



LETTER OF INTENT FINAL SUBMITTAL

DATE: October 31, 2022

TO: Town of Palm Beach, Planning, Zoning & Building Dept.

RE: COA-22-037 (ZON-22-107) 2185 S OCEAN BLVD

REQUEST

On behalf of The Town of Palm Beach ("**Applicant**") and the Preservation Foundation of Palm Beach ("**Foundation**"), Shutts & Bowen LLP and Kimley-Horn ("**Agents**"), along with Raymond Jungles, Inc. as the landscape architect, and Fairfax, Sammons and Partners, LLC. as the design architect; submits a request for a Special Exception ("**SE**"), a Site Plan Review ("**SPR**"), Variances, and a Certificate of Appropriateness ("**COA**") for Phipps Ocean Park ("**Park**"). The Park is comprised of a 20.2-acre parcel with approximately 1,203 feet of ocean frontage located at the intersection of S. Ocean Boulevard and Ibis Way ("**Site**").

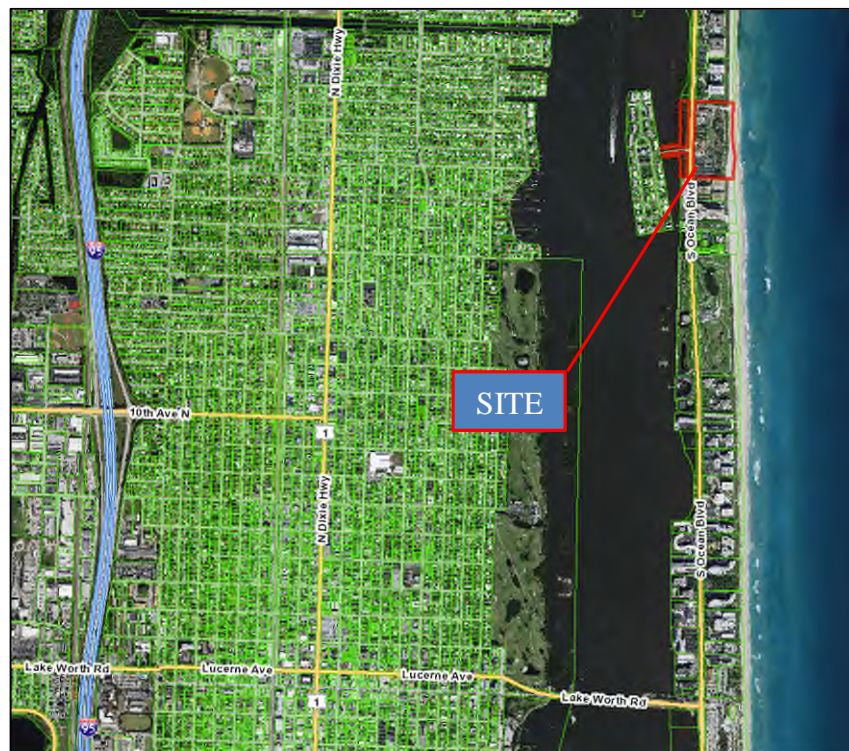


FIGURE 1 – Location map

Property Address:	2185 S. Ocean Blvd. (<i>Figure 1</i>)
Parcel Control Number (PCN):	50434411030001201
Zoning:	R-B Low Density Residential District (“R-B District”)
Municipality:	Town of Palm Beach (“Town”)

REQUEST

• A SE and SPR to modify the Park’s Master Plan (**“Plan”**). Specifically, the Park will be comprised of 15 main areas (**“Project”**). See a complete detail of the Project prepared by Raymond Jungles, Inc. (**“Jungles”**) included as **Exhibit G**. A summary of the Project areas are as follows:

- Main Entrance: A 4,930 square foot (**“sq. ft.”**) area defining the main entrance which allows open views across the Great Lawn displaying the Little Red Schoolhouse (**“Schoolhouse”**) in the back.
- Gold Coast Gateway: A 4,070 sq. ft. area defining a walkway accessed from the parking lot, shaded and framed with a large Strangler Fig and water features.
- Dune Playground: A 5,000 sq. ft. dune playground area which offers recreational opportunities for children of all ages.
- Outdoor Classroom: A 4,200 sq. ft. outdoor classroom strategically located in a space meant to educate and entertain while being immersed in nature.
- Little Red Schoolhouse: The 633 sq. ft. historic pioneer-era schoolhouse will be relocated, elevated, and restored and located in a 2,300 sq. ft. area with planting areas that gives hands-on learning experiences about the historic landscaping, resiliency, and sustainability.
- Great Lawn: A 19,450 sq. ft. area surrounded by trees with open views of the Little Red Schoolhouse, Gold Coast Gateway, and the Great Lawn.
- Wildflower Garden: A 13,000 sq. ft. area with a natural rainwater basin and planted with native species that thrive in moist conditions.
- Horizon Plateau: A 19,000 sq. ft. area which serves as a gathering space for the Park offering activities, sheltered picnic areas, and open views of the Atlantic Ocean, the mangrove to the west, and the Lake Worth Lagoon.
- New Picnic Area: A 3,650 sq. ft. shaded area with tables and seating spaces.
- Coastal Restoration Center: A 2,399 sq. ft. building in a 12,400 sq. ft. area which serves as an initiative to educate visitors about native species.
- Parking Lots: A north and south parking lot with a total of 201 parking spaces.
- A1A Treatment and Park West: A 100,000 sq. ft. area with large trees planted along A1A to create a dense allée.
- New Bathrooms: Two restroom buildings totaling 1,662 sq. ft. for visitor use.
- New beach pavilions: Four beach pavilions totaling 912 sq. ft. located on the crest of the coastal ridge offering sweeping views of the Atlantic Ocean.
- The existing Fire Station, tennis courts, and Public Works buildings will remain with no changes.
- New pickleball courts: Four pickleball courts located adjacent to the westernmost existing tennis courts.

- Variances as follows:

Code Section	Required	Proposed
Section 134-1702	No structure of any nature that is to be constructed on land situated southward of Southern Boulevard (State Road No. 80) shall be constructed closer than 150 ft. from the designated ocean bulkhead line.	To allow a reduction in the ocean bulkhead line from 150 ft. for the beach pavilions as follows: Variance 1: Beach Pavilion #1: reduce to 37.3 ft. (- 112.7 ft.) Variance 2: Beach Pavilion #2: reduce to 36.25 ft. (- 113.75 ft.) Variance 3: Beach Pavilion #3: reduce to 36.25 ft. (- 113.75 ft.) Variance 4: Beach Pavilion #4: reduce to 43.5 ft. (- 106.5 ft.)
		Variance 5: To allow a reduction in the ocean bulkhead line from 150 ft. to 111.4 ft. for the North Restroom. (- 38.6 ft.)
Section 134-893(b)(10)(a)	Height and overall height for one-story buildings, the maximum building height is 14 ft.	To allow an increase in the building height from 14 ft. for the beach pavilions as follows: Variance 6: Beach Pavilion #1: increase to 15.4 ft. (+ 1.4 ft.) Variance 7: Beach Pavilion #2: increase to 15.4 ft. (+ 1.4 ft.) Variance 8: Beach Pavilion #3: increase to 15.5 ft. (+ 1.5 ft.)
		Variance 9: To allow an increase in the building height from 14 ft. to 14.5 ft. and overall height from 22 ft. to 28.1 ft. for the Coastal Restoration Center. (+ 6.1 ft.)

- A COA:
 - New construction of the Coastal Recreation Center, new bathrooms, and new beach pavilions.
 - Relocate, elevate, and restore the existing Schoolhouse.

BACKGROUND

The Park was originally platted as part of the “Palm Beach Estates” by The Palm Beach Estates, Inc. in December 1920. In May 1948, Bessemer Properties, Inc., a corporation of the Phipps Family, donated the land for the Park to Palm Beach County (“**County**”). The County hired landscape architect A.D. Taylor in 1950 in order to create a master plan for the Park, which was only partially implemented. The County held the Park until October 1957, when they deeded the Park to the Town, who still steward the Park today.

The Park is currently developed with recreational pathways, pavilions, beach access paths, public restrooms, and tennis courts. In addition to these amenities, the Park houses municipal functions including the Palm Beach Fire Rescue Station No. 3 and Public Works buildings, and an important historic and cultural asset, the Schoolhouse. Constructed in 1886 to educate the growing numbers of pioneer children, the Schoolhouse originally sat approximately seven miles north of its current location, on the western side of the island. After the Schoolhouse ceased operation in 1901, it became a tool shed on the John S. Phipps property. In 1960, the Schoolhouse was partially dismantled and relocated to the Park where it sat vacant until 1989/1990 when the Foundation entered into a 99-year lease with the Town, restored the building, and began operating a living history program for school children. The Schoolhouse is the oldest remaining one-room schoolhouse in southeast Florida, and based on preliminary research, may be the oldest remaining one-room schoolhouse built for that purpose in the State of Florida.

In August of 2020, the Foundation received permission from the Town Council to commission Jungles to design a Plan for the Park. Over the past two years, the Foundation and Jungles design team have met with interested stakeholders to develop the Plan so it matches the needs of the community while integrating the cultural and botanical properties of the Park. As such, the proposed Project continues the public, private partnership for the redevelopment of the Park.

The Plan for the Park presents the opportunity to connect the Foundation's educational programming at the Little Red Schoolhouse with its influential work in Pan's Garden. The goal for the Project is to demonstrate on a large scale how native plants can be used to create beautiful, environmentally sustainable landscapes, and restore habitats for wildlife. The Park is unique in that it contains varied ecosystems spanning from the Atlantic Ocean to the Lake Worth Lagoon Estuary. Once completed, the Park will broaden the reach of the Town's green initiative, and, like Pan's Garden, showcase a palette of native plants that can be used in gardens throughout the island.

The Foundation's Project also presents the opportunity to unite the educational missions of the Schoolhouse and Pan's Garden in one location while building on the Foundation's legacy of town-serving projects.

The Foundation has a history of creating extraordinary spaces for the Town. As a result of the collaborative efforts between the Town and the Foundation, the Foundation is pleased to bring this Project forward for review, and move one step closer to bringing the Plan to fruition. The Project will be funded by the Foundation, creating the largest contribution in the Town's history.

SUPPLEMENTAL APPLICATION REQUIREMENTS

- As required, attached are the responses to the review standards/guidelines for the SE, SPR and the COA request:
 - **Exhibit A:** Special Exception in accordance with Section 134-229, and requirements to grant Special Exception for modification of a municipally owned parks and recreation center within the R-B zoning district in accordance with Section 134-890(15).
 - **Exhibit B:** Review by Town Council in accordance with Section 134-329.

- **Exhibit C:** Sec. 134-201. Findings prior to authorization of a Variance.
- **Exhibit D:** Sec. 54-122 and 54-123 Issuance of a Certificate of Appropriateness.
- A Property Info sheet with the Location Map is attached as **Exhibit E**.
- The Legal Description is attached as **Exhibit F**.
- A detailed history in chronological order of all zoning-related requests processed on or after January 1, 1970 specific to the Site attached as **Exhibit G**.
- The Design Narrative as prepared by Raymond Jungles, Inc. is attached as **Exhibit H**.

PARKING STATEMENT

Two parking lots are proposed on the Site located on the north and south ends of the Park. The parking lots will provide a total of 201 parking spaces (88 angled spaces, 96 perpendicular spaces, and 17 ADA spaces). See the Site Plan Sheet GI.000, a copy of which is included with this application submittal.

EXHIBIT A

Sec. 134-229. Requirements for granting a Special Exception.

The requirements for granting a special exception use under this chapter are as follows:

(1) The use is a permitted special exception use as set forth in article VI of this chapter.

RESPONSE: *The Park was originally platted as part of the “Palm Beach Estates” by The Palm Beach Estates, Inc. in December 1920 and has been in existence since then. It is permitted as a Special Exception use as a Municipally Owned and Operated Park and Recreation Area.*

(2) The use is so designed, located and proposed to be operated that the public health, safety, welfare and morals will be protected.

RESPONSE: *The Park currently offers basic ADA accessibility in the form of accessible parking spots, bathrooms and a wooden boardwalk/ramp that leads to the Beach and the Dune Crest Path. The remainder of the paths and amenities found on-site are not accessible. This Project aims to provide full accessibility to all park features by making all paths accessible. The playground is conceived with accessibility and inclusiveness in mind. The Park is designed, located and proposed to be operated so that the public health, safety, welfare and morals will be protected.*

(3) The use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.

RESPONSE: *The Project will not cause substantial injury to the value of other properties in the neighborhood where it is to be located. The Park exists today as a public park and will continue to operate as a public park.*

(4) The use will be compatible with adjoining development and the intended purpose of the district in which it is to be located.

RESPONSE: *The proposed Project is and continues to be compatible with the adjoining development and the intended purpose of the district in which it is located. The Project aims to align with the objectives of the residents of Palm Beach, immediate neighbors, authorities, and the Foundation’s overall mission.*

(5) The use will comply with yard, other open space, and any special requirements set out in article VI for the particular use involved.

RESPONSE: *As noted above, the Park is and continues to be a Special Exception use as a Municipally Owned and Operated Park and Recreation Area. Being a park, it is predominantly open space areas. As such, it far exceeds the yard and open space requirements set out in Article VI. In fact, the Project proposes the restoration and preservation as core values. The design aims to remove all exotic and invasive species inside the Park. This is part of a larger mission of restoring the Park's ecosystems and ecotones to a new historic reality, that returns species (flora and fauna) that are part of the historical landscape of the area.*

(6) The use will comply with all elements of the comprehensive plan.

RESPONSE: *The Park complies with all the elements of the comprehensive plan.*

- (7) The use not result in substantial economic, noise, glare, or odor impacts on adjoining properties and properties generally in the district.

RESPONSE: *The Project has been designed and situated in such a manner to have no impact on adjoining properties and will not result in substantial economic, noise, glare, or odor impacts on adjoining properties or properties generally in the district.*

- (8) Adequate ingress and egress to property and proposed structures thereon and off-street parking and loading areas will be provided where required, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

RESPONSE: *The Site exists today with seven points of ingress and egress, some of which are dedicated one-way ingress and egress points. The Plan proposes to significantly improve the vehicular circulation by combining four currently dedicated one-way drive aisles into two two-way drive aisles (one access point comprised of both ingress and egress). This in turn reduces the curb cuts from seven to five resulting in safer crosswalks for pedestrians, and safer and more efficient traffic flow. As a result, the proposed modification to the existing ingress and egress to the Site remains adequate and actually improves safety and efficiency for both vehicles and pedestrians, and access in case of fire or catastrophe. It should be noted that there are no changes proposed to the access points to the Fire Station.*

- (9) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, and economic impact shall be compatible and in harmony with properties in the district.

RESPONSE: *Any proposed building signage will be compatible and in harmony with the adjacent properties in the district. Park signage will be submitted as a separate application as needed for the issuance of building permits for the signage.*

- (10) Location, availability and compatibility of utility service for the use shall be satisfactory to ensure health and safety.

RESPONSE: *The current request does not affect the location, availability or compatibility of utility services.*

- (11) Refuse and service areas for the use shall not adversely affect automotive and pedestrian safety and convenience, traffic flow and control, or access in case of fire or catastrophe.

RESPONSE: *The Project proposes to improve the efficiency of the refuse and service areas and thus has no adverse effects on automotive and pedestrian safety and convenience, traffic flow and control, or access in case of fire or catastrophe.*

- (12) In all districts except the C-OPI district, and also with the exception of hotel, motel and timeshare uses, the proposed special exception use will not attract the principal portion of its customers/clients from off-island locations. The applicant shall submit evidence satisfactory to the town council that not less than 50 percent of the customers of the proposed use will be town persons. Evidence submitted in support of this contention shall include credible data or information suitable for review by the town to determine the credibility and the appropriateness of the applicant's conclusion. The submittal shall include a description of the types of information used and the methodology employed to

arrive at the conclusion. Information used shall include, but shall not be limited to, lists of customer/client addresses or certification thereof by an independent certified public accountant approved by the town, market studies prepared by independent professional firms, or data from similar operations under the control of the applicant. The town may in the future require the applicant to demonstrate to the satisfaction of the town council that the special exception use is continuing to be town-serving.

RESPONSE: *The Park, as with any other public park within a jurisdictional limit, is customarily intended to serve the jurisdiction. The Park is and continues to be a Special Exception use as a Municipally Owned and Operated Park and Recreation Area, has been in existence since 1920 and does not affect or alter the existing Town-serving status. The Special Exception use is not proposed to change and neither is the intensity of the use.*

- (13) If historic/specimen trees are located on the subject property, the location of said historic/specimen trees shall be identified on a signed and sealed survey. In addition, adequate landscaping, screening and barricade protection of historic/specimen trees shall be demonstrated to be provided as required in this chapter.

RESPONSE: *The Project will assess and improve the historic ecosystems and habitats, part of this will include the removal of all existing invasive and exotic plant species found in the Park. Stormwater management techniques like rain gardens will also be implemented throughout the Park and emphasized at the north and south parking lots.*

- (14) The proposed use will not place a greater burden than would be caused by a permitted use on municipal police services due to increased traffic or on fire protection services due to the existence of or increased potential for fire/safety code violations.

RESPONSE: *The Park currently operates as a Municipally Owned and Operated Park and Recreation Area and the Project does not expand on the Park area. As such, there is no increase in intensity of the Park and thus does not place an additional burden on Town Police or Fire Rescue Services.*

EXHIBIT B

Sec. 134-329. Review by town council.

Within 30 days of receipt of the application for site plan review, the town council shall review and consider the application. Before any site plan shall be approved, approved with changes, or denied, the town council shall make a finding that the approval of the site plan will or will not adversely affect the public interest and certify that the specific zoning requirements governing the individual use have or have not been met and that, further, satisfactory provision and an arrangement has or has not been made concerning the following matters, where applicable:

- (1) Sufficiency of statements on ownership and control of the subject property and sufficiency of conditions of ownership or control, use and permanent maintenance of common open space, common facilities or common lands to ensure preservation of such lands and facilities for their intended purpose and to ensure that such common facilities will not become a future liability for the town.

RESPONSE: *The Town is the fee simple owner and in control and possession of the entire parcel which is subject of this application. As such, the Town is already the property owner and is responsible for the care and upkeep of the entire site.*

- (2) Intensity of use and/or purpose of the proposed development in relation to adjacent and nearby properties and the effect thereon; provided, however, that nothing in this subsection shall be construed as granting the town council the authority to reduce residential densities below that permitted by the use regulations in article VI of this chapter.

RESPONSE: *There are no new land uses, programming or intensities of use proposed for the Site. It will continue to operate as a Municipally Owned and Operated Park and Recreation Area and provide the amenities customary to a public park. In fact, the Project will add amenities to the Park such as the Coastal Restoration Center, new bathrooms, and improved new beach pavilions. These added amenities do not increase the intensity of the use or the purpose of the Park.*

- (3) Ingress and egress to the property and the proposed structure thereof, with particular reference to automotive and pedestrian safety; separation of automotive traffic; traffic flow and control; provision of services and servicing of utilities and refuse collection; and access in case of fire, catastrophe or emergency.

RESPONSE: *The Site exists today with seven points of ingress and egress, some of which are dedicated one-way ingress and egress points. The Plan proposes to significantly improve the vehicular circulation by combining four currently dedicated one-way drive aisles into two two-way drive aisles (one access point comprised of both ingress and egress). This in turn reduces the curb cuts from seven to five resulting in safer crosswalks for pedestrians, and safer and more efficient traffic flow. As a result, the proposed modification to the existing ingress and egress to the Site remains adequate and actually improves safety and efficiency for both vehicles and pedestrians, and access in case of fire or catastrophe. It should be noted that there are no changes proposed to the access points to the Fire Station.*

- (4) Location and relationship of off-street parking and off-street loading facilities to thoroughfares and internal traffic patterns within the property, with particular reference to

automotive and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping.

RESPONSE: *The Project proposes to redesign and improve the off-street parking. There will be two parking lots strategically located along the north and south ends of the Park.*

- (5) Proposed screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the property boundaries.

RESPONSE: *The Project proposes a significant enhancement to all landscaping on the Site which improves and protects the uses inside and outside of the Site boundaries.*

- (6) Manner of drainage on the property, with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the consequences of such drainage on overall town capacities.

RESPONSE: *The Project will assess and improve existing stormwater infrastructure by restoring historic ecosystems and habitats. Part of this will include the removal of all existing invasive and exotic plant species found in the Park. Stormwater management techniques like rain gardens will also be implemented throughout the Park and emphasized at the north and south parking lots. Finally, the Little Red Schoolhouse is relocated and raised from its current elevation, ensuring its safety from future potential floods.*

- (7) Utilities, with reference to hook-in locations and availability and capacity for the uses projected.

RESPONSE: *There are no changes proposed that will impact hook-in locations, availability or capacity of utilities. The existing utility lines will be relocated on-site as needed.*

- (8) Recreation facilities and open spaces, with attention to the size, location and development of the areas as to adequacy, effect on privacy of adjacent and nearby properties and uses within the property, and relationship to communitywide open spaces and recreation facilities.

RESPONSE: *There are no changes proposed that impact the recreation facilities. In fact, the Project proposes to improve the recreational facilities and open spaces within the Park.*

- (9) Such other standards as may be imposed by this chapter for the particular use or activity involved.

RESPONSE: *The request is to renovate, redevelop, and improve the Park which has been operating as a park for over 72 years. All standards applicable to a park will be complied with.*

- (10) Height of commercial structures with reference to adjoining buildings, the effect on uniformity in height, and the general principle of retaining the low-profile scale of commercial architecture.

RESPONSE: *There are no changes proposed to the building height of any of the existing buildings.*

- (11) Visible size and bulk. The proposed development should be so arranged that it minimizes the visible bulk of the structures to drivers and pedestrians on abutting roadways, the point of reference being the centerline of the abutting roadways, with the

intent being to maintain visual impact of multistory buildings at the same relative level of intensity as a single-story building at the minimum required setback.

RESPONSE: *The Project proposes a significant increase in landscaping materials on the Site which will minimize the visible bulk of all structures to drivers and pedestrians on abutting roadways. Note that there are no changes proposed to the building visible size and bulk of any of the existing buildings and the proposed Coastal Restoration Center is located almost 300 ft. from the abutting roadway.*

EXHIBIT C

Sec. 134-201. Findings prior to authorization.

(a) The town council may authorize upon appeal such variance from the terms of this chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of this chapter will result in unnecessary and undue hardship. In order to authorize any variance from the terms of this chapter, the town council must and shall find the following:

- (1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.

RESPONSE:

Bulkhead line variances 1-5: Chapter 62 of the Code requires a 50-foot setback to a designated bulkhead line. This bulkhead line was established in a historic 1932 map and are not easily scaled to match existing conditions since it has not been updated. As such, the request is to allow a reduction in the ocean bulkhead line from 150 ft. for the beach pavilions and the north restroom as follows:

Variance 1: Beach Pavilion #1: reduce to 37.3 ft. (- 112.7 ft.)

Variance 2: Beach Pavilion #2: reduce to 36.25 ft. (- 113.75 ft.)

Variance 3: Beach Pavilion #3: reduce to 36.25 ft. (- 113.75 ft.)

Variance 4: Beach Pavilion #4: reduce to 43.5 ft. (- 106.5 ft.)

Variance 5: North Restroom: reduce to 111.4 ft. (- 38.6 ft.)

Note that several similar variances have been requested and approved by the Town and this variance request is not uncommon.

Height variances 6-9: To allow an increase in the building height from 14 ft. for the beach pavilions as follows:

Variance 6: Beach Pavilion #1: increase to 15.4 ft. (+ 1.4 ft.)

Variance 7: Beach Pavilion #2: increase to 15.4 ft. (+ 1.4 ft.)

Variance 8: Beach Pavilion #3: increase to 15.5 ft. (+ 1.5 ft.)

Variance 9: To allow an increase in the building height from 14 ft. to 14.5 ft. and overall height from 22 ft. to 28.1 ft. for the Coastal Restoration Center. (+ 6.1 ft.)

The proposed height and overall height of the beach pavilions are subservient in style and massing to the other structures on the Site. These pavilions are designed primarily as shade structures with picnic tables. With varying elevations throughout the Site, the placement of these structures created the need for the variance. Additionally, these beach pavilions were designed to be consistent with each other since designing a beach pavilion tailored to the location had its challenges.

The proposed height and overall height of the shade house portion of the CRC in excess of allowable maximums will improve the air flow needed for the propagation of sensitive plants within this space, which is its primary purpose. Additionally, the proposed finish floor elevation of +9.00 ft. NAVD will be in compliance with the pending flood zone of this portion of the site rather than merely its current flood zone, making the structure more resilient given the probable increase in future flooding events.

Further, from an architectural standpoint, the proposed height gives it appropriate prominence as a public building that is also the signature new structure of the park renovation project, and its lack of proximity to either the South Ocean Boulevard ROW or other nearby structures removes any potentially negative effects of increased height. And since the shade house roof is a hip roof, its visual impact will be greatly reduced by perspective relative to its "on-paper" elevational height.

(2) The special conditions and circumstances do not result from the actions of the applicant.

RESPONSE: *The special conditions and circumstances do not result from the actions of the Applicant.*

Bulkhead line variances 1-5: As indicted above, the bulkhead line setback was established in a 1932 map and which has not been updated creating the need for the variances. Moreover, this variance is not uncommon with several being granted by the Town in the past.

Height variances 6-9: As indicted above, the variances are a result of the varying Site elevations for the location of the beach pavilions and a design element for the CRC building to allow for the proper air flow for the propagation of the plants.

(3) Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in this same zoning district.

RESPONSE:

Variances 1-9: The granting the variance requested will not confer on the Applicant any special privilege that is denied by the Code to other lands, buildings or structures in this same zoning district. In fact, these variances can be requested by any property owner affected by the applicable regulations.

(4) Literal interpretation of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.

RESPONSE:

Variances 1-9: The literal interpretation of this chapter would deprive the Applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardship on the Applicant. As indicated above, the requested variances are not uncommon and routinely granted by the Town.

(5) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

RESPONSE:

Variances 1-9: The requested variances are the minimum variances that will make possible the reasonable use of the land. The Site is developed as a public park and the requested variances are reasonable to better serve the public.

(6) For granting of a variance to sections 134-387 or 134-390 through 134-392, pertaining to the regulation of nonconforming uses, the following additional findings shall be made pertaining to the nonconforming use for which the variance is requested:

- a. It is the continuance of a unique hotel or residential use that has, for at least 15 years proven compatible with the surrounding uses; and

- b. Neither rezoning to a district which would allow the use, nor inclusion of the subject use as a permitted or special exception use in the district would act to achieve the preservation of the subject use without opening the possibility of the incursion of uses incompatible with the immediately surrounding area and, further, such variance shall:
 1. Be granted only for the continuation of the same hotel or residential use; and
 2. Require the applicant to submit a declaration of use limiting the utilization of the property for which the variance was granted to the same use as that existing at the time the variance was granted.

RESPONSE:

Variances 1-9: N/A

- (7) The grant of the variance will be in harmony with the general intent and purpose of this chapter, and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare. In granting any variance, the town council may prescribe appropriate conditions and safeguards in conformity with this chapter. Upon granting a variance the town council may require the landowner to provide a declaration of use agreement which shall be recorded in the public records to ensure continuing compliance with town council imposed conditions of such grants. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter.

RESPONSE:

Variances 1-9: Granting of the variances will be in harmony with the general intent and purpose of the Code. Additionally, granting of the variances will not be injurious to the area involved or otherwise detrimental to the public welfare, in fact, it will be a benefit to the public and provide a more enhanced experience to the patrons of the Park.

EXHIBIT D

Sec. 54-122. New construction. (Coastal Restoration Center, New bathrooms, and New beach pavilions)

- (a) The following aspects of new construction shall be visually compatible with the buildings and environment with which the new construction is visually related:
- (1) The height, the gross volume, and the proportion between width and height of the facade;
 - (2) The proportions and relationships between doors and windows;
 - (3) The rhythm of solids to voids created by openings in the facade;
 - (4) The materials used in the facade;
 - (5) The texture inherent in the facade;
 - (6) The colors, pattern and trim used in the facade; and
 - (7) The design of the roof.

RESPONSE:

*Coastal Restoration Center ("**CRC**"):* The CRC is separated into two main components: the shade house, and the program offices and service areas. The shade house is emphasized architecturally, with relatively tall eaves, vertical proportions of the nearly-continuous louvered shutter openings, a pitched roof structure over which are attached slats to provide partial light filtration appropriate to the plants grown within, and a cupola capping the roof that gives visual emphasis while further encouraging airflow. The offices and service areas, in contrast, are more deferential in their architectural treatment, contained as they are underneath a shed roof with a low eave, less frequent and less vertical window openings, and more informal detailing. However, building materials unify the design across these functions, with natural, unfinished wood appropriate to the local climate used for walls, roofs, windows and doors, trim, and more to provide a rich texture made especially vibrant by the building's park setting. Wood shingles are used over the office and service areas, which are either interior or weather-protected spaces, but because of the wood materials these will look consistent with the open slats of the shade house.

New Bathrooms: The architectural treatment of the restroom buildings recalls that of the CRC, without attempting to compete with that important building. Two centralized pavilions containing the main men's and women's restrooms receive a vertical treatment, while a lower and more horizontal covered breezeway connects them, and smaller family restroom volumes project to the east below shed roofs. The restroom pavilions and shed roof volumes share a similar treatment of unfinished natural wood for board-and-batten and lap siding, vents, and eaves, while the open breezeway has a decorative post-and-beam system. The roofs of all portions of the building are covered by wood shingles.

Beach pavilions: The beach pavilions are fully open and utilize timber framing, with all posts, beams, rafters, purlins, shingles, etc. of unfinished natural wood and held together with concealed connections that provide resiliency without sacrificing appearance. The pavilions have a fairly low eave height to provide shading and a sense of enclosure for occupants, but the high level of detail applied to all elements of what are conceptually basic structures provides visual interest. The approach from the west and the ocean view to the east are largely open, whereas latticework to the north and south defines the space while still allowing movement of breezes and visual connection with the landscaping. The architectural treatment of the pavilions is

consistent with that of the CRC and restroom buildings, so that all proposed buildings can be understood as components of a unified design scheme.

- (b) Existing rhythm created by existing building masses and space between them should be preserved.

RESPONSE:

CRC/New Bathrooms/Beach pavilions: Due to the open park setting, there is no existing building massing/spacing rhythm to be preserved in the proposed buildings. Further, the proposed buildings are remote from one another and will not be seen adjacent to one another, though they have been given compatible architectural treatments as parts of a unified design approach across the site.

Beach pavilions: The location of the pavilions is the same as the current chikee huts, thus maintaining the space and rhythm along the Dune Crest Path.

- (c) The landscape plan should be sensitive to the individual building and its occupants and needs and should be visually compatible with the buildings and environment with which it is visually related.

RESPONSE:

CRC: From its main south approach, mature landscaping frames the CRC as a building at the end of a clearing, in which a variety of juvenile plants provide color and interest in the outdoor growing area in front of the center. The natural wood materials of the CRC building call back to the native plant species used in the landscaping, with constructed and planted components of the park design all working together to provide visual harmony.

New Bathrooms: The two restroom buildings are located near turns in the main pedestrian paths, in areas that have substantial tree canopy to provide shading and relative privacy while not attempting to conceal the buildings. The natural wood materials of the restroom buildings interact favorably with the appearance of the adjacent trees.

Beach pavilions: Each pavilion and access walk from the main path will be tucked into consistent dune landscaping, which opens up to the east for broad views of the ocean.

- (d) A new street facade should blend directionally with other buildings with which it is visually related; which is to say, when adjacent buildings have a dominant horizontal or vertical expression, that expression should be carried over in the new facade.

RESPONSE:

CRC/New Bathrooms/Beach pavilions: The proposed structures do not directly front on any street. The structures are internal to the Park, with the CRC set back approximately 300 ft. from the roadway. Additionally, the structures are not adjacent to each other.

- (e) Architectural details should be incorporated as necessary to relate the new with the old and to preserve and enhance the inherent architectural characteristics of the area.

RESPONSE:

CRC/New Bathrooms/Beach pavilions: Like the historic Little Red Schoolhouse that is a major focus of the revitalized park, the proposed buildings all have wood exteriors and share many

architectural features, including wood board-and-batten siding, wood windows and doors, exposed wood rafter tails, and wood shingle roofs. However, the red paint of the LRS will remain unique in the context of the park, while the proposed buildings are all of natural wood and are intended to blend more into the landscape, with the LRS retaining pride of place at the east end of the Great Lawn.

Sec. 54-123. Exterior alterations. (Little Red Schoolhouse)

- (a) The criteria set forth in section 54-122, if applicable, shall be considered in passing upon an application for exterior alterations; provided that the commission may consider the original design of the building and the buildings visually related to it and disregard alterations subsequently made thereto.

RESPONSE: *The Schoolhouse is proposed to be relocated to a more suitable location within the Park, and elevated to protect the structure and prevent it from flooding. The Schoolhouse will be restored, and the main doors on the west façade are proposed to be restored to their historic 1886 appearance, based on historic photographs. The windows, doors, and siding will all be repaired, and the roof will be replaced in kind.*

- (b) Exterior alterations shall not affect the architectural quality or historical character of the building.

RESPONSE: *The proposed exterior alteration to restore the historic appearance of the front door will positively affect the understanding and interpretation of the Schoolhouse. The new foundation and steps will also better reflect the historic appearance as seen in the historic photos from 1886. The Schoolhouse was already relocated from its original context in 1960, and therefore, the request to relocate the Schoolhouse within the Park will not alter the historical character of the building.*

EXHIBIT E

P R O P E R T Y I N F O R M A T I O N

The approximately 20.6-acre site (“**Site**”) is located at the intersection of S. Ocean Boulevard and Ibis Way.

Property Address:	2185 S. Ocean Blvd. (<i>Figure 1</i>)
Parcel Control Number (PCN):	50434411030001201
Zoning:	R-B Low Density Residential District (“ R-B District ”)
Municipality:	Town of Palm Beach (“ Town ”)

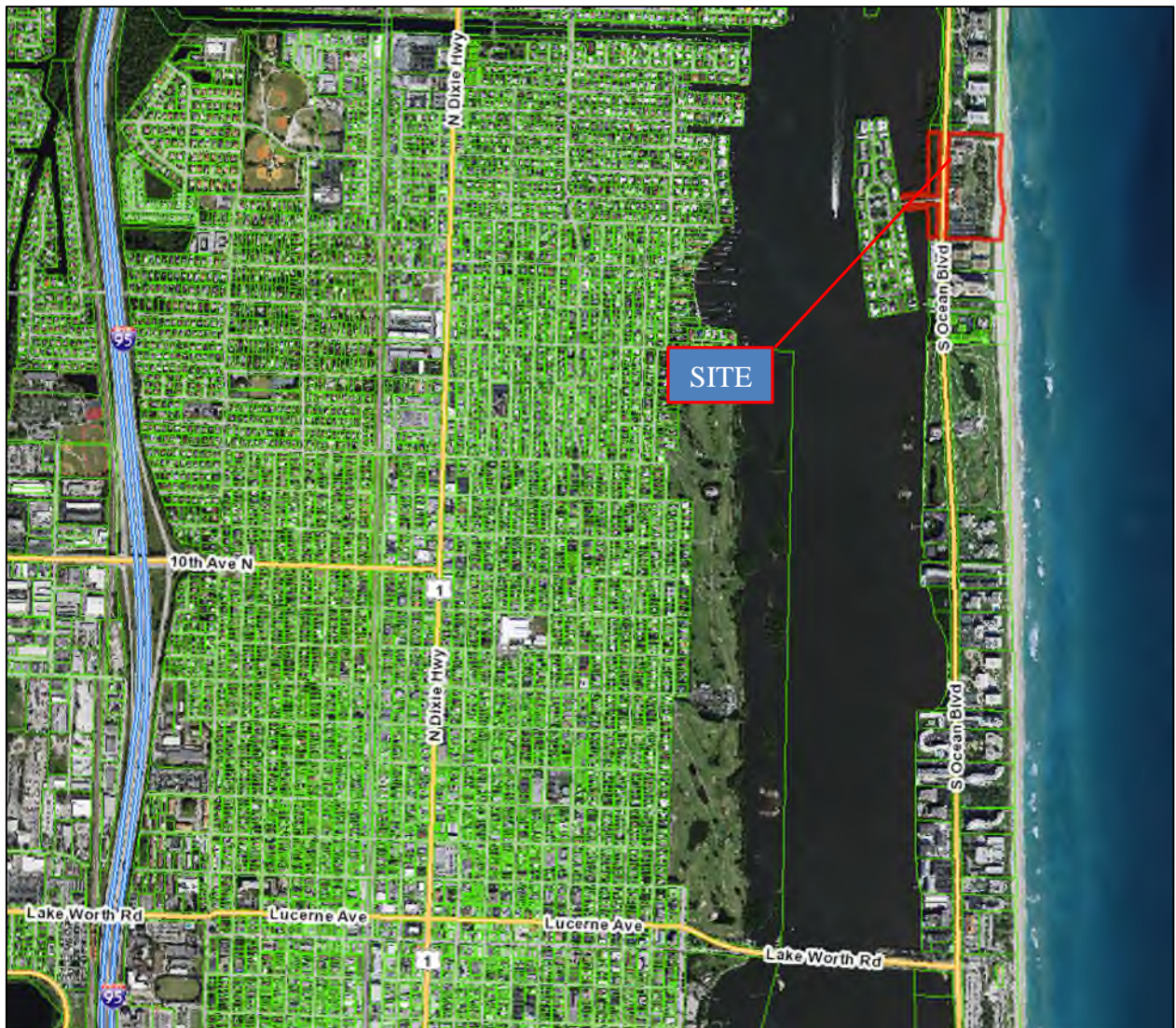


FIGURE 1 – Location map

EXHIBIT F

LEGAL DESCRIPTION

SOUTH 100' OF LOT 120 & LOTS 121 TO 125 INCLUSIVE & NORTH 100' OF LOT 126 PALM BEACH ESTATES (PLAT BOOK 8, PAGE 3)
LESS 100' WIDE RIGHT-OF-WAY FOR STATE ROAD A1A (ROAD PLAT BOOK 1, PAGE 92) LESS 100' WIDE RIGHT-OF-WAY FOR IBIS WAY (PLAT BOOK 24,
PAGE 181)

TOGETHER WITH

TRACT 1: BEING THE WEST 200 FEET OF THAT PORTION OF THE NORTH HALF OF SAID LOT 120 LYING EAST OF STATE ROAD A1A AS SHOWN IN ROAD
PLAT BOOK 1, PAGE 92, PALM BEACH COUNTY PUBLIC RECORDS;

AND

TRACT 2: BEING THAT PORTION OF THE NORTH HALF OF SAID LOT 120 LYING WEST OF STATE ROAD A1A AS SHOWN IN ROAD PLAT BOOK 1, PAGE 92,
PALM BEACH COUNTY PUBLIC RECORDS;

AREA=20.189 ACRES

EXHIBIT G

SITE HISTORY

Please provide a detailed history of all zoning-related requests applicable to this property processed on or after January 1, 1970, in chronological order, including but not limited to variances, special exceptions, site plan reviews, and existing agreements.

APPLICATION NO.	REQUEST
Unknown No. 1976-77	Rezoning from PUD-B to the R-B zoning district, variance to allow a Fire Station in the R-B zoning district, and add Municipally-owned Police and Fire Stations, Municipal Administrative Offices, and Municipally-owned and operated docks, parking lots, and nurseries, to the list of Permitted Uses in the R-B zoning district.
Variance No. 24-74	Construct a replacement Fire Station.
Variance No. 3-83	Variance authorizing the construction of the underground Booster Pump Station.
Special Exception with Site Plan Review No. 21-93	Construct a new public structure known as the South Fire-Rescue Station
Special Exception with Site Plan Review No. 18-2001	Construct four tennis courts and a tennis control building
Special Exception No. Z-17-00053	Replace an existing restroom with a pre-fabricated building to match the restroom buildings.

EXHIBIT H

Design Narrative

September 23rd, 2022
Design Narrative

jungles

Intro

The Phipps Ocean Park property was originally platted as part of the “Palm Beach Estates” by The Palm Beach Estates, Inc. in December 1920. The park occupies the south 100 feet of lot 120; the entirety of lots 121, 122, 123, 124, 125; and the north 100 feet of lot 126, of the Palm Beach Estates plat. In May 1948, Bessemer Properties, Inc., a corporation of the Phipps Family, donated the land for Phipps Ocean Park to Palm Beach County. A 1948 article in the Palm Beach Post lists the family members involved in the donation as Mrs. Frederick E. Guest, Mr. John S. Phipps, Mr. Henry C. Phipps, and Mr. Howard Phipps. The same article quotes John Prince, then chairman of the County Commission, as calling this donation “the County’s most magnificent gift” and stating that “This new gift will fulfill what I regard as the County’s greatest need, and we shall accept it with the greatest pleasure.” The County hired landscape architect A.D. Taylor in 1950 in order to create a masterplan for the park, which was only partially implemented. The County held the property until October 1957, when they deeded the property to the Town of Palm Beach, who still steward the park today.

In addition to the recreational pathways, pavilions, beach access paths, public restrooms, and tennis courts, the park houses municipal functions including the fire station and Public Works building, and an important historic and cultural asset, the Little Red Schoolhouse. Constructed in 1886 to educate the growing numbers of pioneer children, the Schoolhouse originally sat approximately 7 miles north of its current location, on the western side of the island. After the Schoolhouse ceased operation in 1901, it became a tool shed on the John S. Phipps property. In 1960, the Schoolhouse was partially dismantled and relocated to Phipps Ocean Park. It sat vacant until 1989/1990 when the Preservation Foundation of Palm Beach entered a 99-year lease with the Town, restored the building, and began operating a living history program for school children. The Schoolhouse is the oldest remaining one-room schoolhouse in Southeast Florida, and based on preliminary research, may be the oldest remaining one-room schoolhouse built for that purpose in the State of Florida.

The park has relevant adjacencies to the north and south sides where residential multifamily buildings frame views to the east. The park hosts the Palm Beach Fire Rescue Station #3 and related Lifeguard station by the dune crest. Additionally, there is an existing vehicular access road on the north side which provides vehicular access to the beach for beach nourishment purposes.

Currently the park has very basic amenities, and most of the space is underutilized. There seems to be no intentional design, and all existing program appears to be an impromptu response to needs that have arisen through time.

Maintenance is very basic, and many invasive plants have taken over areas of the park.

The Foundation's longstanding history with the Little Red Schoolhouse, combined with their commitment to public green spaces, and history of Town-serving projects all served to inspire the current proposal for Phipps Ocean Park.

Objectives

To inform and guide improvement of the site, the team has established 5 general objectives described below. These were initially proposed by the design team, and then validated through a series of Community meetings.

The overall project objectives will then be turned into specific goals and drive the design. The criteria employed aim to align with the objectives of the residents of Palm Beach, immediate neighbors, authorities, and the Preservation Foundation's overall mission.

1. Maximize Usability

The site analysis indicates the site is primarily used as a parking lot for visitors to access the beach and tennis center. The rest of the site is mostly composed by lawn areas largely unused mostly due to the lack of program. The project aims to provide more opportunities for passive and recreational activities by diversifying the program and increasing the quantity and quality of spaces.

2. Improve Park Accessibility

The park currently offers basic ADA accessibility in the form of accessible parking spots, bathrooms and a wooden boardwalk/ramp that leads to the Beach and the Dune Crest Path. The remainder of the paths and amenities found on-site are not accessible.

This project aims to provide full accessibility to all park features by making all paths accessible. The playground is conceived with accessibility and inclusiveness in mind, where special structures are integrated into the design.

The project also aims to improve circulation and visibility by designing intuitive paths and implementing signage.

3. Restore and Preserve Natural Environment

Restoration and preservation are core values of this project. The design aims to remove all exotic and invasive species inside the park. This is part of a larger mission of restoring the park's ecosystems and ecotones to a new historic reality, that returns species (flora and fauna) that are part of the historical landscape of the area.

4. Increase Educational Opportunities

Preservation through education is a very effective way of protecting valuable environmental assets. The Little Red Schoolhouse is expanding its educational reach to a larger demographic in the community.

Also, the creation of an Outdoor Classroom as an additional space to experience education from an experiential standpoint is vital to the overall mission.

Additionally, the Coastal Restoration Center, a focused environmental educational space, will produce and promote the use of native landscape species for Phipps Ocean Park and the community. Visitors are able to learn firsthand how plants are propagated and utilized within a larger context.

Lastly, educational/themed paths will take visitors along the different areas of the park. With different lengths and themes, the paths will accommodate visitors of all ages, and provide recreation, exercise, and education. A series of educational stations will reinforce and highlight special topics and moments across the park. These spaces will also serve as small plazas to take a rest and enjoy the view.

5. Beautify and Establish Resiliency

The project will assess and improve existing stormwater infrastructure by restoring historic ecosystems and habitats. Part of this will include the removal of all existing invasive and exotic plant species found in the park. Stormwater management techniques like rain gardens will also be implemented throughout the park and emphasized at the north and south parking lots. Finally, the Little Red Schoolhouse is relocated and raised from its current elevation, ensuring its safety from future potential floods.

Masterplan

Main Entrance

Zone Area: 4,930 sf.

Driving along A1A, two monumental Strangler Figs and a native rock sign mark the park's main entrance.

This space, a confluence of pedestrian and vehicular flows, offers a pause in the dense vegetation with open views into the park.

As the visitor enters by foot or vehicle, the road and sidewalk curve towards the north, allowing open views across the Great Lawn, displaying the Little Red Schoolhouse in the back.

Gold Coast Gateway

Zone Area: 4,070 sf.

A large Strangler Fig stands out as the visitor makes their way through the parking lot. This legacy tree marks the park's heart, the place where all trails and paths meet. From here, the visitor can access the Coastal Restoration Center, Dune Playground, Outdoor Classroom, Dune Crest Path and Little Red Schoolhouse.

A large drop off allows school buses and other vehicles to drop off visitors as they make their way into the park.

The paving, simple and understated will serve as a canvas to the shadows of the surrounding trees. Shaded pockets with wayfinding and educational signs, together with benches and drinking fountains will provide refuge from the sun.

The sound of water produced by two natural water features will invite the users through the park's main path towards the Dune Crest Path, into a dense hammock of existing and proposed trees.

Dune Playground

Zone Area: 5,000 sf.

Stepping down from the Dune Crest Path, the Dune Playground offers recreation opportunities for children of all ages. Split into two larger platforms, the playground is divided into an area intended for children in their middle childhood (6-11) and an area for preschoolers.

The activities vary according to the area. The older children's playground offers larger play structures embedded in the landscape, where the line between play and learn is blurred. The elevation differences provided by the park's topography is used as an opportunity for play; an interpretive experience that relates to the landscape. Using vegetation and topography as play features that also provide an educational experience.

The younger children's space, is protected from wind, shaded by trees and in proximity to the restrooms and the Little Red Schoolhouse. The program will offer a more sensory experience, where nature's colors, sounds and textures become the focus.

The area is divided into two playgrounds, the Hammock Playground and the Wetland Playground. The interface of Hammock and Wetland ecosystems is one of the most diverse habitats in Florida. Water as the source of life, will guide the user along a path of fun and education where themed play structures alternate with interpretative games.

The Hammock playground will tell the story about this habitat's flora and fauna. Guided by "The Stream" a path inspired by water; the user can experience the different layers of vegetation. Groundcovers, shrubs, and canopy all portrayed in its real form, but also as interpretative experiences provided by play equipment.

On the south side, children are able to learn about the fauna, represented by mammals, birds, reptiles and insects. At the center of the playground, a large tree with a surrounding play structure is the center of all activity.

As the water makes its way down to the Wetland Playground, children will make their way through large grass looking structures that provide a playful opportunity to learn about Florida's native grasses. The objective of the playground is to show the building blocks of our habitats. Sand, organic matter and water are the main ingredients of Florida's soil, the foundation for any landscape. Exposed to forms, colors and materials, children are able to learn about water, wind and tides, and their relevance in the context of ecosystems.

Outdoor Classroom

4,200 sf.

The Outdoor Classroom, strategically located between the Main Access Plaza and the Little Red Schoolhouse, is a space meant to educate and entertain whilst being immersed in nature.

One of the Park's main objectives is to allow users to learn by seeing, hence the importance of the Outdoor Classroom to provide a space for education (30-40 seated students), but also showcase the local habitats. The Outdoor Classroom's location will enable exactly that, as it's strategically

located in the fringe of the Maritime Hammock and the Coastal Strand habitats. Additionally, the wildflower garden, the Coastal Restoration Center, Dune Playground and other site amenities are conveniently located in close proximity.

The inner space is configured into 2 main elements. The main open space, which allows for the setup of activities and classes. The other element is the seating area, where native rock is used to create seating elements that integrate with the landscape. The seating area will provide space for approximately 30-40 students, and the main open space is approximately 1,000 sf.

Since the 02/08/2022 meeting with the PFPB Team and the Garden Club, there have been some adjustments to the design as per the feedback received.

- Reduction of Hardscape: The hardscape on the main open space has been reduced from 1,000 sf. to 693sf. Resulting in a 30% reduction. Furthermore, the material of this area is now meant to be mulched, better integrating with the natural context.
- Integration of the element of surprise and mystery: The North side access patch has been re-designed to now take the user through a winding path going through a dense planting area, accompanied by a stream, passing through a large Ficus tree, and finally revealing the main space.
- Privacy: The planting area available on the upper side of the slope has now been increased, allowing for denser planting to provide more privacy to users while the space is in use.

Little Red Schoolhouse

Zone Area: 2,300 sf.

Building Area: 633 sf.

The historic pioneer-era schoolhouse has been carefully relocated from its current location onto a new foundation further towards the east side of the dune, raising its finish floor elevation from 6.41' to 9.00' NAVD and increasing its resiliency in the face of rising waters and more frequent coastal flooding. The building has expanded its educational mission and is equipped to accommodate larger groups of people at a series of landscaped steps that face the Great Lawn. Planting areas around the building give students and visitors the opportunity to learn hands-on about the current and historic landscape, resiliency, and sustainability. The existing large and unsightly HVAC equipment and ductwork to the north and south has been eliminated in favor of a more remote system ducted underground, and the hedges that have for so long obscured the sides of the schoolhouse to conceal those systems have been removed to open the schoolhouse to its surroundings. The paired front door has been brought back to its original historic size, in lieu of the much larger doors likely dating to its later modification into a garden shed. All other architectural elements are to remain and be restored as needed. The removable Armor Screen that will be installed to cover all exterior facades of the building in the event of a hurricane, will not affect its historic elements and contributes greatly to increasing the building's resiliency.

Great Lawn

Zone Area: 19,450 sf.

Open views to Little Red Schoolhouse, Gold Coast Gateway, and horizon plateau make the Great Lawn the center of the park,

Surrounded by trees, a native lawn open space that embraces the sky, accommodates groups of all sizes for passive recreation.

Wildflower Garden

Zone Area: 13,000 sf.

The Wildflower Garden is a transformative space with the mission of receiving the rainwater from nearby garden spaces. The space becomes one of restoration, a steward for adaptation and resiliency.

Located directly across the great lawn from the Little Red Schoolhouse, water will collect in a natural basin, and naturally infiltrate into the soil, providing necessary moisture for plants to survive without irrigation.

The Wildflower Garden is planted with native species that thrive in moist conditions, bringing diversity of plants, insects and animals otherwise not present in the park.

Whether it is reflecting Florida skies during rainy season, or the constant movement of native grasses during dry season, the everchanging nature of the space will provide visual interest at all times.

A walkway will invite the visitor to explore different species along the way. Turns along the way will direct views to relevant vistas and moments. This path is part of the education circuit that runs around the park, demonstrating the importance that wildflowers and grasses have and their function within a larger ecosystem.

Horizon Plateau

Zone Area: 19,000 sf.

The Horizon Plateau is the gathering space for the park. It will offer open space for activities, sheltered areas for picnics, and open views east to the Atlantic Ocean and west to the mangroves along Lake Worth Lagoon.

Coming from the Great Lawn, the ascending path is flanked by native forest. The user can then choose to either go directly to the dune crest or pass through the food concession area. This area is sheltered from the wind, providing views over the great lawn amidst the canopy of native trees. There is space for food concession stands and access to the main service road that runs along the tennis courts. An open central space is sheltered from the rain with sail shade structures that configure the space as a small plaza that connect to the upper terrace of the Plateau.

At the distance, large legacy trees can be seen together with a large sculpture that acts as a beacon, a landmark for the park.

The Horizon Plateau's privileged elevation at the top of the dune offers views to the diverse moments of the rest of the park. This vantage point will offer an overview of all the different ecosystems present in the design, also becoming a valuable part of the park's environmental mission.

New Picnic Area

Zone Area: 3,650 sf.

Midway from the Great Lawn and the Horizon Plateau, lies the New Pic Nic Area. In the midst of Maritime Hammock trees, an open shaded space designed with tables and seating spaces. Patrons are protected from sun and rain by the dense canopy cover and carefully designed sail shade structure.

The space is ADA accessible and will also provide a vehicular access ramp for service.

Coastal Restoration Center

Zone Area: 12,400 sf.

Building Area: 2,399 sf.

North of the Gold Coast Gateway, and west of the main pathway, the Coastal Restoration Center hosts an initiative that educates visitors about native species and will in the future provide the park with native plants and trees for later phases of the project. The CRC's primary mission will consist of growing native species for the park, as well as educating the public and staff about Florida's ecology, the use of native species, and how that relates to sustainability and resiliency. The CRC area is accessed by the public from its south entrance, where informational panels begin to tell the story about the CRC's mission and objectives. The space is divided into a main exterior area for growing, and a building to the north that contains a shade house for sensitive planting, an office for staff, and storage. A service entrance aligned with the Beach Nourishment path provides staff access from the north. The building, primarily constructed of natural, unfinished wood appropriate to the local climate, is designed to highlight the CRC's mission through its design, as well as provide a beautiful backdrop for the exterior growing area, and a pleasant yet functional shaded growing area that doubles as a setting for education. The shade house is emphasized architecturally, while the offices, storage, and service areas are more deferential in their treatment.

Parking Lots

Zone Area: 85,000 sf.

As one of the parks' most extensive areas, parking lots are integrated into the overall design, and serve more than one function. Perimeter planting will buffer the park from the immediate neighbors, where a dense native canopy will prevent undesired views to and from the park.

Decomposed granite parking spots will infiltrate water, and parking islands, that run west to east, collect excess water runoff from the driving isles. The parking islands are designed to bring the landscape into the parking lot and invite users into the park. A central meandering path, flanked with native Florida landscape will provide a taste of what the park has to offer. Native rain gardens will also provide an educational experience for visitors, who can learn about water collection, retention, and infiltration within the context of native Florida flora and fauna.

A1A Treatment and Park West

Zone Area: 100,000 sf.

The project will also plant large trees alongside A1A to create a dense allée. Together with that, the revegetation of the original Hammock ecosystem will bring many new trees to the east side of A1A.

Restroom Buildings:

Building Area: 1,662 sf. (2 combined)

Two restroom buildings are provided for parkgoers near the base of the coastal ridge, located near primary park functions and major pedestrian paths of travel. Each building is arranged as a pair of centralized pavilions that contain the bathrooms themselves, connected by a generous covered loggia that offers water fountains, benches, and an opportunity to escape the elements should the need arise. The architectural treatment of the buildings in natural wood recalls that of the nearby Coastal Restoration Center, without attempting to compete with that signature structure.

Beach Pavilions:

Building Area: 912 sf. (4 combined)

Four beach pavilions are spaced along the crest of the coastal ridge, offering sweeping views for those seeking to take in the beautiful surroundings under cover, while still remaining fully open to the ocean breeze. Open timber framing and a wood shingle roof recall the architectural language of the Coastal Restoration Center, with the goal of unifying all proposed park buildings into a coherent whole that reflects the overall project emphasis on local materials and resiliency.