

August 10, 2020

Dear Mayor and Town Council:

We have reviewed the conceptual improvements plan for Lake Drive Park to be presented on August 11, 2020 by Fairfax, Sammons & Associates and would like to offer the following comments as part of the public input process:

1. We continue to believe that engaging a design consultant is benefiting the Town Marina Project since Lake Drive Park and South Lake Drive lack visual appeal, contextual integration and a level of quality commensurate with the new Palm Beach Marina currently under construction.
2. We support a maximum cap of 168 parking spaces between the 3 marina parking lots within Lake Drive Park and the newly designated parking spaces on the west side of South Lake Drive. The 168 spaces equals 2 parking spaces per 84 slips as shown in previous concept A-1 (126 inside the 3 parking lots and 42 on the west side of South Lake Drive). The current plan by Fairfax, Sammons & Associates show 186 spaces which include those additional 18 spaces. These 18 spaces should be eliminated and converted to green space or landscaped islands to avoid long stretches of parking and pavement along South Lake Drive and help restore a residential character in the neighborhood. The existing parking spaces on the east side of the street should be preserved for residential use and converted to exclusive residential use day and night.
3. We still support the conversion to parallel parking along the west side of South Lake Drive so that both sides of the street would be visually consistent. Besides lingering safety concerns with cars backing into traffic, the angled parking as shown in the plan does not provide traffic calming measures as can be witnessed currently with motorists speeding along the street. The restoration of South Lake Drive to two travel lanes and two parallel parking lanes should be paramount.
4. We believe traffic calming to reduce speeding along South Lake Drive is beneficial and should be explored further. Adding textured crosswalks at each cross street like the ones used on Worth Avenue would be very helpful and help unite the neighborhood to the park, marina and lake. The current proposal does not show a crosswalk at Australian Avenue and South Lake Drive and should be added. The rotary at Brazilian may not be practical with larger marina vehicles in the area.
5. We support the new proposed stop signs along South Lake Drive which mirror others in the area and help to reinforce other traffic calming measures.
6. We support adding small shade trees and green areas inside the 3 existing parking lots as shown in the current plan which has reconfigured their interior layout. Those features will add shade and visual relief without obstructing views of Lake Worth from adjacent residential buildings and provide aesthetic enhancement for the nearby residents.
7. We support raising the Lake Trail and if some transitions are needed at the building entrances, they should be provided with slopes of less than 5% to avoid the need of special ADA railings and provide smooth circulation access.

8. The landscape buffers around the parking lots should be at least 6' high as shown in the current plan. No chain link fencing should be used. Buffers should be wide enough to provide a naturalistic transition between the park lawn area and the parking lots. The currently used 6' high green construction fences have been very effective and beneficial to block views of vehicles and construction equipment.

9. We recommend that only Florida Native Plants should be installed in the park along the parking buffer areas and trail connections. All unsightly mechanical and electrical cabinets and equipment must be concealed along the entire Lake Trail.

10. Light poles, parking lot gates, benches and trash receptacles should also be consistent in architectural style, color (black) and material and should relate to the 3 new Town Marina buildings architecture.

11. We are not in support of moving the historic lake trail directly adjacent to Lake Worth which not only appears to have a very high cost, but also the current configuration with landscape strip along the lake and matching Royal Palms has been cited in our community outreach as an important amenity to be preserved.

12. We are not in support of adding a pergola that would block views of the water or adding a balustrade that is not consistently used along the entire length of the Lake Trail.

Thank you for the opportunity to provide public comments on this very important project for the Town of Palm Beach. Looking forward to continuing to participate in the on-going public process and the future completion of an enhanced, beautiful and green Lake Drive Park and South Lake Drive as part of a first-class Town Marina Project.

Sincerely,

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

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