

Public Input Provided in Response to May 20, 2020 Review of Conceptual Improvements Plans for Marina Parking Lots, Lake Drive Park and South Lake Drive

From: John Gooch <jhg@jhgooch.com>
Sent: Wednesday, May 27, 2020 10:38 AM
To: Town Council
Subject: Concept A

*****Note: This email was sent from a source external to the Town of Palm Beach. Links or attachments should not be accessed unless expected from a trusted source. Additionally, all requests for information or changes to Town records should be verified for authenticity.*****

I have an apartment at Casa de Lago Condominium at 325 S Lake Drive and I am in 100% agreement on Concept A. My neighbors and I made it very clear at Town Hall that we do not want any loss of or “trading” of green space in the park. Side walks and hard paths through the park take away green space. We are for putting hedges around the existing parking lots and improving the lighting. We think that it is a good idea to lock the parking lots at night, but leave the gates open in the day. That way a wheelchair would have access to the park as they do now. Also if you want them locked during the day are you going to have a full time employee on duty to buzz people in? I can picture large service trucks waiting outside a locked gate while someone goes to a yacht looking for a gate pass. What about a visitor to a yacht, how will they get in? It just seems unnecessary to have them locked in the day.

Regarding the speeding on S Lake Drive. We are in favor of placing a stop sign at the intersection of Brazilian, Australian and maybe Chilean if necessary. All corners in PB have 4 way stops and everyone is used to stopping. It will solve the problem without adding bump outs which we don't want!

Thank you for your attention to this matter. Sincerely. John H. Gooch

From: Kiwi Hillard, Tuesday, May 26, 2020 1:53 p.m.
Dear Council members,

I am representing Casa de Lago Condominium at [325 S Lake Drive](#). Our members are in 100% agreement on Concept A. We made it very clear at Town Hall that we do not want any loss of or “trading” of green space in the park. Sidewalks and hard paths through the park take away green space. We are for putting hedges around the existing parking lots and improving the lighting. We think that it is a good idea to lock the parking lots at night when bad things seem to happen, but leave the gates open in the day. That way a wheelchair would have access to the park as they do now. Also if you want them locked during the day are you going to have a full time employee on duty to buzz people in? I can picture large service trucks waiting outside a locked gate while someone goes to a yacht looking for a gate pass. What about a visitor to a yacht, how will they get in? It just seems unnecessary to have them locked in the day.

We don't want our park “commercialized.”

Regarding the speeding on S Lake Drive. We are in favor of placing a stop sign at the intersection of Brazilian, Australian and maybe Chilean if necessary. All corners in PB have 4

way stops and everyone is used to stopping. It will solve the problem without adding bump outs which we don't want! (And please don't put those yellow signs that you have on S County that give you a false sense of security while people drive right through them !)

Thank you for your time and for carefully reviewing this project!

Kiwi Hilliard

[516 669-1589](tel:5166691589) (C)

Kiwi Hilliard

2335 Garth Lane

Charlottesville, VA 22901

[516 669-1589](tel:5166691589) (C)

From: LYNN ALLEGAERT <lynniealle@aol.com>

Sent: Monday, May 25, 2020 1:49 PM

To: Carolyn Stone <cstone@TownOfPalmBeach.com>

Subject: Comments on May 20, 2020 Lake Drive Park Presentation

Dear Ms. Stone,

I am a resident of Palm Beach residing at 455 Australian Avenue corner of South Lake Drive.

My apartment building was recently landmarked by the Town of Palm Beach Landmarks

Commission and overlooks Lake Drive Park and the beautiful banyan trees.

I was present on the May 20 call outlining the A, B and C concepts for Lake Drive Park. I was gratified to see that the options were much improved from the February 24 presentation.

In my opinion, Option A is by far the preferable concept. It is not only the least expensive but also the most aesthetically pleasing as it does not invade the existing green space as do concepts B and C. To my thinking, concrete areas represent a hideous invasion of green space. The expansion of the Australian Dock parking and the concrete paths in concept B seriously diminish the beauty of the park. Taking away angled parking when there is a need for more spaces and adding concrete sidewalks as well as expanding the Brazilian Dock parking lot, all in concept C, make this an extremely poor choice both practically and aesthetically.

Your stated and most worthy goal of preserving green space is achieved in concept A, not in B and C. I fervently hope this is the course the Town will follow and respectfully urge you to convey my strong feelings to those making this important decision affecting the beauty and livability of our Town.

Sincerely,

Lynn Allegaert

PS I attach a letter I wrote that was published in the Palm Beach Daily News after the February 24 meeting that more fully expresses my thoughts on the Lake Drive Park issues.



From: <jansalvadorpb@gmail.com>
Sent: Tuesday, May 26, 2020 10:28AM
To: TownCouncil
Subject: concept choices

I, Jan Salvador at 325 So. Lake dr. #7 is in favor of Concept A. The stop lights are a must.

Date: May 26, 2020 10:59 a.m.

From: Connie&Peter Geisler, residents of
 315 South Lake Drive, Palm Beach,
 Are in favor of Option B.

We are in favor of TWO CROSSWALKS, one at Brazilian and one at Chilean. We see great necessity in TWO PATHS TO CROSS THE GRASS, as we no longer can use the parking lots to access the Lake Trail. We have a handicapped daughter in a wheelchair. Wheelchairs do not work on grass. There are many handicapped residents in our neighborhood.

We also request that no more trees be planted in the park as our view of the lake from our 6th floor Penthouse has been "treed out".

Thank you for for all your hard work with this amazing plan for the new docks.

Connie&Peter Geisler

Additional email from Geisler

Date: May 28, 2020, 6:31 PM

Important:

It is the Geislars' strong feeling for the need of two crosswalks across South Lake Drive and two paths ACROSS the grass to enable someone handicapped to have access to the Lake Trail. You cannot push a wheelchair on grass and cannot use the Parking Lots that we always used to cross, as they will be gated. Yes, We have a personal interest in this accessibility, but there are also many handicapped residents in our neighborhood who use the Trail.

We also, have lost our views of the Lake because of the enormous trees,
so, Please, No More large trees!

Hedges and shrubs are great!

Thank you,

Connie and Peter Geisler

Sent from my iPhone

From: Eleanora Kennedy

Date: May 25, 2020 2:22 pm

Dear Carolyn Stone,

For almost 20 years I lived in West Palm Beach with my husband Michael Kennedy. Upon his passing I felt the need for apartment living. Recently I purchased and closed on an apartment at 455 Australian Avenue and will move in come fall.

I sold our beach house in the Hamptons , kept my apartment in NYC and will become a resident of Florida. I joined the Palm Beach Civic Association and eagerly listen to Tim Malloy weekly. I have kept informed of the Marina Project.

The little park across the street with the magnificent banyans attracted me . I am a 28 year Board member of the Central Park Conservancy in NYC,,,parks are my passion. I believe it to be the jewel in the crown of Palm Beach parks. My mental health requires green space and water.

This neighborhood is drenched in people ...not boat owners, If one compares the 84 slips for boat owners to the grid and number of neighborhood residents it is clear who should be primarily served., not special interests, but the residents of the neighborhood who are the majority.

One of the guiding principles in the town's presentation for the design concept:

"NO LOSS OF GREEN SPACE"

The Town's promise :

...," to ensure that whatever is ultimately selected, we will leave the park better than it was when the marina project was started"

In closing Ms Stone, I heartily endorse Concept A ,and believe the boat owners should be obliged to use Uber or taxi for their drop off instead of adding 13 additional spaces.

Respectfully and with my very best,

Eleanora Kennedy

From: Jim Bowers

Date: May 25, 2020 3:33 pm

Please ignore my earlier preference for Concept A which was based on faulty information. We will be providing consolidated input for 455 Australian soon. Personally, my wife and I lean toward Concept C with preference for parallel parking, sidewalk and paved walkways to Lake Trail.

Best regards,

Jim Bowers

484-354-1961

Dear Carolyn,

I am in favor of Plan A.

The park is so important to all of us.

Many thanks, Eugenia Revson

Sent from my iPhone

Jacelyn Botti <jacelynbotti@gmail.com>

Carol-

My husband and I Jack and Jacelyn Botti have docked an 100 ft vessel on the Peruvian Dock for three years.

We had a shorter vessel in West Palm Beach for seven years before we moved the new ship over to the Palm Beach side of the intercostal.

Anyway, the long and the short of it is,

We moved over to the Palm Beach side of the inter coast because of the ambience and safety from the hundreds of homeless that lay in the street on the West Palm Beach side.

Our current ship situation is such where we have one slip for us the owners and a crew of three full time thanks people. We get one parking space. We actually need two, one for us another for the crew to use.

The point is that the existing parking situation hastily accommodated us sufficiently... let alone bringing larger ships until to the dock with bigger Cruise and maintenance support needs!

My concern with both the town and citizens is that they don't and haven't expressed an understanding from a boaters perspective

Hello

I reside at 325 South Lake Drive , and have a few questions:

- Six parking spots on the East side are being taken away , where are they located?
- Since many spots are being removed from the West side of South Lake , is it possible to make parking more restrictive on the East Side. Presently it is permit parking Monday – Saturday 9 AM – 6 PM,

Can the end time move to 9 PM as 5 PM and include Sunday? Many people drive over and park to use the Lake Trail and I fear our limited street parking for 325 South Lake will be utilized by these walkers/bikers.

- On concept C , I oppose any new pavement parking in the lots , that would take away existing green space and we were told this would not be the case
- Concept A does not have a direct connection the walkway and cutting through the grass is hard to walk for many people.

Thanks

Fred Mitzner

Senior Vice President

2351 Ashmead Place
Washington DC 20009
Phone 202-483-4640
Fax 202-318-8209

From: John David Corey

May 28, 2020 11:55 a.m.

Attachments included electronically in Town Council Back up

Dear Carolyn:

After much coordination with interested parties and neighbors, the Friends of Lake Drive Park has prepared a comment letter and a Design Guidelines report that will help the Town of Palm Beach produce the best plan for Lake Drive Park and South Lake Drive to ensure the most green-space, the best quality of life and beautiful, consistent park design. We ask the Town to consider these guidelines while they engage a park design consultant to oversee the new plan to take through the community process and town approvals including the Landmarks Preservation Commission and Town Council.

Our comment letter and Design Guidelines report are attached below. Looking forward to the completion of this important Marina project with a new Lake Drive Park and enhanced South Lake Drive.

Thank you very much,

John David Corey
Miguel Rosales

Ethel Steindl
Founders - Friends of Lake Drive Park

To Ms. Caroline Stone:

My name is Elizabeth Mills. I live at 369 South Lake Drive right across the street from the Lake Drive Park. I have attended all the meetings on this project. As you may know, the Park property is protected by its status on the National Historic Register. These plan guidelines that the Friends of Lake Drive Park are circulating to the Palm Beach community are a Well Thought Out completion to the dock project. They will beautify the Park's existing green space that the community enjoys to walk and play in.

Thank you,
Elizabeth Mills

From: Gordon McCoun for the Royal Park Homeowners Association

Date: May 28, 2020

Memo attachment cut and pasted below the email

Good evening all,

Since the presentation of the revised Royal Park plans on the 20th, RPHA has surveyed our constituents for their views of the options and various aspects of the plans. We then distilled them down into the attached memo for your consideration.

We are happy to discuss if you would like.

The new options are much more in-line with the sentiment of our community and we thank you for hearing us.

Regards,
Gordon for the RPHA

From: Janet Halvorson <halvorson.janet@gmail.com>

Sent: Thursday, May 28, 2020 11:14 AM

To: gailconig1@icloud.com

Cc: Town Council

Subject: Dock Expansion on South Lake Drive

*****Note: This email was sent from a source external to the Town of Palm Beach. Links or attachments should not be accessed unless expected from a trusted source. Additionally, all requests for information or changes to Town records should be verified for authenticity.*****

Dear Mayor Coniglio,

I am writing regarding the plan options for the dock expansion on South Lake Drive. As a resident on this street I would prefer Option A.

One of the special features of our building is the ability to look out over the beautiful green space bordering the inter-coastal waterway. Many of us love to sit in its leafy environs. I strongly disapprove of adding concrete walkways to what is now one of our few green neighborhood refuges where one can sit in the shade and admire the view beyond.

While sign control is fine by me I have serious issues with street bump outs. We live in a quiet, pastoral neighborhood. I'd hate to see it get the concrete commercial treatment.

One other concern I have is regarding parking spaces. Our building's residents must park on the street. We have already lost one spot in the past. We can't afford to lose any more. Please keep this in mind when going forward.

Thank you for listening and for all the good work you do on our behalf.

All the best,

Janet Halvorson
235 South Lake Drive #6
Palm Beach, Florida 33408
646-957-0972

From: Linda Siris,
May 29, 2020 5:38 p.m.

Hi Ms. Stone,

I have lived on the corner of Brazilian Ave & Cocoanut Row for over thirty years now & I would be so very disappointed if you ruined our green space at the town docks. I am in full agreement with Friends of Lake Drive Park & their suggestions. Thank you for your consideration in this matter. Most Sincerely, Linda Siris Sent from my iPhone

ROYAL PARK HOMEOWNERS ASSOCIATION

TO: Bobbie Lindsay, Jay Boodheshwar, Paul Brazil, Carolyn Stone
FROM: Royal Park Homeowners Association
DATE: 28 May 2020
RE: RPHA response to revised Lake Drive Park plans
CONFIDENTIAL

Since the presentations of the revised plans for Royal Park and South Lake Drive on May 20th, the Royal Park Homeowners Association ("RPHA") has solicited the sentiment of the residents toward the plans.

It is evident that the guidance we provided to the Staff in February was heard, and we appreciate that the new proposals are closer to the wishes of the RPHA community.

To ensure that our comments broadly and accurately reflect the views of neighborhood residents, the presidents of the RPHA buildings conducted a poll of their owners for their views on the three options. Given the short timeframe for community comment, we focused on the buildings that are most impacted by the plans, specifically those that face the Park directly.

The overall and unanimous responses indicate a continued strong desire to improve the Park, maintain/increase usable greenspace, not increase the size of the parking lots and calm traffic on South Lake Drive. Residents continue to prefer parallel to angled parking on the west side of South Lake Drive but not if it means enlarging the parking lots to achieve that.

Not surprisingly then, virtually all respondents thus expressed a strong preference for Option A, which accomplishes most of those objectives with minimal changes to the current park.

The only shortcoming of Option A is that, if the parking lots must be secured and closed to the public, pedestrians who wish to cross from South Lake Drive to Lake Trail will have to walk across the lawns. This would be an impediment or, at the very least, an inconvenience to people who use a wheelchair, walker or cane, or who are unsteady while walking.

As a solution for that, residents almost universally liked the incorporation of pathways in Option B as an alternative to entering through parking lots. The consensus was that four pathways may be excessive and that two or three would be enough. Priorities for pathways would be from the Brazilian and Peruvian intersections and, if possible, the Australian intersection. Many residents disliked the one that connects to the Chilean crosswalk to the Trail and slashes through the middle of the expansive lawn between the Peruvian and Chilean parking lots.

There was also widely held sentiment that two or three crosswalks at the intersections would be sufficient rather than all four. The Chilean crosswalk especially could be expendable if there is no connecting pathway, as the western landing would deposit pedestrians right on the grass. Eliminating one or two crosswalks and related islands would also free up additional parking spaces on South Lake Drive to mitigate the need to expand the Australian parking lot and perhaps facilitate parallel parking on

the west side of the Drive. There was also questions from some residents whether the islands at the crosswalks are necessary and sentiment to eliminate them if not.

There was no interest in having a sidewalk on the west side of South Lake Drive as presented in Option C.

Responses were universally in favor of engaging a design consultant to enhance the aesthetic aspects and integration of the various elements of the Park.

Consequently, our recommendations to the Town Council and Staff are:

- Use Option A as the core of the design, subject to the following refinements,
- Reconsider whether all four crosswalks and pathways are necessary to calm traffic and access the Lake Trail and, if not, omit some of them and capture the additional parking spaces for parallel parking if possible,
- To connect South Lake Drive to Lake Trail, incorporate at least two pathways to meet the Brazilian, Peruvian and, if possible, Australian crosswalks,
- Engage a design consultant to help with the implementation of the ultimate plan.

The current project is a splendid, but one-time, opportunity to make Royal Park a credit to the Town of Palm Beach. The Town has made a very significant commitment and financial investment to create a world-class marina that will attract a higher level of yacht owner. We believe that anything less than an elegant Royal Park would undermine the value proposition of the new Marina and hurt the reputation of the Town. We therefore encourage the Council and Staff to dedicate the necessary financial and human capital to ensure that the outcome befits the prestige and beauty of the Town.

RPHA looks forward to our continued cooperation with the Council and Staff to create a Park of which everyone will be proud.

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Dedicated to the preservation and enhancement of Lake Drive Park as a beautiful, green, open space for the benefit of the residents of Palm Beach.

May 28, 2020

Ms. Carolyn Stone (via email)
Town of Palm Beach
360 South County Road
Palm Beach, FL 33480

**RE: Lake Drive Park and South Lake Drive
May 20, 2020 Town Presentation**

Dear Ms. Stone:

The Friends of Lake Drive Park thank you for the opportunity to comment on the recent park and parking concepts presented to the residents of Palm Beach on May 20, 2020. Our organization's main focus is to preserve and enhance the quality of the open green spaces in historic Lake Drive Park next to the Palm Beach Marina. Please find below our comments and attached proposed design guidelines.

1. Design Consultant Selection: We are in support of hiring a professional design consultant that will help improve the aesthetics and overall detailing of the park. The plans presented on May 20th, 2020 are basically parking plans that do not address the visual quality of the Park. There is no definition of landscape elements, streetscape elements, lighting, benches, pavement treatments, etc. The three plans as presented are unresolved from an aesthetic, landscape and park design point of view.

2. Concepts A, B and C: We find that all concepts have certain elements that we support including: crosswalks at Australian, Peruvian and Chilean avenues, paths running alongside the parking lots connecting the Lake Trail to the neighborhood, parallel parking to enhance and unify the street appearance and the addition of green islands between parking spaces breaking the pavement along the entire Lake Drive providing visual relief. We are also in support of adding gates to the parking lots and creating substantial landscape buffers to visually mitigate the parking lots. However, we are not in support of adding a sidewalk parallel to South Lake Drive or adding chain link fencing along the perimeter of the parking lots. We prefer a thick landscape native hedge. Please note that none of the concepts as presented accomplish all of our community goals and guidelines which we have summarized and illustrated in the attached document.

3. Additional Parking: Adding parking spaces that encroach into the parkland as in concepts B and C is not acceptable and should not be pursued. The use of angled parking creates safety issues with cars backing into traffic and does not enhance the streetscape. The current angled parking is also unsightly, abused and should be eliminated. The combination of both angled and parallel parking (as in concept C) is not desirable as it makes the street look disjointed and the safety concerns are not resolved. We support the use of only parallel parking along the Park side so both sides of the South Lake Drive match and are visually consistent. Maximizing parking cannot be the highest priority for the overall project at the expense of enhancing the Park and street. The marina project was deemed to have met concurrency by the Town's planning director and therefore no additional parking demands are required. Nevertheless, we are in agreement that all new 37 additional Marina parallel parking spaces next to the park as shown in our design guidelines report should be designated for that use only to aid the Marina operations during the day and for resident use only during the night after 6 PM.

We are looking forward to a more detailed presentation in the future in which the visual quality, landscape features and aesthetics of the park will be presented in conjunction with a sensitive and appropriate parking layout that will not encroach into the green space while also enhancing the streetscape along South Lake Drive. The quality of the Park should be consistent with the quality of the Marina currently under construction and both portions of the project should complement and mutually enhance each other for the benefit of the residents of Palm Beach for decades to come.

Best regards,

John David Corey
Miguel Rosales
Ethel Steindl
Founders - Friends of Lake Drive Park

cc: Palm Beach Town Council



Lake Drive Park Design Guidelines

May 2020
Palm Beach

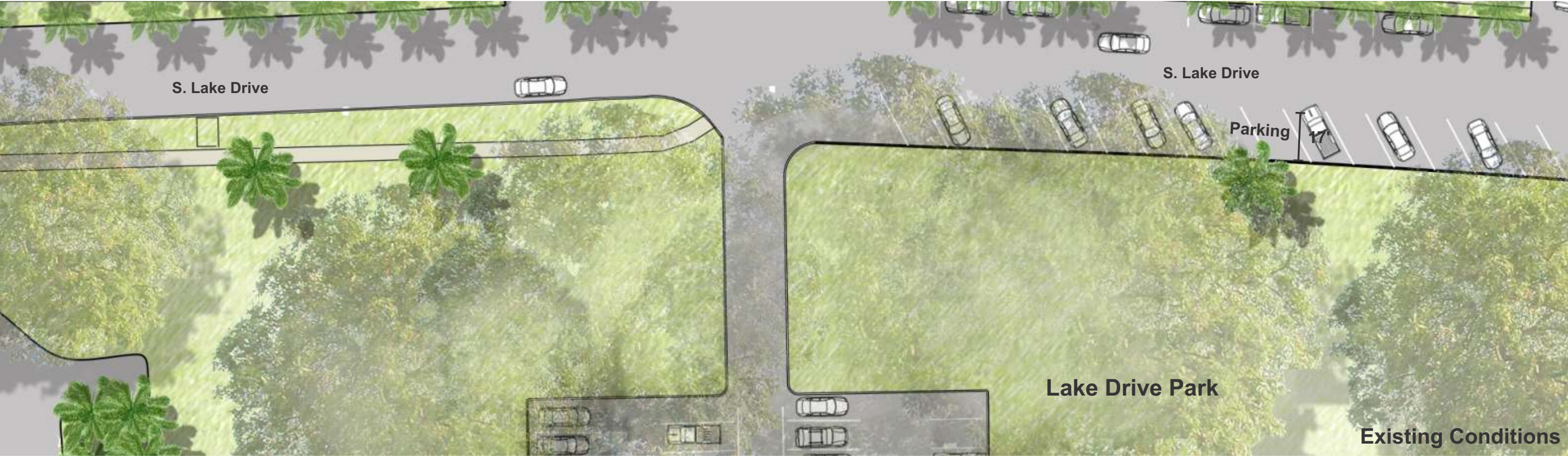


Lake Drive Park - Design Guidelines

- 1. Improvements to South Lake Drive to include parallel parking along South Lake Drive with no angled parking. Add bump outs/green islands every few parking spaces and at entrances to the three (3) parking lots to mark pedestrian access into park and beautify street. Eliminate safety concerns with angled parking.**
- 2. Pedestrian crosswalks at Australian, Chilean and Peruvian Avenues. Gain of 9' extra green landscape strip along South Lake Drive due to parking reconfiguration.**
- 3. Substantial screening of the utility boxes, cabinets and pipes from the neighborhood side not only for the benefit of Town Marina customers. Additional screening next to new dock buildings.**
- 4. Extensive use of only Florida native plants for new landscape materials for Lake Drive Park and screening of three existing parking lots. Landscape material around parking lots more substantial/sinuous/natural screening and no monoculture hedges. No chain link fence along perimeter of parking lots only a green hedge.**
- 5. New park wood benches all consistent in appearance and historically appropriate and new improved lighting in the park and at refurbished parking lots.**
- 6. Removal of trash dumpster from under the Ficus trees at access to Brazilian dock. New landscaping to protect landmark trees.**
- 7. No ADA ramps along Lake Trail; instead raise the elevation of the Lake Trail in a gentle manner so that the changes in elevation are subtle and without visual impact.**
- 8. New raised bulkhead wall along Lake Worth to be historically appropriate and consistent with historic district. Add architectural treatments/concrete rustications.**
- 9. New parallel parking next to Lakeside park only for new Marina use during the day. After 6:00 pm only for Palm Beach residents. No placard or transient parking.**

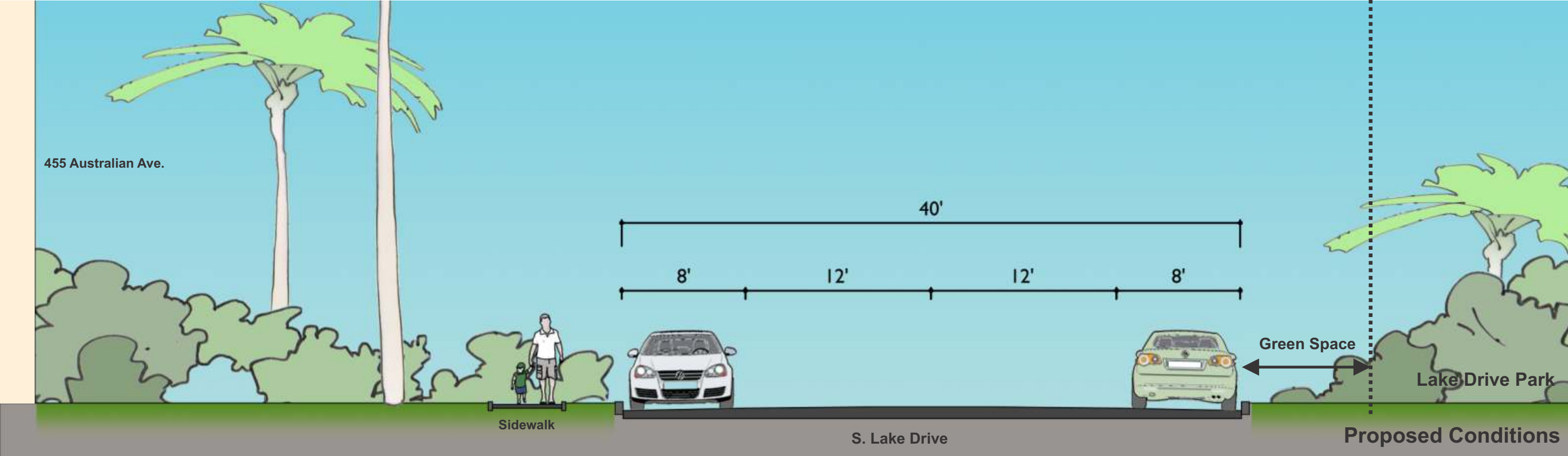
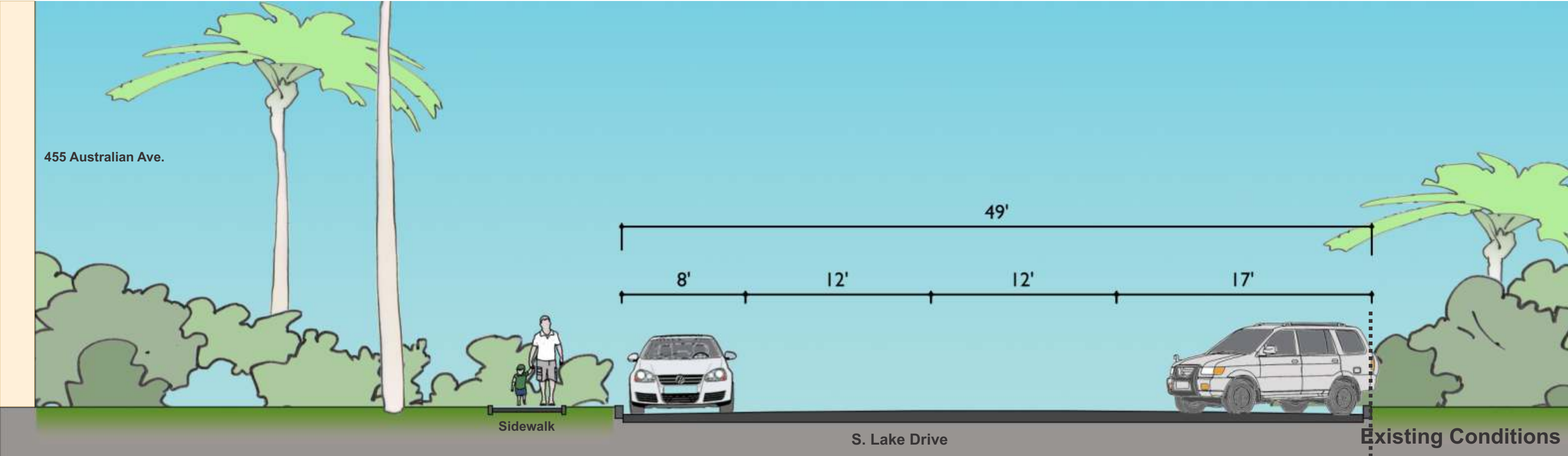


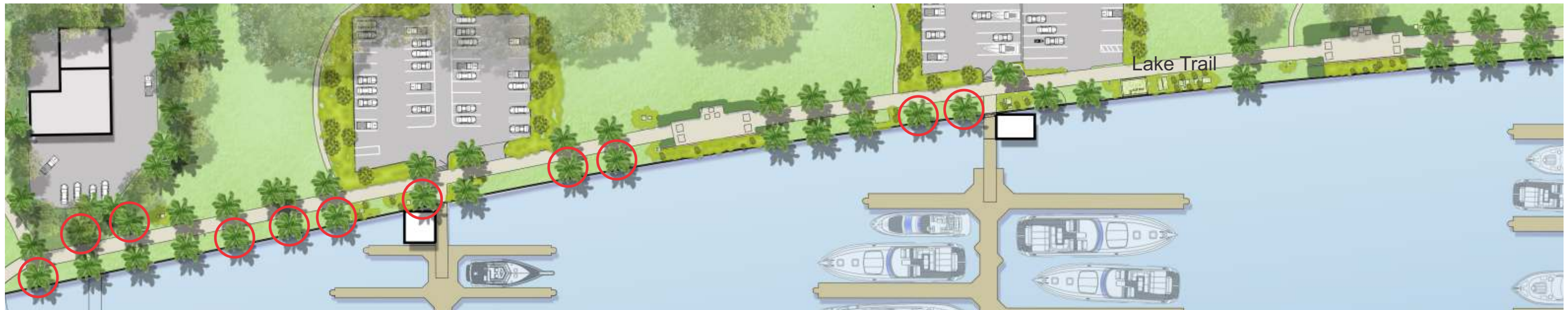












○ Replacement of missing native Royal Palms originally donated by Palm Beach Garden Club





Landmark Ficus Trees



Florida native plant mix



Use of Florida natives in the area
381 South Lake Drive



Mimosa



Beach Creeper



Muhlygrass



Dune Sunflower



Saw Palmetto



Giant Leather Fern



Green Buttonwood



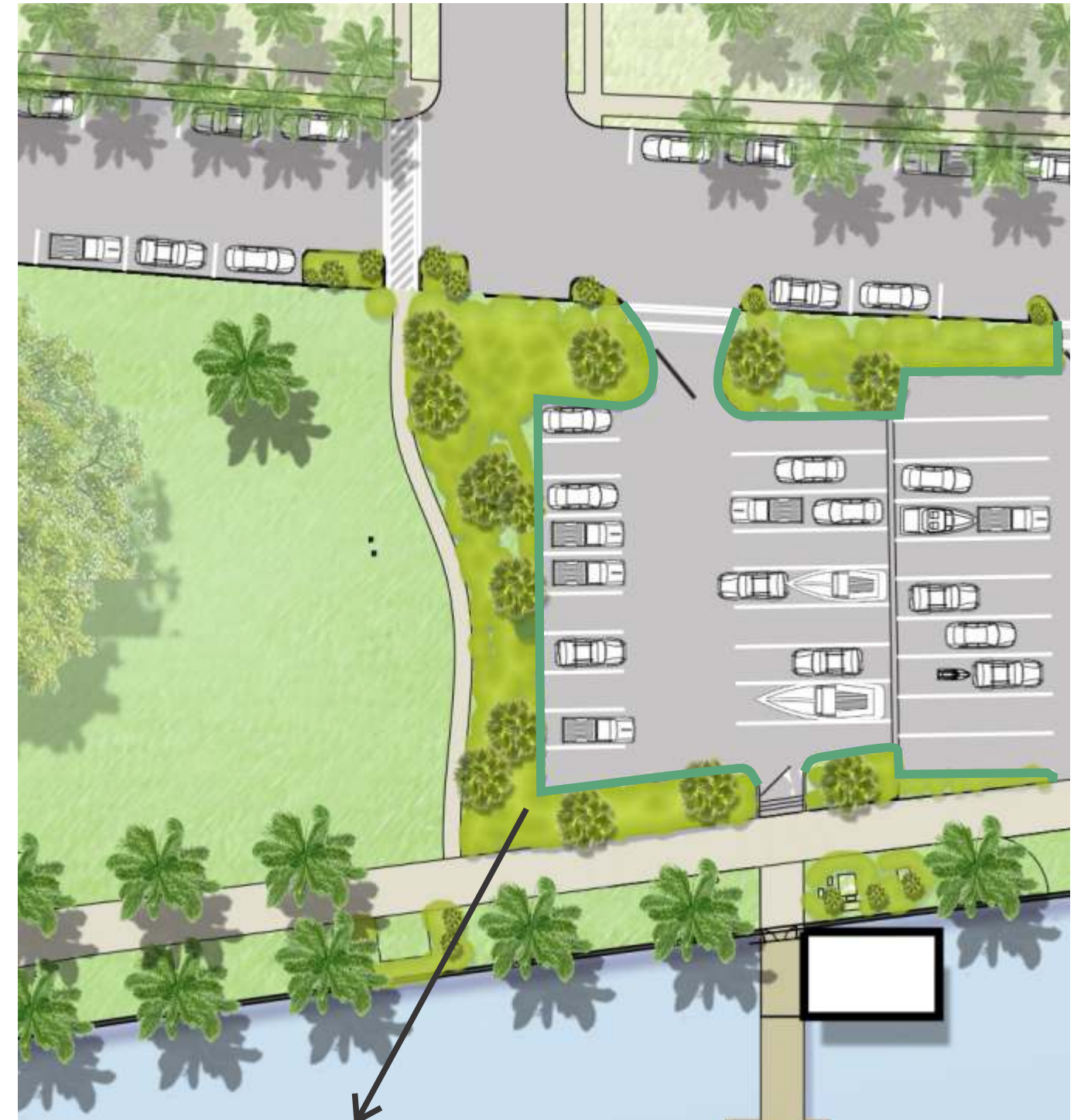
Cocoplum



Sabal Palm



Cinnamon Bark



Planting buffer at all parking lots

Florida Native plant mix:

- Low Planting:** Mimosa, Beach Creeper along concrete path
- Intermediate Planting:** Muhlygrass, Dune Sunflower
- Larger Plantings:** Saw Palmetto palms, Giant Leather Ferns
- Parking Hedges:** Green Buttonwood, Cocoplum
- Native Trees and Palms:** Cinnamon Bark, Sabal Palms

Landscape Guidelines





Trash Receptacle



Light Pole



Wood Bench



New Marina Building at Australian Dock



Concrete Tabby
walkways and crosswalks



Parking gates to match
New Marina building gates



Existing Conditions





Proposed Conditions