



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: September 3rd 2025

Originating Department: Marina

Agenda Title: Request - Forest Development (Nautilus 220) Sales Barge - Relocate to Non-Deed Restricted Area - Harbor Marina

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

Cost of Item: _____ **Funding Source:** _____

Account Number: _____ **Finance Signature:** _____

Advertised: _____

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

Attachments: Town Attorney Memo, proposed barge relocation map,

Please initial one:

_____ Yes I have notified everyone
_____ JT Not applicable in this case

Summary Explanation/Background:

Forest Development, Nautilus 220 Developer, has requested that the Town consider an Agreement that would permit them to relocate their current Nautilus 220 Sales Barge and Office to an area along the seawall that is not within the State of Florida's Board of Trustees of the Internal Improvement Trust Fund (TIITF) deed restricted areas within the Town's Harbor Marina. Specifically, Forest Development is requesting that the Barge be permitted to be moved along the Marina's E dock (Slips E70-E75), which is southwest of the Barge's current location.

Following receipt of the request and the official plans on where the Barge would be proposed to be located, the Marina Director and the Town Attorney have identified a number of concerns with the proposed request, including:

1. Safety – The current Sales Barge width is 39 feet and 45 feet with the gang way that is utilized for boarding the barge. The developer has indicated that they believe that this width may be reduced by 3 feet to 42 feet.

This would present a proposed safety and/or hazard to navigating this channel, which is also outlined within the Coastal Structures Handbook on Docks, Piers and Wharves: A Design Guide:

“The recommended width of a fairway is 1.5 times the largest slip in the area.”

Note: The developer has engaged a marine engineering consultant that has conducted an analysis of the new barge location and its impact on vessel navigation throughout the channel. The analysis provides various options/solutions that they feel would meet industry standards for safe operation, with specific attention to vessel maneuvering requirements in the affected areas. However, the Marina Director believes that despite the consultant’s proposals there are still significant safety concerns regarding the safe navigability of vessels in the channel.

2. Town Zoning – The barge with the model unit/showroom is in the Public District. In the context of the marina, the Public District is limited to use ‘necessary or essential’ to the administration of the marina. A model unit/showroom is a commercial use to facilitate sales on the units in Nautilus 220. It is not a use that is necessary or essential to the marina.

Note: The original Sales at Sea License Agreement, which was specifically related to the development and sales for the Nautilus 220 development project within the Town of Lake Park.

3. Liability – The Town’s Attorney has been notified by the Town’s insurance carrier – RLI Insurance Co. has advised the town that the town/marina is not currently covered for the barge model unit/showroom and that there would not be coverage for it if re-located. Further, the Town would be subject to potential litigation (even if indemnified by the developer).

For the reasons more fully set forth in the August 27 memo included here in as backup, the Town Manager and Town Attorney do not recommend the relocation of the barge.

Recommended Motion:

I move to accept the recommendation as state in the August 27 memo from the Town Attorney to the Mayor and Commission.