

Phipps Ocean Park Working Draft of Responsibilities/Maintenance (subject to the terms as outlined in the Capital Grant and Operations Agreement)	Town	PFPB	Comments
Maintenanace of Native Plants/lawns/vegetative screening/invasives			Town will pay first \$100,000 of these costs of the native plant landscape maintenance. The PFPB will reimburse the Town for the remainder of the costs associated with the maintenance of items as indicated by the 'x' in the column C.
application of organic material		x	
health and appearance of native plants		x	
removal and replacement of plant material		x	
Horizon Plateau		x	
Great Lawn		x	
Connector Lawns		x	
vegetative screening around tennis, fire station		x	
dense buffers between condos on north and south side of park		x	
mangrove restoration area		x	
outdoor classroom		x	
wildflower garden		x	
invasive animal removal (iguanas)	x		
Maintenance of Pathways			
Nature/Pedestrian Paths	x		
Sand Paths to Beach	x		
ADA accessible paths	x		
Dunecrest pathways	x		
pathway lighting	x		
Maintenance of Structures/appurtenant (adjoining) land areas/equipment			Terms for the maintenance of LRS and CRC are indicated via lease
Little Red School House		x	
Coastal Restroation Center		x	
Outdoor Classroom		x	
Schoolyard garden		x	
Playground	x		
Beach Pavillions	x		
restrooms and showers	x		
wall around public works building	x		

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firehouse	x		
PW area	x		
tennis center and pickleball courts	x		
drinking fountains	x		
lifeguard stand and area	x		
low level lighting	x		
security cameras outside of leased areas	x		
gates and fencing	x		
water features		x	
benches (40)	x		
Maintenance of Hardscape/semi permeable parking			
parking areas	x		
parking entry ways - main entrance and exits	x		
grass overflow area		x	
access for beach renourishment access path	x		
Dune Crest path	x		
Art installation		x	
rock features		x	
park signage (wayfinding, donor, entry)		x	
park signage for restrooms (town standard signage)	x		
Other items			
mitigation efforts for soil remediation (if needed)	x		
maintenance of Town standard signage	x		
employment of native plant expert		x	
reservations for park rentals	x		
park event policies and procedures	x		
trash collection removal (outside of lease areas)	x		
parking policies	x		
beach management and policies	x		
Park Monitors and Evening patrol	x		
determining and enforcing park hours	x		
irrigation		x	
utilities	x		Lease dictates utilites costs for LRS and CRC. All other utilities will be paid for by the Town