



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: May 21, 2025

Originating Department: Community Development

Agenda Title: Resolution - Non-Exclusive Utility Easement - Florida Power & Light (FPL) - Nautilus 220

Agenda Category (i.e., Consent, New Business, etc.): **Consent**

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

Cost of Item: \$0.00 **Funding Source:** Town Attorney

Account Number: #108 **Finance Signature:** _____

Advertised:

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

Attachments: Aerial image with easement area overlay; Underground Easement Instrument and Exhibit A; As-Built Electrical Site Plan N220; Resolution

Please initial one:

_____ Yes I have notified everyone

AV Not applicable in this case

Summary Explanation/Background:

In October 2022, the Town Commission approved an exclusive lift station easement agreement at the request of Seacoast Utility Authority. At the time of this request, the Town's Marina District Public-Private Partnership (P3) agreement was not yet formalized.

However, once the P3 agreement was approved in August 2023, it was determined that the lift station location would need to be relocated immediately east of the previously planned site to accommodate future development (including the P3 project and other properties near Silver Beach Road).

Thus, a new exclusive lift station easement and a non-exclusive easement to support Seacoast Utilities water and sewer improvements (constructed in conjunction with the development of the Nautilus 220 project) was approved by the Town Commission on September 6, 2023.

As a result, an additional utility easement is needed at the request of Florida Power & Light (FPL) and Forest Development to support the electric/power needs to operate the planned (under construction) lift station, which will be located on Town property and dedicated to Seacoast Utilities. The Town will not have any ownership and/or maintenance responsibilities with the new lift station.

The proposed request, if approved, would provide FPL with a non-exclusive easement for the construction, operation and maintenance of underground electric utility facilities that will, in perpetuity, service the lift station, which generally runs north from Lake Shore Drive right-of-way toward 126 Lake Shore Drive (does not encroach on 126 Lake Shore Drive) and generally runs from Silver Beach Road north along Federal Highway to the southern boundary of the Nautilus 220 development.

See enclosed aerial image with easement area overlay.

Forest Development has confirmed that the proposed alignment will not conflict with the proposed P3 improvements as provided for in the P3 Comprehensive Agreement.

Note: At this time, the proposed Marina District P3 project improvements/plans have not been finalized or approved.

The proposed lift station, according to Seacoast Utilities, once completed is expected to serve Nautilus 220, the P3 property, the Marina and all potential development within the area bounded roughly on the south by Silver Beach Road, on the east by the Intracoastal Waterway, on the north by Date Palm, and on the west by 3rd Street.

The proposed non-exclusive utility easement was prepared by FPL and reviewed by Forest Development, the Community Development Director, the Public Works Director, the Marina Director, the Town Attorney, FPL, Seacoast Utilities.

Recommended Motion:

I move to approve Resolution and provide a Non-Exclusive Utility Easement to Florida Power & Light (FPL).