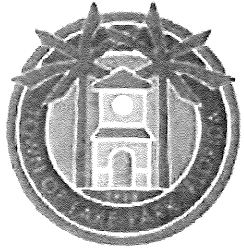


QUESTIONS?

COMMENTS?

CONCERNS?





# REINVENTING THE LAKE PARK HARBOR MARINA

## THANK YOU!

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