



**Mandatory Pre-Informational
Meeting Minutes**
Town of Lake Park, Florida

**Request for Statement of Qualifications (RFQ #105-
2020) for Consulting Services to Engage a Consultant
Experienced in Public-Private (P3) Mixed-Use Development,
to Advise, Prepare, Develop and Manage a P3 Agreement with a
Developer for Marina-related Mixed-Use Development to be located
within the Lake Park Harbor Marina Area, consisting of several parcels
owned by the Town of Lake Park in Lake Park, FL.**

Friday, March 6, 2020, 10:00 a.m.
Commission Chamber, Town Hall, 535 Park Avenue

The mandatory pre-informational meeting was conducted on Friday, March 6, 2020 at 10:00 a.m. Present were Community Development Director Nadia DiTommaso, Town Manager John D'Agostino, Assistant Town Manager/Human Resources Director Bambi Turner and Town Clerk Vivian Mendez.

Community Development Director DiTommaso called the meeting to order at 10:00 a.m. and explained that this was the second and final mandatory pre-informational meeting. She explained that this project was to bring forward a resort style Marina with additional amenities services within the existing Marina area that currently houses the office building.

She briefly reviewed the documents that were part of the Request for Qualification (RFQ) packet:

- Aerial views of the exact area for this project.
- The Marina Deed restrictions.
- Marina Visioning meeting minutes.
- The Palm Beach County Interlocal Agreement for the southeast corner parcel on Federal Highway (US-1) and Silver Beach Road.
- Land Development Regulations for the entire US-1 Corridor.
- Zoning Map as well as some Ordinances related to the Land Development Regulations that provide flexibility to the standard regulations (examples are height exemptions and parking exemptions to name a few).

She explained that this project was for P3 Consultants that are very experienced in Marina type waterfront development both in expansion and modernizing the existing Marina and bringing in people for the P3 type waterfront redevelopment projects. She explained that outlined in the RFQ was a required sight analysis and the formulation of an agreement with a developer and then the negotiation that would ensue as part of the agreement in order to move forward.

Town Manager D'Agostino explained the need to redevelop and expand one parcel of the Marina. He recapped the project approved by the Town Commission for the parcel along Federal Highway and Silver Beach Road. He explained that there was Seagrass that needed to replicate somewhere else as well as planting Mangroves in the area to stabilize the water flow to the area. He stressed that the Marina must remain publicly accessed.

Community Development Director DiTommaso opened up the meeting for questions:

Mr. Jim Bronstein of Marine Business Advisors asked if the Marina redevelopment was funded by the Town or was the Town looking for a private developer to redevelop, but it would remain owned by the Town. Town Manager D'Agostino explained that the Town was looking for a P3 structure where the investment was made for the expansion and whatever happens on the parcels by the developer through a land lease agreement between the Town and the developer. He explained the issue of acquisition, which might be extremely difficult due to the Deed restriction parcels.

Mr. Bronstein asked if the development group hired would have an Operating Agreement with the Town. Town Manager D'Agostino agreed.

Mr. John Herin of Fox Rothschild asked if there was a desire to privatize the Marina or will the Town be part of the operation of the Marina or was it open to negotiation. Town Manager D'Agostino stated that it was up for negotiation.

Mr. Herin asked if the Town had any data pertaining to what amenities the Marina patrons were expecting. Community Development Director DiTommaso explained that the Town did not have data; however, due to the public meetings conducted the Town did receive feedback that were in line with the Town Commission's vision for the Marina.

Mr. Herin asked if the developer of the adjacent project had any desire to work with the Town on this project. Town Manager D'Agostino stated "absolutely", but we do not know until the time comes.

Mr. Herin asked, in the context of the development agreement, would the Town be willing to amending the existing regulations to accommodate what could be negotiated with the developer. Community Development Director DiTommaso stated that those regulations were recently adopted, but they have recently been modified because the Town received a large development application and realized that there was a need to modify them. She stated that once you start working with the regulations and a development application certain things come up that may or may not work for certain developments. Town Manager D'Agostino explained that the Town does have a vision for the area.

Mr. Herin asked if the dockage agreements were month-to-month or yearly. Town Manager D'Agostino stated that the agreements were year-to-year agreements and the agreements do not roll from one year to the next. He clarified that the Town could move boats around if necessary.

Mr. Herin asked if the Town had a State Lobbyist. Town Manager D'Agostino stated "yes" and they would be available to work on the legislative needs of the Town.

Mr. Bronstein clarified that the P3 consultant the Town was seeking would not be the developer, but would recommend the other parties to come together. Town Manager D'Agostino read from the RFQ regarding what the Town seeks. "To engage a consultant experienced in public private P3 mixed use development to advise, prepare, develop, manage a P3 agreement with a developer for Marina related mixed use development to be located within the Lake Park Harbor Marina area consisting of several parcels owned by the Town". Community Development Director DiTommaso explained that the step-by-step approach was included in the Scope of Work.

Mr. Bronstein asked if there was any preliminary indications regarding going east. Town Manager D'Agostino stated that it was a process, which could be broken up onto a separate track than the Marina development.

Mr. Bronstein asked what the vehicle requirement was per wet slip. Community Development Director DiTommaso stated that it was one to three.

Community Development Director DiTommaso briefly recapped the schedule, which was included in the packet. She stated that the RFQ opening was scheduled for Wednesday, March 18, 2020 at 4:00 p.m. in the Commission Chamber of Town Hall. An Evaluation Committee meeting was scheduled for Thursday, March 26, 2020 at 4:00 p.m. A recommendation of award would be presented to the Town Commission at a public meeting on May 6, 2020. Town Manager D'Agostino explained the Cone of Silence procedure.

ADJOURNMENT:

The mandatory pre-informational meeting adjourned at 10:33 a.m.

Town Clerk Vivian Mendez



Project # 105-2020

PROJECT: Request for Statements of Qualification

CLOSING DATE/TIME:

3/18/20 at 4:00 p.m.

MANDATORY Informational Meeting

CONTACT NAME & COMPANY	ADDRESS	PHONE	FAX	EMAIL ADDRESS
1 John Herin - Fox Rothschild, P.A.	1 S. Biscayne Blvd., Suite 2750, Miami FL 33131	305-442-6540	305442-6541	jherin@foxrothschild.com
2 Jim Bronstien, Marine Business Advisors	513 Par Ct, North Palm Beach, Fla. 33408	561-346-9580	n/a	jimb@marineba.com
3 jJoseph A Talafous Sr	Unit 508, 301 Lakeshore Drive, Lake Park FL 33403	937-657-6337		talafouj@yahoo.com
4				
5				
6				
7				
8				
9				
10				
11				



Project # 105-2020

PROJECT: Request for Statements of Qualification

CLOSING DATE/TIME:

3/18/20 at 4:00 p.m.

MANDATORY Informational Meeting

	CONTACT NAME & COMPANY	ADDRESS	PHONE	FAX	EMAIL ADDRESS
12					
13					
14					
15					
16					
17					
18					
19					
20					