

ANGLER AVE PROPERTY
PROPOSED IMPROVEMENTS

SEPTEMBER 2018

Overview –

The Town received the ocean front parcel on North Ocean Blvd and Angler Ave in April 2018. Since acquiring this property, the Town has removed hazardous debris and adjusted existing landscape contracts to include this area in monthly maintenance duties. Because this is a new piece of property, Town staff had the area surveyed to identify the property lines. The existing concrete footprint extends beyond the Town's property lines. Once the boundaries were established, staff was able to identify necessary improvements on the property. Staff also received additional improvements requests from local residents of Angler Ave. The following details the costs associated with those items that should be performed to upgrade the area to match other existing Town properties (A) and those items requested by local residents (B).

A) The Town of Palm Beach proposes to perform the following necessary improvements, repairs and maintenance:

- 1- Remove the existing concrete slab – The existing drainage system is clogged with sand and does not allow water to drain. This leads to an extended period of time with water ponding on the concrete slab. The entire section of the concrete floor will be removed with the exception of the locations immediately adjacent to the existing walls. The flooring needs to remain in this area so the integrity of the wall system is not compromised. Estimated Cost - \$3,500.
- 2- Remove the north wall which extends from the east to west direction and the portion of the wall north of the gate – These walls are failing and are in the Town right of way. This removal would include the wall footers. Estimated Cost - \$1,750.
- 3- Remove and replace the existing gate – The gate is failing and is difficult to operate and secure. It is also attached to a wall that is scheduled to be removed. The new gate and fence would be white aluminum and match the existing gate and fencing at the beach access location. Estimated Cost - \$4,100
- 4- Add beach compatible sand – Once the concrete floor and walls are removed, there will be a large void in this area. The Town will provide approximately 550 cubic yards of beach compatible sand in this area. Estimated Cost - \$12,500
- 5- The annual bi-monthly maintenance includes cleaning of the area, trimming of the hedges, maintenance and trimming of the palm trees. Estimated Annual Cost - \$3,182

Total Estimated Cost for Improvements - \$21,850

Estimated Annual Maintenance Costs - \$3,182

(B) Town staff met with local residents to discuss their suggested improvements to the area. This option includes a request for the Town to fund all suggested improvements.

1. Installation of an aluminum fence at the north boundary to separate the beach access/right of way from the terrace. Estimated cost - \$1,500
2. Improvements to the common area - After removing the concrete, elevate the ground level up 7"-8" and lay down sod the whole length of the terrace, approximately 60ft. by 20', and set 2' X 2' one inch thick pavers with grass "borders" to cover the middle of the terrace for an area approximately 28' x 14'. The two palm trees inside the terrace are requested to be removed and six (6) new shade trees planted, one at each corner of the center area that will have pavers and one at each end of the terrace. Breakdown of Estimated Cost:
 - a. Top soil to cover the common area and prepare for turf installation - \$1,500
 - b. 24" x 24" x 1" Patio Stones to cover an area 28' x 14' = \$2,772
 - c. Bermuda Turf - 1,400SF x \$1.42sf = \$1,988
 - d. Removal of palm trees (2) - \$350ea = \$700
 - e. Installation of six (6) shade trees - Florida Grade 1 with minimum of 8' of clear trunk, Seagraves as approved on dune plantings - \$800ea = \$4,800

Total Estimated Cost for Improvements - \$11,760

3. Installation of a shower and a battery-operated lawn sprinkler system. The Angler Ave residents will be billed for usage of the West Palm Beach water. There is an existing shower attached to the wall at this location, however the survey reveals the wall and shower are on the property of the adjacent property owner. A new water line, shower and support would need to be installed on Town property. Breakdown of Estimated Cost:
 - a. Relocate shower and spigot and install new appliances and supports - \$1,250
 - b. Battery powered irrigation clock - \$100
 - c. Installation of irrigation system utilizing low flow components - \$2,500

Total Estimated Cost for Improvements - \$3,850

Total Estimated Cost for all Requested Improvements - \$15,610

Note: Maintenance costs are not addressed because of the variables associated with the requested improvements. It is estimated to increase the annual cost by 50% - \$4,775