

TOWN OF PALM BEACH

Information for Town Council Meeting on: January 9, 2024

TO: Mayor and Town Council

VIA: Kirk W. Blouin, Town Manager

FROM: H. Paul Brazil, P.E., Director of Public Works

RE: Approve Modifications to the Site Plan for Phipps Ocean Park
Resolution No. 003-2024

DATE: December 21, 2023

STAFF RECOMMENDATION

Town staff recommends Town Council approve Resolution No. 003-2024 for the site modifications to the previously approved Site Plan for the Phipps Ocean Park.

GENERAL INFORMATION

Phipps Ocean Park Site Plan was approved at the February 14, 2023 Town Council Meeting. Burkhardt Construction, Inc. (BCI) was selected as the Construction Manager at Risk for the construction of the Phipps Ocean Park. BCI prepared a cost estimate based on the sixty percent (60%) plans. The cost estimate was significantly higher than anticipated. Therefore, over the last six (6) months the Preservation Foundation has worked with their consultants through Value Engineering to modify the plans in a way to preserve the intent of the park and reduce the cost. The modifications have been reviewed by Town staff. The Preservation Foundation and Kimley-Horn and Associates will present the revised site plan outlining the plan changes from February to now. Below is a list of changes including explanations for change which are shown per page on the attached exhibits.

Page 1: Approved Site Plan from February 2023

Page 2: Program elements removed from the approved site plan.

- North entry to playground removed due to site grading restrictions.
- Water feature basin removed (one of two) due to Value Engineering.
- Interior walkways were removed to accommodate stormwater treatment. Rain/swale slopes for stormwater required additional area; the intent has always been to provide required site drainage for educational purposes by eliminating the need for underground conveyance systems and treating stormwater via rain gardens and swale areas.
- Oak Terrace removed due to Value Engineering.
- Sidewalk connection across A1A removed which is anticipated to be completed under separate FDOT project.

Page 3: Current 90% Plan Set

Page 4: Modified Program elements

- Playground extents adjusted but the overall total area is minimally impacted. The area was adjusted to protect existing trees which provide shade. The proposed playground equipment locations were adjusted slightly to meet required offsets and safety zones.
- An outdoor educational garden has been added at a donor's request.
- "Out-house" A/C structure was relocated which caused the site grading to be adjusted.
- Bollards and seating boulders added to entry plaza for safety.
- The wildflower garden pathway and overlook has been added. The elevated platform was value engineered out. The overlook platform, as well as at-grade walkway, was proposed in its place.
- Pathways have been modified to accommodate ADA accessibility including: dune crest approach, outdoor classroom approach, access to beach pavilions, outdoor classroom, and LRS access, south restroom building access.
- Pathways were modified to accommodate stormwater treatment areas: South parking walkway from tennis center to south restroom building and south parking to R/W sidewalk.

FUNDING/FISCAL IMPACT

These modifications will reduce the overall cost of the Phipps Ocean Park improvements. The Park renovation is being funded through donations.

Attachment

cc: Jason Debrincat, P.E., Assistant Director
Patricia Strayer, P.E., Town Engineer
Wayne Bergman, MCP, LEED-AP Director of Planning, Zoning & Building