



KELSEY PARK MASTER PLAN

TOWN OF LAKE PARK • FL

AUGUST • 2022

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EXECUTIVE SUMMARY

We were challenged to reimagine Kelsey and Lake Shore Parks as one unified park and a world-class urban waterfront park destination. Through this process we heard from many residents and users on what they love about the park, what is missing, and what needs to be changed. Our guiding principles that developed this design are as follows:

- Create a park that can be purposed and programmed with a variety of different spaces and options. This design is the backbone of new opportunities for events – fitness and yoga, music, arts (both performing and visual), food and festivals.
- Keep the elements that are successful (playground, sports courts, fishing, walking trails) and build upon them with new experiences (splash pad, festival space, adult and young adult activities).
- Develop a park experience that is multi-generational and has activities for all – from those that are young and old, tennis athletes to power-walkers, sports fishers to naturalists.
- Be sustainable so that the park will be here for another 100 years. Use low impact design techniques, native and natural materials, establish resiliency to climate impacts.



Existing Lake Shore Park Fountain

EXISTING CONDITIONS

I. SITE ANALYSIS

Located at the eastern terminus of Park Avenue between Federal Highway/US-1 and the Lake Worth Lagoon, Kelsey Park has functioned as the main community park and gathering space since the Town's founding in 1923. Lake Park is hoping to re-imagine this critical community space by activating it's urban and waterfront setting, upgrading amenities and uses, and unifying Kelsey and Lake Shore Parks into one cohesive space.

WGI conducted a thorough analysis of the existing conditions at Kelsey and Lake Shore Parks. The following graphics show our analysis of the existing programmatic spaces, circulation to and throughout the parks, existing facilities, memorials, dedications, and utilities. A more in-depth analysis of each existing condition can be found in the Site Inventory Analysis.



Existing Kelsey Park waterfront and seawall

Figure 1: Park Location

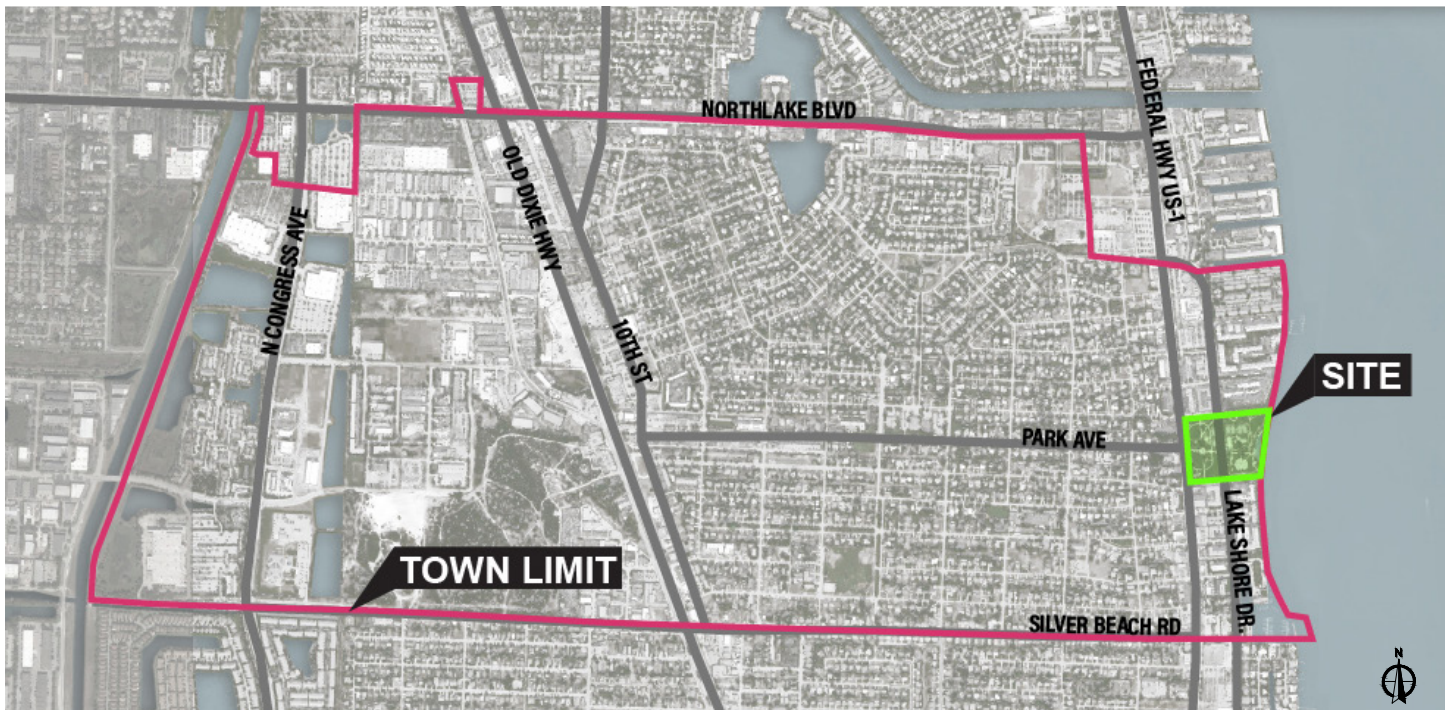


Figure 2: Park Location & Surroundings

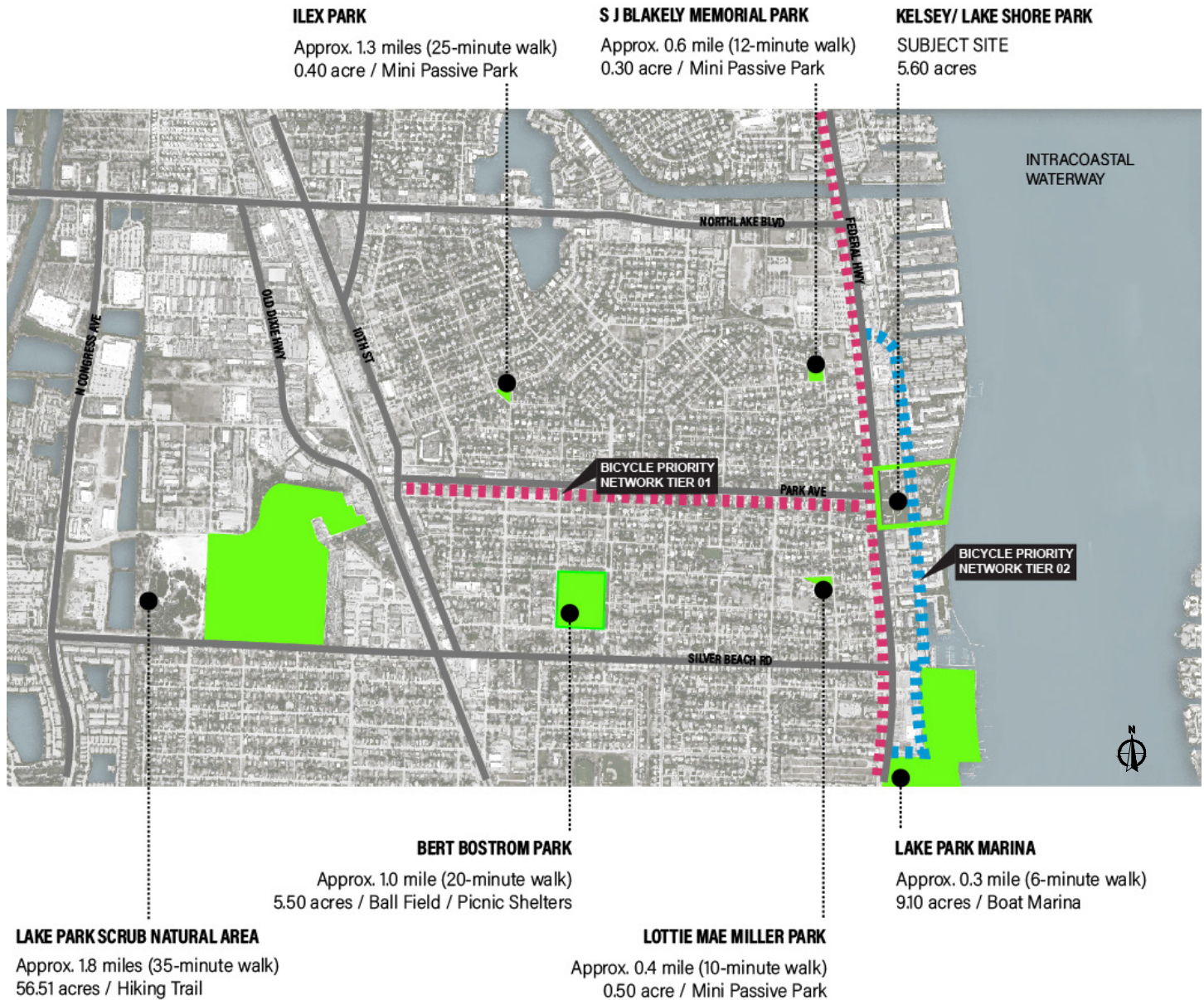
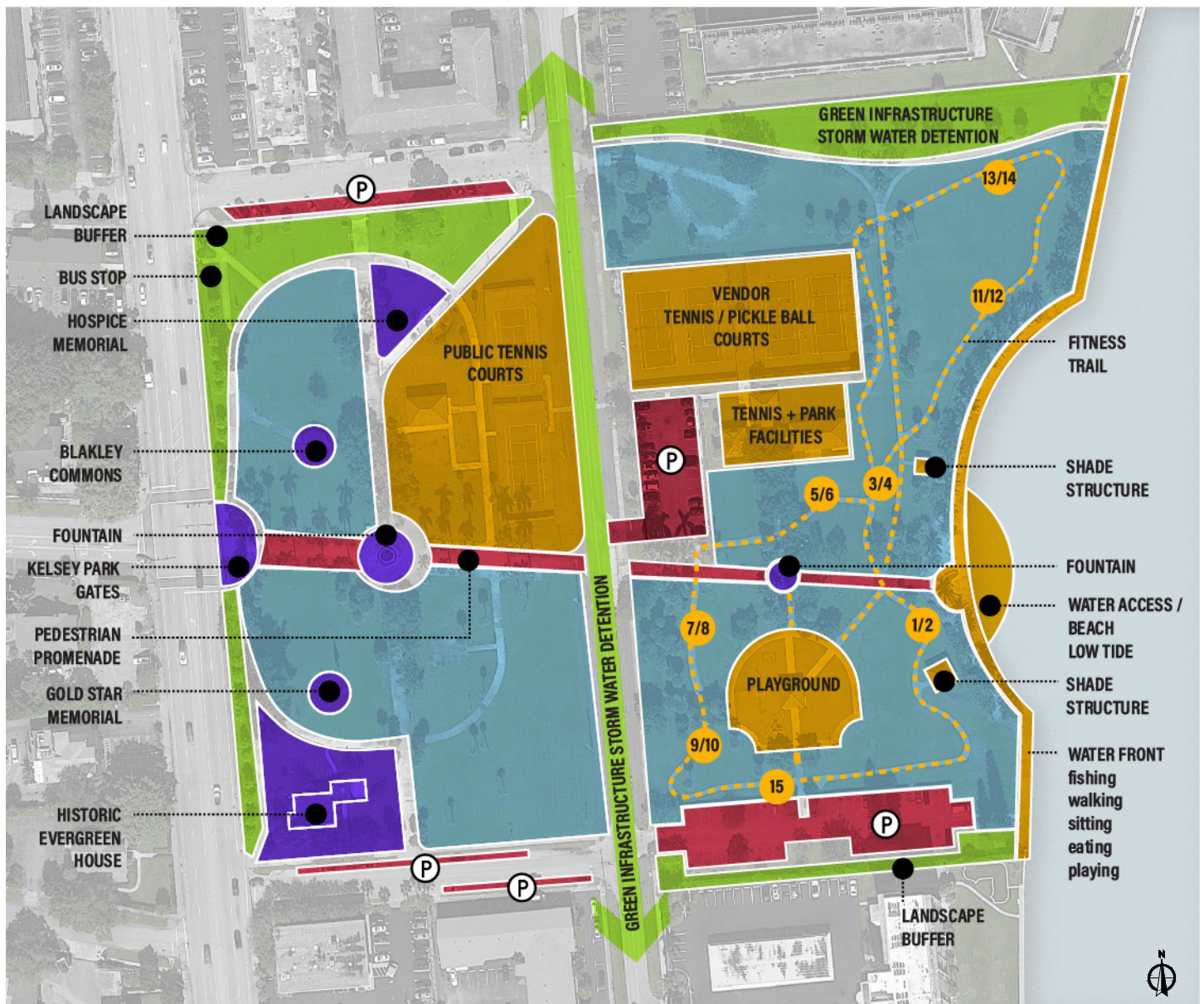


Figure 3: Existing Program

**LEGEND**

- MEMORIALS
- GREEN INFRASTRUCTURE
- PASSIVE RECREATION
- ACTIVE RECREATION
- ACCESS & CIRCULATION
- P PARKING
- FITNESS TRAIL
- ## EXERCISE EQUIPMENT STATION, TYP.

Figure 4: Existing Circulation

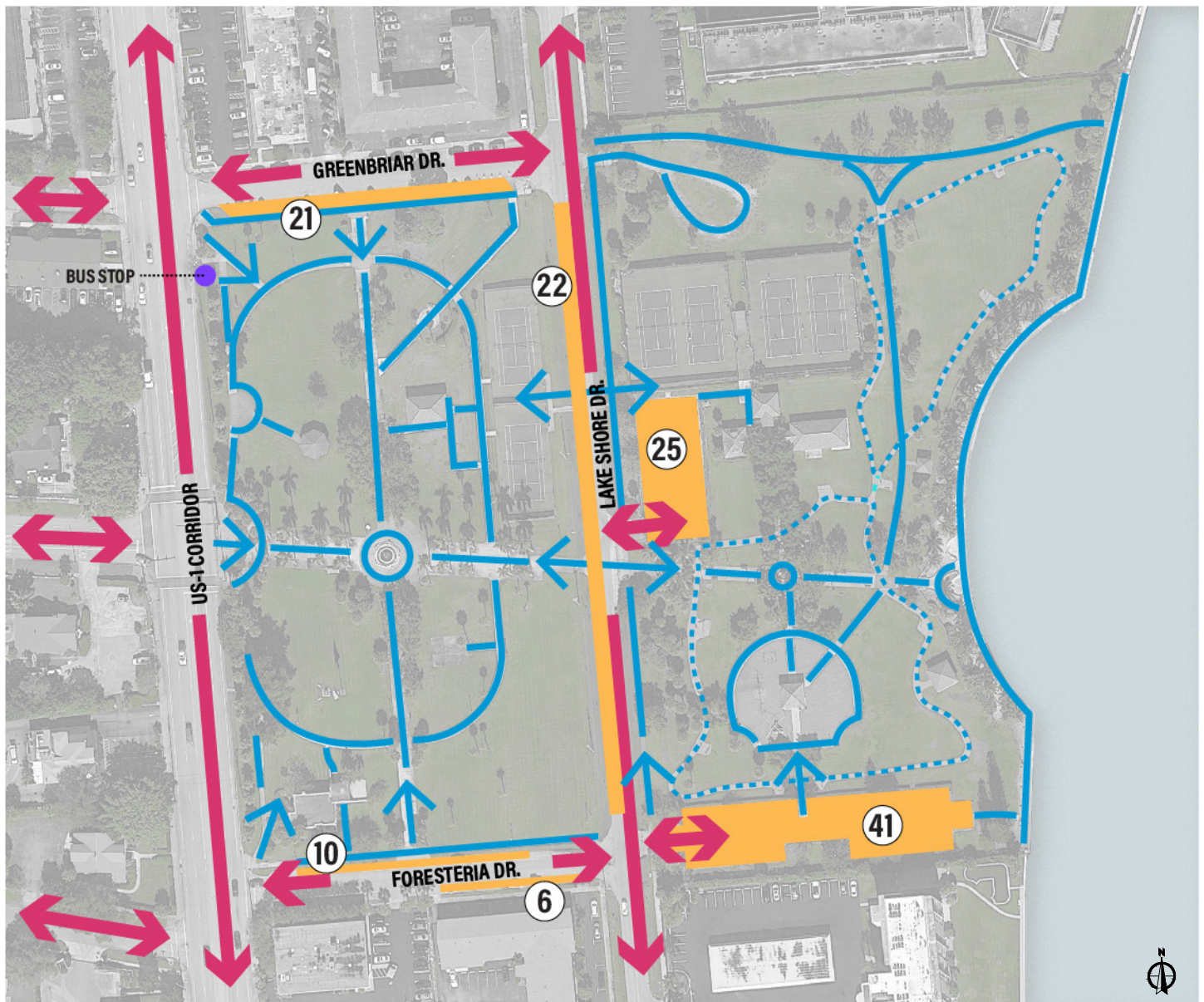
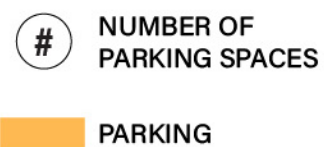
**LEGEND**

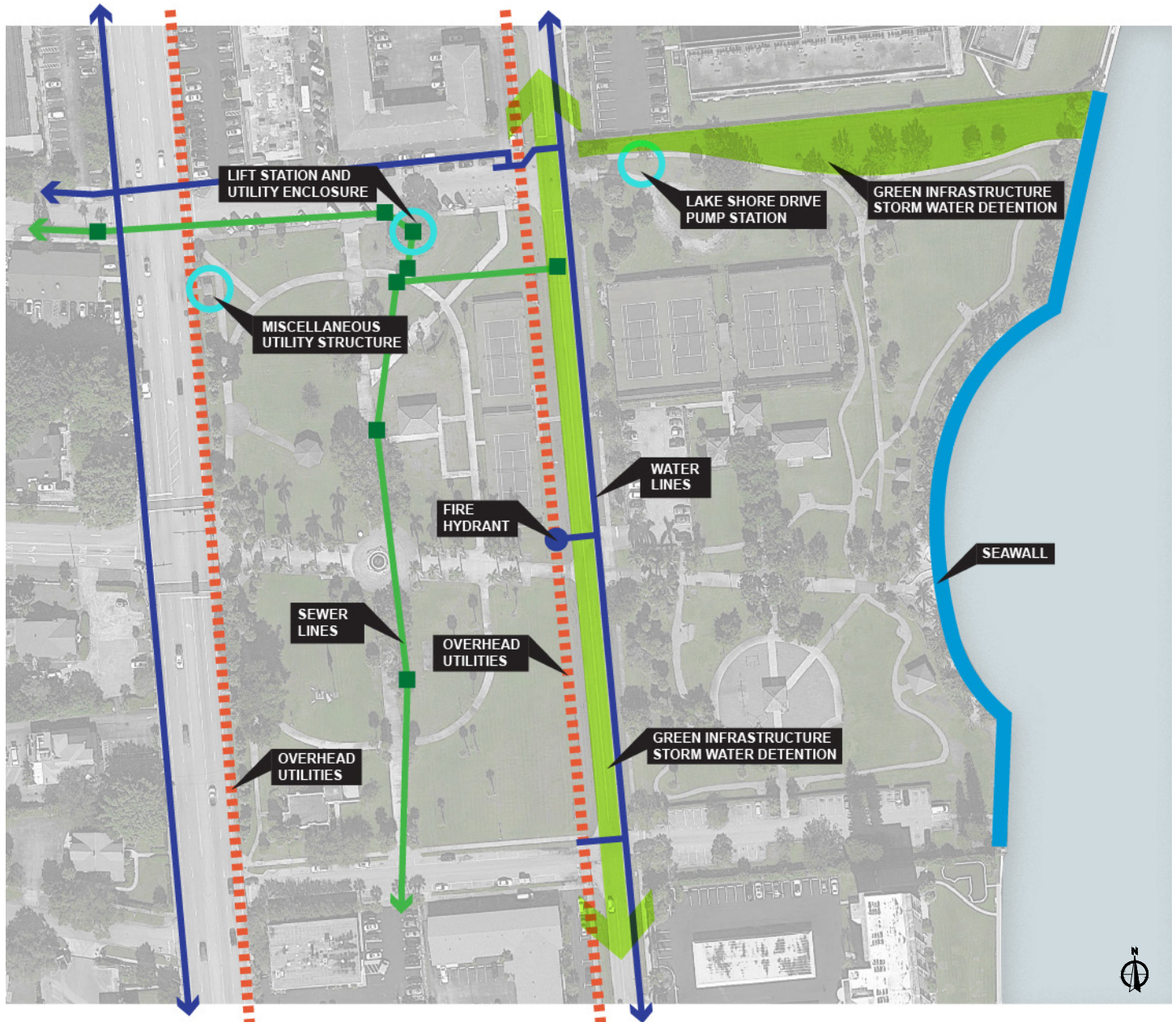
Figure 5: Existing Facilities & Structures



Figure 6: Existing Memorials and Dedications



Figure 7: Existing Utilities and Infrastructure



II. SITE VISIT

On March 21, 2022, WGI completed a site visit to review and document the existing conditions of the site (Kelsey/Lake Shore Parks). During the visit, data was collected by means of field notes and photographs to survey the site.



Existing shade trees and palms

Figure 8: Site Visit - Visual Park Inventory



Northern view of the seawall.



Southern view of the seawall.



Northern view of the waterfront.



Existing shade tree.



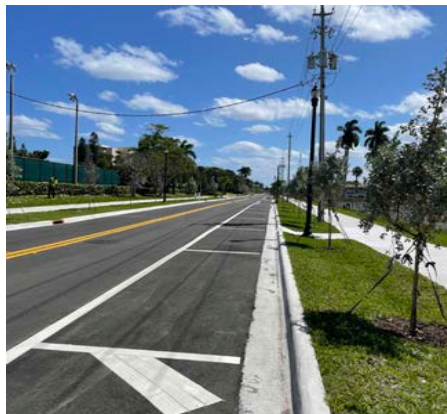
Water feature.



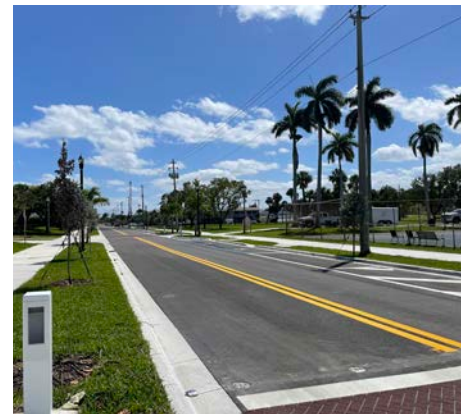
Central pedestrian walkway.



Kelsey Park Blakely Commons gazebo.



Lake Shore Drive on-street parking.



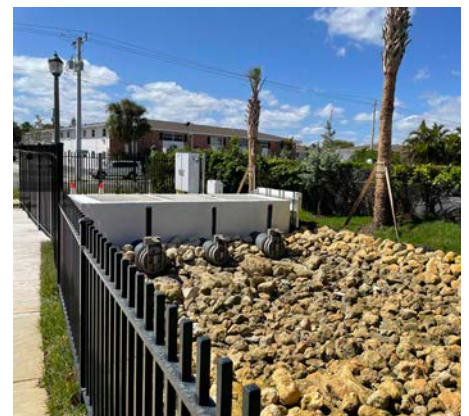
Lake Shore Drive on-street parking.



Existing landscape along the site's northern edge.



Existing drainage along the site's northern edge.



Existing drainage along the site's northern edge.



Existing trash can style 1.



Existing trash can style 2.



Existing trash can style 3.



Existing bench style 1.



Existing bench style 2.



Existing bench style 3.



Historic Kelsey Park gated entryway.



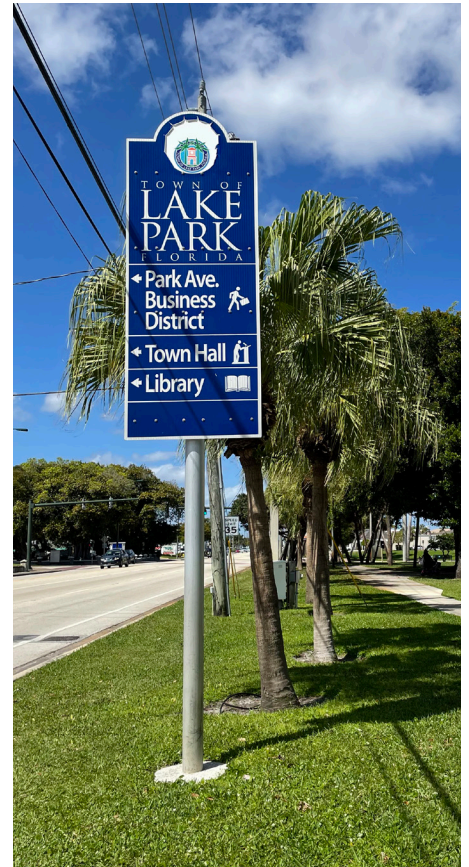
Kelsey Park entryway sign.



Existing bike rack.



Existing workout equipment.



Lake Park wayfinding sign.

PUBLIC OUTREACH

I. PREVIOUS TOWN OUTREACH

The Town of Lake Park hosted a community workshop on February 27, 2021, to collect preliminary data on the public's opinions on the future of Kelsey Park. The Town's centennial in 2023 was mentioned as a reason to re-envision the park. The Town presented information to the public regarding the park, principle of good public spaces, and finished with a survey that asked participants what elements they want to see in the new park and where they wanted them located.

The workshop showed a public interest in improving the aesthetics, maintenance, and upkeep of the park, with added safety and programming as opposed to major shifts in infrastructure or amenities. The most popular concepts were the playground, paddle board/kayak launch, public seating, fishing pier, jogging path, and splash pad.

The feedback was broken down by Kelsey Park and Lake Shore Park. The most desired amenities for the Kelsey Park section included;

- Children's Playground (13)
- Jogging Field (11)
- Food Truck Court (10)
- Open Field (10)
- Public Seating (10)
- Public BBQ Grills (10)

The most desired amenities for the Lake Shore section of the new park were;

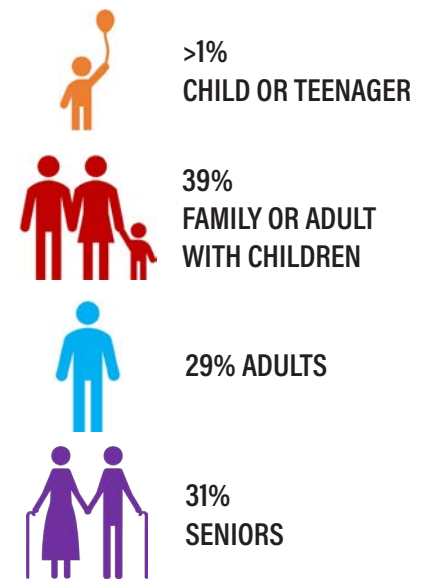
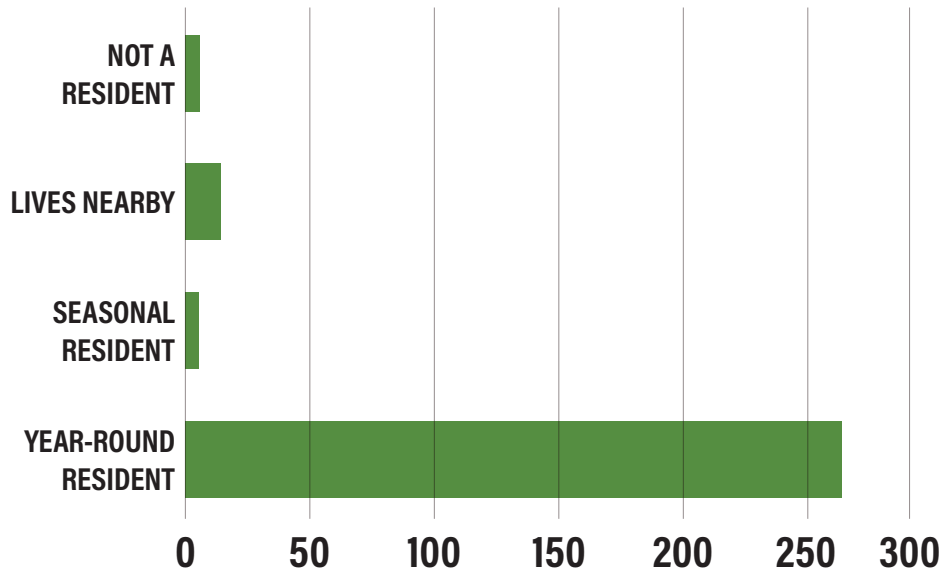
- Paddle Board/Kayak Launch (25)
- Fishing Pier (24)
- Children's Playground (22)
- Public Seating (19)
- Splash Pad (13)

II. WGI SURVEY

WGI developed a survey to collect feedback on the community's priorities and preferences for the future Kelsey Park. Printed copies of the survey were distributed to the public and it was also accessible online through the Town's website. The survey consisted of 12 questions dealing with how the community currently uses the park, how they would like to use it in the future, amenity preferences, safety, and programming. The survey was translated into Spanish and Haitian Creole to maximize participation from non-English speaking residents. WGI also partnered with the local schools and churches to reach Lake Park's school-aged youths, as well as its large Haitian community. In total, 288 people participated in the public survey.

Results of the public survey are showcased on the following pages.

Figure 9: Public Survey Results

Which of the following best describes you?*How do you usually get to Kelsey/Lake Shore Park?*

57%
WALK



30%
CAR

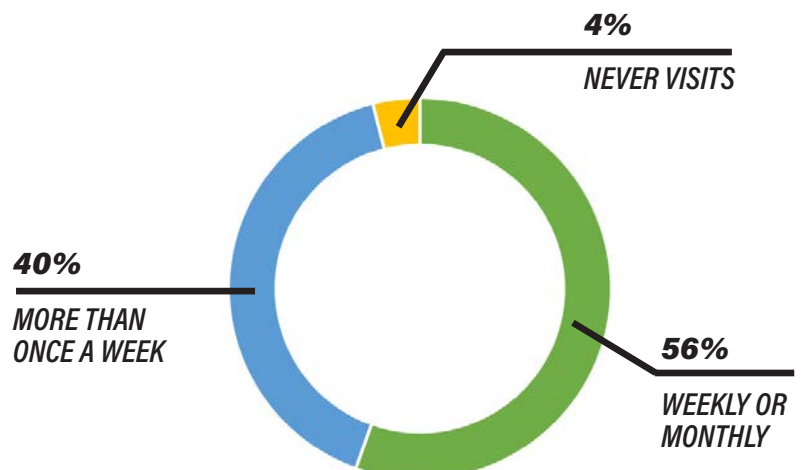


10%
BIKES AND
SCOOTERS



3%
GET THERE BY
OTHER MEANS

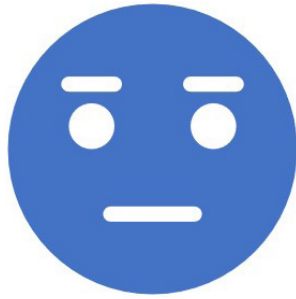
0%
BUS / UBER / LYFT
/ DROP-OFF

*How often do you visit Kelsey/Lake Shore Park?*

In general, how safe do you feel at Kelsey/Lake Shore Park?



37% feel comfortable during the day or night



55% feel comfortable only during the day



4% feel uncomfortable any time of day



4% feel uncomfortable any time of day or night

"We need to constantly bring in more traffic to the park at night. It's deserted and very unsafe when the pickleball activities are not going on. I don't play pickleball but I walk my dog on a daily basis and I certainly feel much safer when all those people and cars are around."

How do you want to use Kelsey/Lake Shore Park in the future?

- Results showed a liking towards **passive activities, water access, children's activities, and community events.**
- 35%** of respondents chose sports courts, fishing, food and drinks, and cultural or art-focused attractions.
- The lowest ranking options were family gatherings and dog related activities.



Example of a splash pad



Example of a movie in the park community event

What do you do when you go to parks other than Kelsey/Lake Shore Park?

- The results leaned towards **passive activities, water access, and community events.**
- 25%** of respondents chose fishing, sports courts, activities with your dog, family or community gatherings, and other activities not listed.
- Other events worth noting are food and children's activities, food and drinks, and cultural or art focused attractions.



Example of an oceanside art festival



Example of live music in the park



Water access in Delray Beach

What park amenities need to be improved or are unsatisfactory?

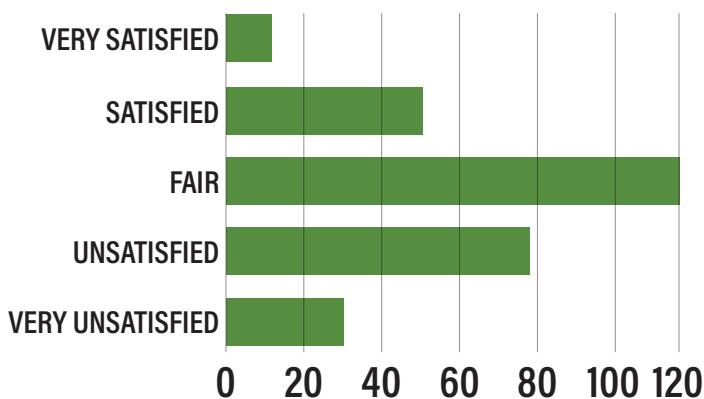
66% voted that the park lacks satisfactory;

- Children's amenities
- Shade (canopy trees)
- Water access, lighting / night time visibility
- Adult amenities

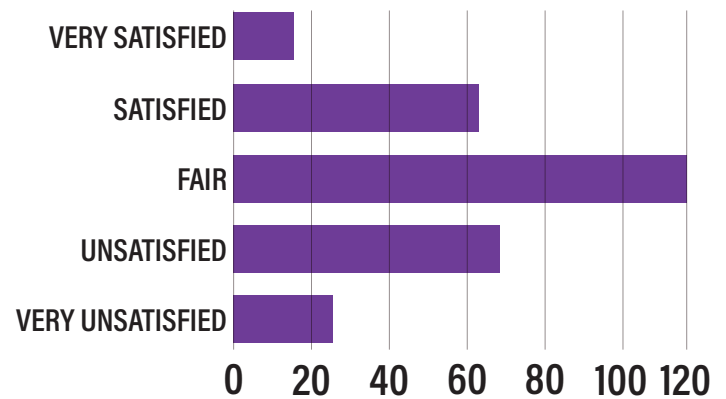
33% voted that the park lacks adequate;

- Bike rack availability
- Pavilions
- Public seating
- Parking availability

How would you rate the frequency of public programming held at the park?



How would you rate the quality of public programming held at the park?



III. PUBLIC DESIGN CHARRETTE

WGI hosted a public charrette on May 21, 2022. The charrette was broken up into three planning exercises.

A. Visual Preference Survey

First, participants were asked to vote in a visual preference survey to better narrow down their priorities and desires for the future Kelsey Park. Elements the public voted on in the visual preference survey included future programming, water-based activities, seawall designs, art and memorial concepts, planting strategies, and park layout. The survey showed that the public is interested in a more naturalized and passive park space that has the ability to host community events, festivals, and farmers markets. There was a strong desire to better utilize the waterfront and increase water access. Results are shown on the following pages.

Figure 10: Charrette Visual Preference Survey Results
Programming



Arts or Farmers Market



Picnic Gazebos



Community Events



Formal Amphitheater



Public voting on the visual preference survey

Choice

Votes

Arts & Crafts and/or Farmers Market	15
Picnic Gazebos	13
Community Event/Gathering Area	12
Formal Amphitheater	11
Informal Outdoor/Group Fitness	11
Playable Water Feature/Splash Pad	9
Food Truck Court	8
Picnic Area with BBQ Stands	8
Small Food and Drink Kiosk	7
Dog Park	7
Medium Restaurant/Waterfront Bar	5
Formal Outdoor Fitness	4
Informal Performance Space	3
Traditional Splash Pad (Playground)	3
Large Restaurant/Waterfront Bar	2
Active Recreation Sport Courts	1

Water-Based Programming

Choice	Votes
Boardwalk/Overhang Walkway with Beach Access	11
Small Floating Kayak Launch Off Pier	9
Fishing from Seawall	7
Beach/Swimming	6
Fishing Pier	6
Small Bait and Tackle Shop	5
Kayak and Watercraft Rentals & Tours	4
Seawall with Docking & Public Boat Slips	0

Seawall Concept



Stepped Concrete Seawall



Living Shoreline

Choice	Votes
Stepped Concrete Water Access	13
Naturalized Living Shoreline	10
Mangrove Islands Living Shoreline	9
Traditional Seawall & Intercoastal Park	8
Lighting Seawall at Night	6
Mangrove Lined Living Shoreline	5
Boulder Re-enforced Seawall with Beach	5
Intracoastal Park and Boardwalk	3

Art & Memorials



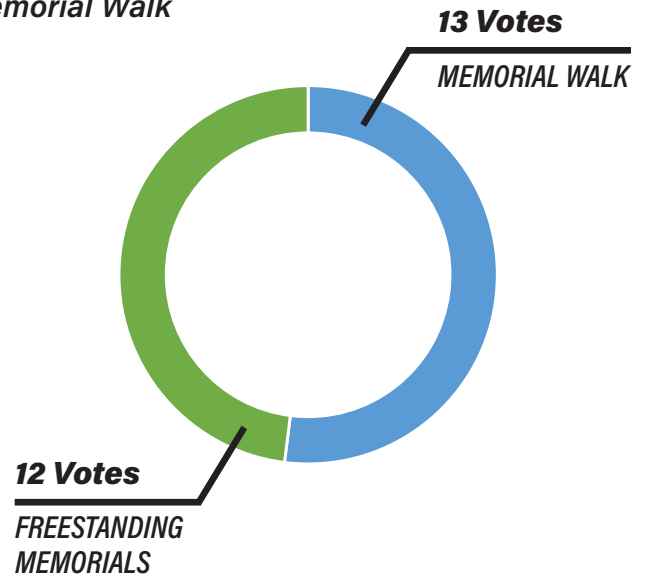
Shade Structure as Art



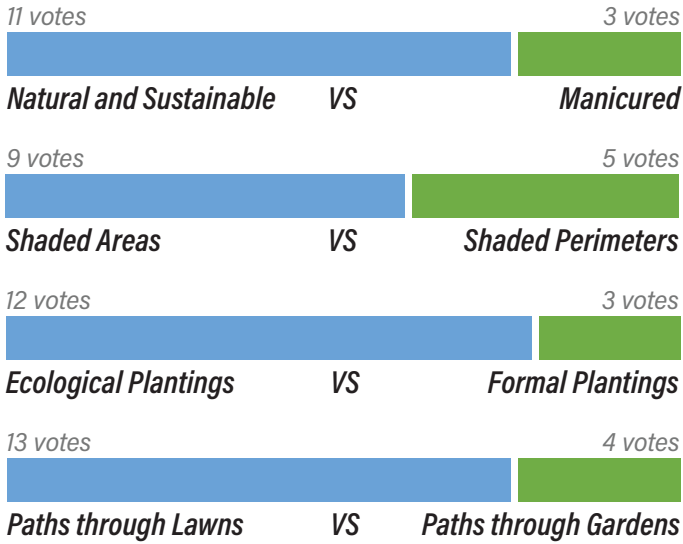
Local Artist Mural

Choice	Votes
Shade Structure as Art	15
Local Artist Mural	11
Traditional Sculpture	10
Contextual Sculpture	7
(Wind Activated) Dynamic Sculpture	3
Contemporary Sculpture	2

Freestanding Memorials versus Memorial Walk



Planting Feel



Natural & Sustainable



Shaded Areas

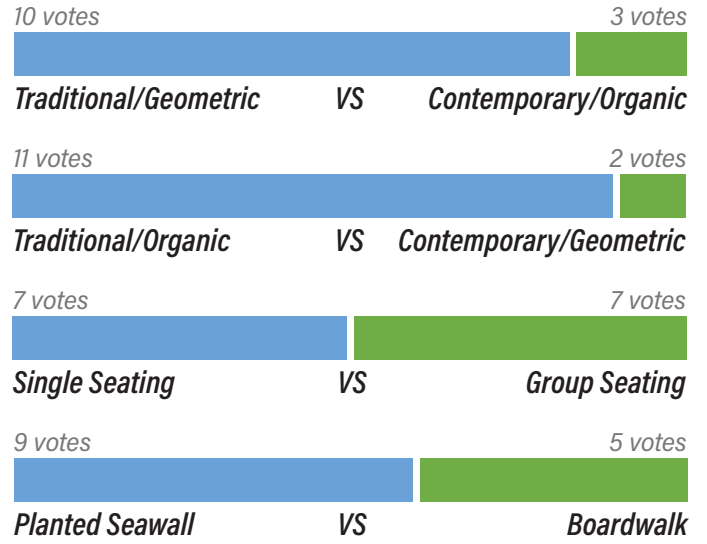


Ecological Plantings



Paths through Lawns

Park Layout and Feel



Traditional/Geometric



Traditional/Organic



Single Seating



Planted Seawall

Figure 11: P.A.R.K. Exercise Results

P	A	R	K
PRESERVE	ADD	REMOVE	KEEP OUT
<i>Greenery</i>	<i>Shade</i>	<i>Homeless</i>	<i>Loiterers</i>
<i>Small-town Feel</i>	<i>Seating</i>	<i>Noise (pickleball)</i>	<i>Loud Noises</i>
<i>Exercise Paths</i>	<i>Art</i>	<i>Light Spillage onto Condominiums</i>	<i>Commercialization</i>
<i>Shade</i>	<i>Community Events</i>	<i>Private Clubs</i>	
<i>Walking Paths</i>	<i>Color</i>	<i>(no public access in a public park)</i>	
<i>Water Access</i>			

B. P.A.R.K. Exercise

Secondly, the public participated in a P.A.R.K. exercise. This acts as a modified S.W.O.T. exercise where the public is asked what elements of Kelsey Park they want to Preserve, Add, Remove, and Keep Out. The elements that received multiple mentions are shown in the graphic above.

C. Drawing Charrette

Finally, the public was invited to participate in a design charrette. The public was divided into three working groups with each being led by a designer. The public sketched out their ideas for the future Kelsey Park with guidance from the WGI team. The three draft plans designed by the public in this exercise were later refined into Concept 1 and Concept 2 shown on page 21.



Members of the public taking part in the drawing exercise



Members of the public taking part in the drawing exercise

IV. CONCEPT WORKSHOP

WGI held a public workshop on June 11, 2022, to unveil the two conceptual site plan alternatives developed from the charrette. The purpose of this workshop was to select a preferred site plan and refine the site plan elements into the final design.

A. Concept 1

Concept 1 unifies Kelsey Park and Lake Shore Park with two rings of pedestrian circulation flanking the main axis. A memorial garden is proposed in the southwest corner. The northeast corner contains a strolling garden plaza for quiet reflection. The seawall steps down to the water with hybrid living shoreline proposed on the northern and southern portions.

B. Concept 2

Concept 2 unifies the two parks with an angular sidewalk network. The historic east-west axis and existing palms are retained and emphasized with associated flowering trees. Existing memorials are kept in place. Two public tennis courts are re-striped into eight pickleball courts. Two historic homes are proposed for relocation to the northwest corner for commercial re-use. A central boardwalk is flanked by a naturalized living shoreline.

C. Mapping Exercise

The public selected their preferred concept and then identified specific elements and amenities they preferred to see in the final plan. The public chose Concept 1 as the preferred site plan through the mapping exercise and interactions with participants.

The final results from the mapping exercise showed a strong dislike for both designs for the northwest corner of the park. The majority rejected either the relocated pickleball courts

or the relocated houses. The relocated houses fared slightly better with four votes for and seven votes against versus the pickleball courts with three votes for and nine votes against. People who preferred the pickleball courts mentioned that the number of courts and amount of parking was too great, and the final design should show half of the proposed.

The splash pad location received only three comments with two voting for Concept 2 with the pad adjacent to the playground versus one vote for Concept 1 with the pad attached to the playground. Concept 2 was the preferred choice in conversations with the public during the workshop.

The overwhelming majority preferred the seawall with the monumental staircase leading to the water bordered by a living shoreline shown in Concept 1. No participants voted for Concept 2 with the boardwalk option. The design elements and features of the Concept 1 seawall were also popular in the visual preference survey.

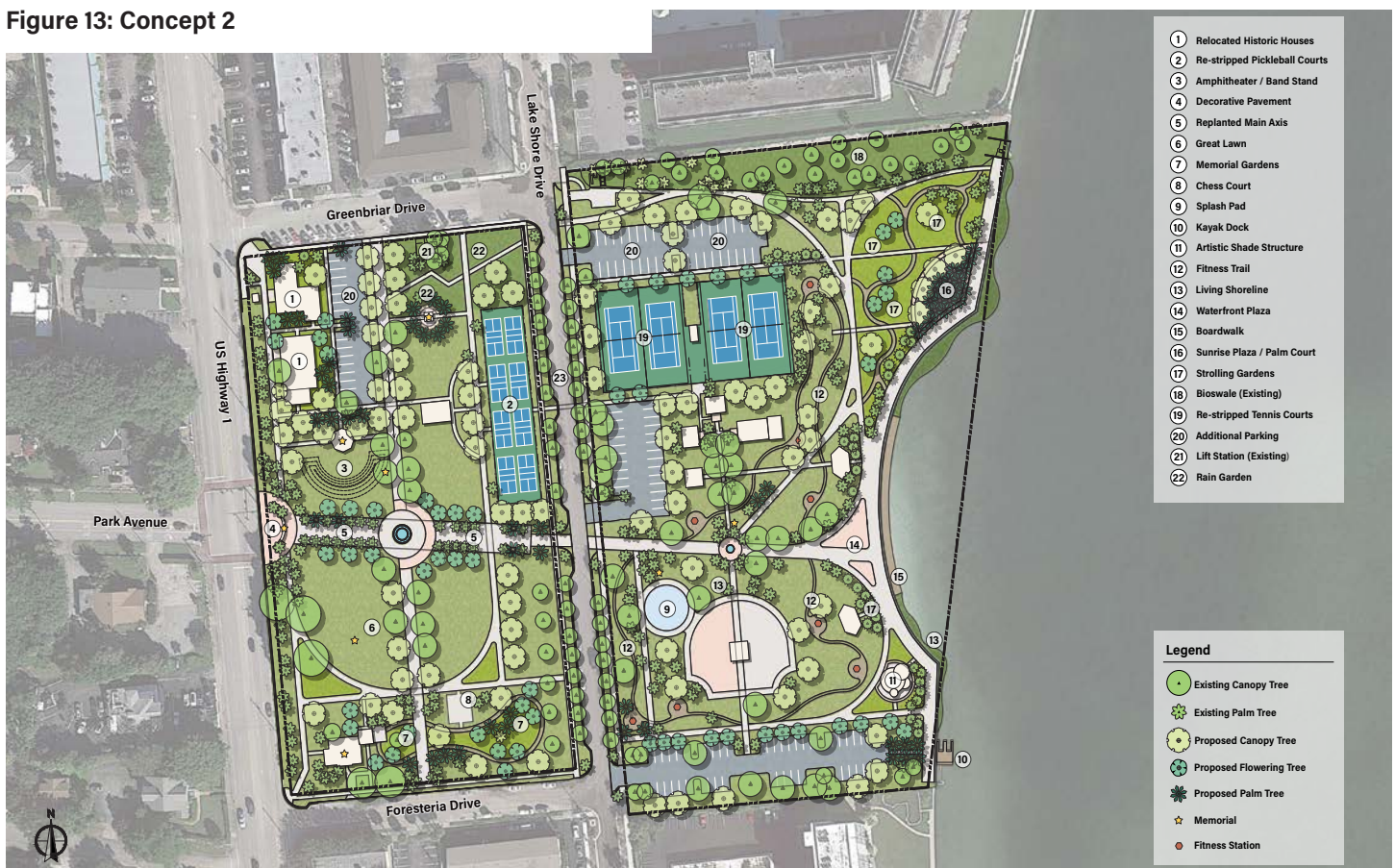
Seven participants voted on whether they wanted to have additional parking or open space north of the tennis courts. The overwhelming majority wanted to see open space with only one participant voting for more parking, though this person said that it should only include half of what is shown. Participants at the workshop also stated they do not believe that parking is a major issue, especially with the new street parking available along Lake Shore Drive.

Finally, several participants stated in the mapping exercise that they would like to see pickleball reduced or removed from the park. Several participants stated that pickleball would be more appropriate at Bert Bostrom Park and the new Kelsey Park should be a more passive park space.

Figure 12: Concept 1



Figure 13: Concept 2



D. Visual Preference Survey II

After the participants voted on their preferred concept, the public took part in another visual preference survey. The survey asked participants to provide their opinions on lighting options, seating, shade elements, landscaping, seawall materials, and park amenities. The results of the visual preference survey are shown below.

Figure 14: Workshop Visual Preference Survey Results

Seating



Swings



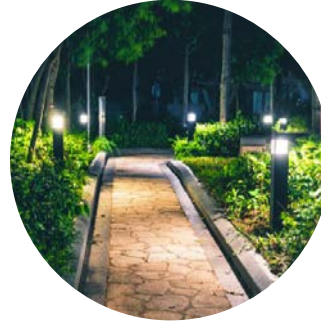
Traditional Park Bench

Choice

Votes

Swings	14
Traditional Park Bench	13
Sculptural/Seating as Art	6
Lounge/Adirondack Chairs	4
Seating Walls	4
Movable Tables and Chairs	4

Lighting



Short Path Lights



Up-Lighting

Choice

Votes

Short Path Lights	18
Up-Lighting/Illuminated Treetops	13
Light Poles - Traditional Style	13
Architectural Lighting	6
Light Poles - Contemporary Style	3
Sea Wall Lighting	3

Shade



Shade Trees



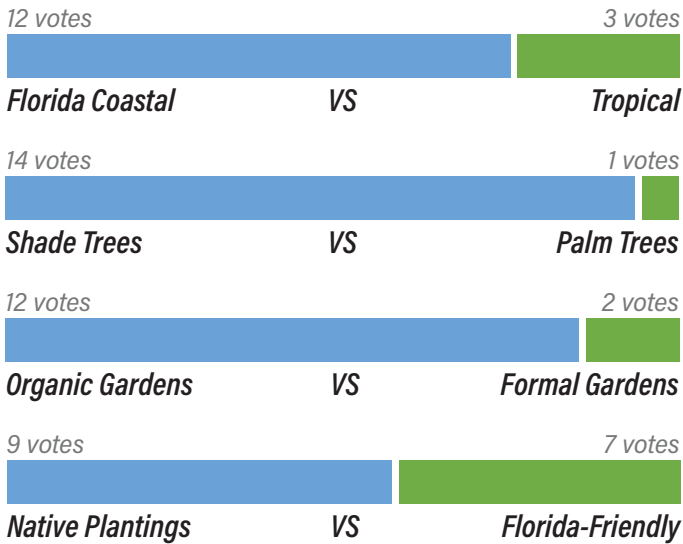
Trellis with Flowers

Choice

Votes

Shade From Trees	17
Pergola or Trellis with Vines/Flowers	16
Pergola	6
Shade Sculpture	4
Contemporary Pavilions	4
Traditional Style Pavilions	4
Shade Sails	3
Umbrellas	1

Landscape



Florida Coastal Plantings



Shade Trees



Organic Gardens



Native Plantings

Seawall Design



Decorative Pavement



Living Shoreline

Choice

Votes

Seawall Path

Mix of Materials/Decorative	10
Plain Concrete	4
Stamped Concrete	1
Pavers or Brick	0

Seawall Design

Seawall With a Lower Level with a Living Shoreline	11
Mangrove-inspired Bio-concrete	3
Single-Level Concrete (Existing)	1
Stepped Gabion Sea Wall	0

Amenities

Choice

Votes

More Bike Racks	10
Drinking Fountain/Water Refill Station	11
Grills	12
Electric Outlets/Charging Stations	2
Educational Signage	9
Pick-up/Drop-off Area	2
Renovated Bathrooms	7
More Recycling and Trash Cans	8

PREFERRED ALTERNATIVE

I. OVERVIEW OF THE PLAN

The new Kelsey Park will become the crown jewel of Lake Park and a cherished public amenity for the local community. The final design for the new Kelsey Park was tailored to the needs and desires of the Lake Park Community. The design parameters were defined by the town and the elements included reflect the input and feedback received during the public participation process.

The master plan presented here is a framework to guide the development of Kelsey Park in the future. The next steps are to secure funding for projects and begin more detailed design to ready them for construction. While the final design of the new park's amenities should follow the guidelines laid out in this master plan, they may differ in final appearance and configuration.

Figure 15: Existing Elements to Remain

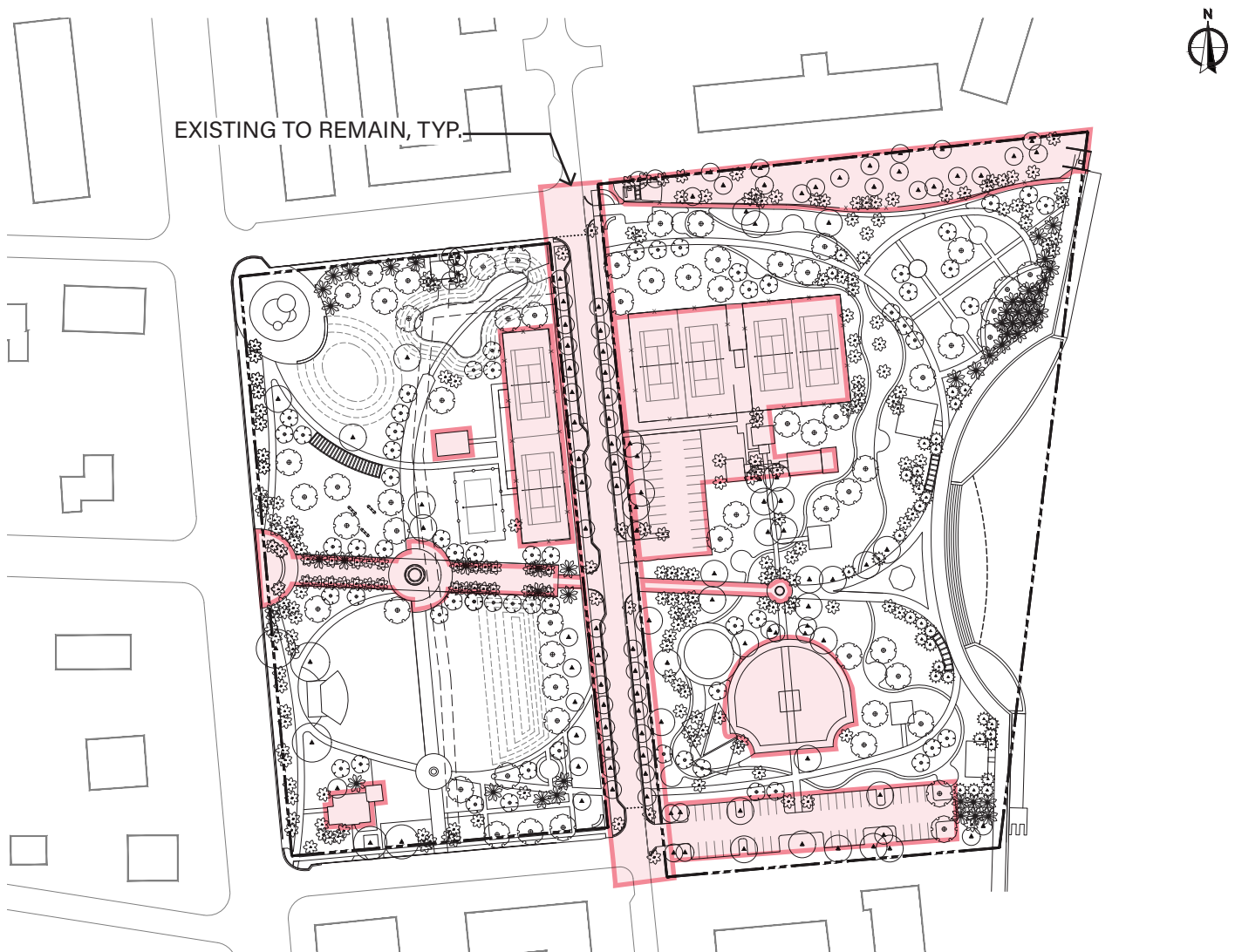


Figure 16: Final Illustrative Plan

Key

- ① Gateway Plaza w/ Public Art
- ② Market/Event Space
- ③ Adult Seesaws
- ④ Historic Gateway Plaza + Gates
- ⑤ Preserved Historic E-W Axis
- ⑥ Band Shell
- ⑦ Great Lawn
- ⑧ Evergreen House + Memorial Gardens
- ⑨ Covered Seating Area
- ⑩ Kayak Launch
- ⑪ Picnic Pavillion
- ⑫ Fitness Trail
- ⑬ Splash Pad
- ⑭ Shade Sail + Parent's Plaza
- ⑮ Waterfront Plaza and Relocated Kelsey Pavillion
- ⑯ Beach
- ⑰ Stepped Sea Wall
- ⑱ Swinging Benches
- ⑲ Living Shoreline
- ⑳ Palm Court + Sunrise Plaza
- ㉑ Fishing Platform
- ㉒ Strolling Gardens
- ㉓ Bioswale (Existing)
- ㉔ Lake Shore Dr. Entry Sign (Removable Bollards Close for Events)
- ㉕ Lift Station (Existing)
- ㉖ Additional Parking (20 sp.)
- ㉗ Vendor Operated Tennis Center (Existing)
- ㉘ Restrooms (Existing)
- ㉙ Community Meeting Room (Existing)
- ㉚ Public Tennis Courts (Existing)
- ㉛ Mural/ Retaining Wall
- ㉜ Raised Lawn
- ㉝ Rain Garden with 12 and up Nature Play
- ㉞ Sand Volleyball Court



A. Park-wide Design Elements

Plantings & Landscape

The new infrastructure and park amenities were designed around existing vegetation to preserve as many trees as possible. Kelsey Park and Lake Shore Park have several large canopy trees and the master plan preserves the majority of them. This strategy of preservation will allow the park to have a mix of tree sizes and keep existing shade.

The master plan recommends expanding the park's canopy by planting additional shade trees. Shade provided by natural vegetation was a high priority across all stages of the public outreach program.

The plan also recommends focusing on primarily native plantings with some additional Florida-friendly species. The community voiced a preference for a more natural, Florida coastal environment as opposed to a formal garden planted with exotic tropicals. The native trees, shrubs, and flowers will reinforce the natural ecosystem of the park and support local wildlife.

The use of native plantings and Florida-friendly landscaping is in compliance with Lake Park's preferred planting list.

Lighting

The master plan recommends that the future Kelsey Park be lit with a combination of traditional style light poles and pedestrian path lighting fixtures. Additionally, up-lighting should be used to emphasize specific areas of the park like the waterfront and main east-west axis. This will provide a more welcoming atmosphere for people visiting the park later in the evening.

Special attention should be taken to select fixtures that prevent light spillage onto adjacent properties. The light poles should have light cut-off fixtures to prevent spillage. Up-lighting should be careful to not be directed at the nearby condos. Finally, lighting for the sport courts should be reconfigured to reduce light spillage onto adjacent properties.

All lighting installed will be energy efficient, LED lights.

Lake Shore Drive






Lake Shore Drive recently went through a streetscape project that added landscaping and on-street parking to the 700-foot length of road that bisects the park. Lake Shore Drive can be utilized as staging area for major festivals and celebrations. The street is currently being retrofitted with removable bollards that will allow the Town to shut it down for special events. The street can also be outfitted with a decorative pavement treatment to emphasize that this block of the street transverses a predominately pedestrian space and vehicles need to watch for walkers, children, and other park users.

The on-street parking spaces are ideal locations for food trucks. The new streetscape provides adequate parking space and the configuration allows for the trucks to open on to the park side, preventing queuing in the street.

Figure 17: Landscape Analysis and Tree Disposition



LEGEND

	OPEN LAWN		PRESERVED TREE
	GARDENS OR PLANTING BEDS		NEW TREE
	GREEN INFRASTRUCTURE		

B. Programming

The new Kelsey Park is designed to accommodate a wide array of programming options. The spaces are flexible in the way they can host multiple events, activities, and amenities. This will allow the Town to efficiently and effectively activate the park while providing flexibility to the funding and resources the Town dedicates to its operation.

Passive Recreation

Passive space in parks are areas that are less structured and allow more flexibility in how people can use the space. Passive elements of parks include gardens, paths, lawns, and picnic areas.

The park is designed to be a primarily passive space. This strategy is built upon the public feedback received during community outreach. Survey respondents identified passive activities as the primary way they want to use the park in the future.

Passive areas of the park include the Great Lawn, strolling gardens, palm court, and memorial gardens.



Open lawns are an example of passive areas



Playgrounds and splash pads are active spaces

Active Recreation

Active spaces are designed with specific infrastructure to facilitate a specific use. These spaces include sport courts and playgrounds.

Active uses in the new Kelsey Park are found in the center portion of the park. The primary active uses include the children's area of the park consisting of a new playground, splash pad, shaded seating areas, and pavilions, the ADA compliant fitness trail, as well as the sport courts (tennis, pickleball, and volleyball).

Green Infrastructure

Green infrastructure includes rain gardens, bioswales, pervious paving, and living shorelines. These features allow the park to efficiently drain stormwater and prevent inundation from storm surge.






The plan preserves the existing bioswale along the northern portion of the park as well as those flanking Lake Shore Drive. A rain garden at Lake Shore Drive and Greenbriar capitalizes on an existing low point of the site. This feature will also act as a nature-based playground for children to explore and experience the natural environment.

Finally, a living shoreline concept is being implemented along approximately three quarters of the new seawall. This will allow the park to better withstand storms and waves while also providing a habitat for wildlife.

Figure 18: Proposed Programming



LEGEND

	MEMORIALS		ACTIVE RECREATION
	GREEN INFRASTRUCTURE		PASSIVE RECREATION
	ACCESS & CIRCULATION		

C. Circulation

Pedestrian Circulation

The internal circulation of the park unifies the four quadrants with a holistic circulation pattern of looping trails. The historic east-west axis remains as the primary entrance and pedestrian pathway to the waterfront. The overarching concepts and objectives of the internal circulation design were to prioritize safety, the pedestrian experience, and to link the former two parks into one.

D. Utilities

Electric

The plan proposes additional electrical hook-ups in areas anticipated to hold festivals, art shows, farmers' markets, live music, and other community events. These can be installed in tangent with the new lighting fixtures.

Water

The splash pad will need to be connected to the water main along Lake Shore Drive. Additional service lines may be needed if the Town decides to install additional drinking fountains and water bottle refill stations along the exercise path.

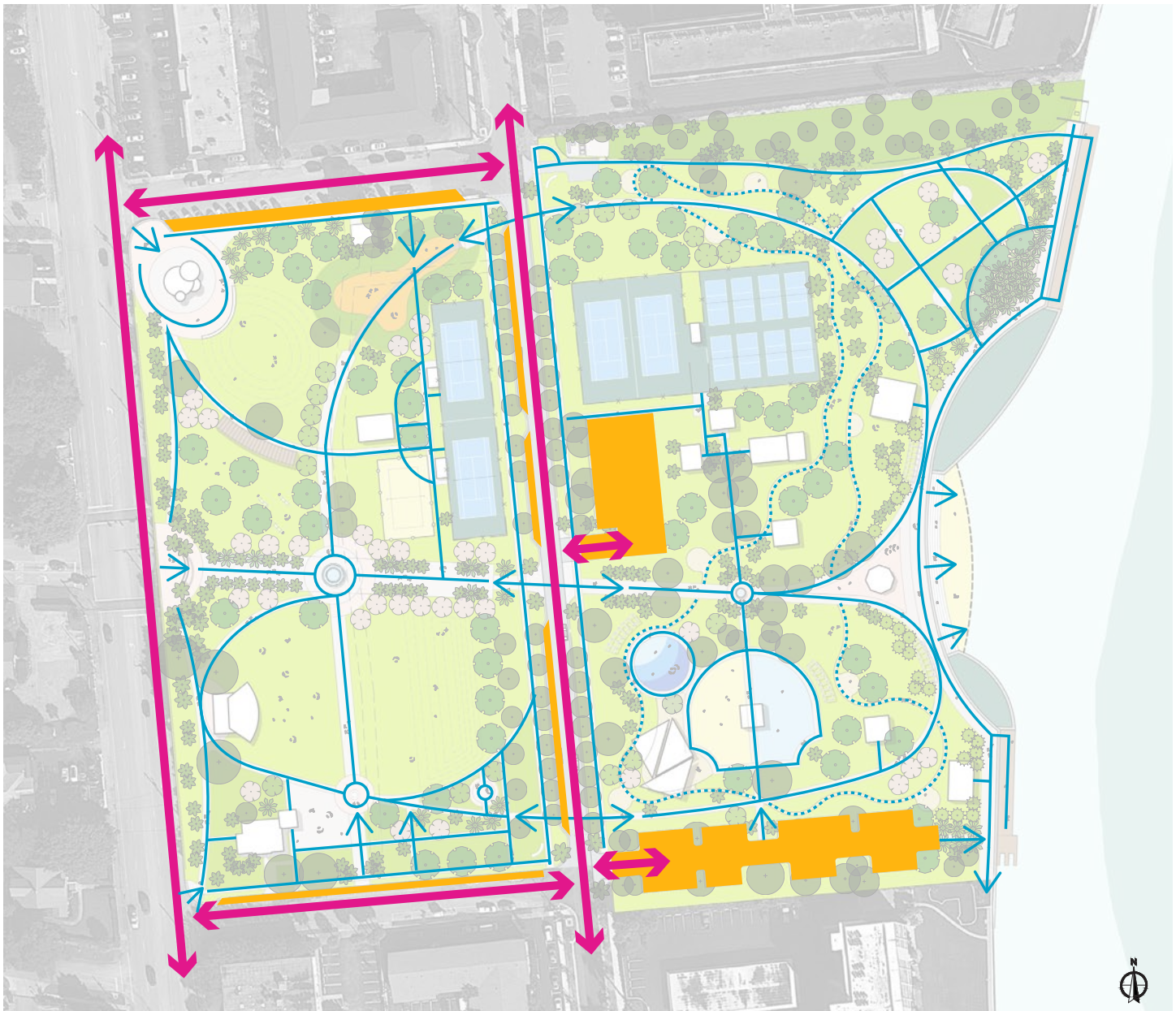
Sewer

No updates to the sanitary sewer service are anticipated with this master plan.

Stormwater

The proposed design adds minimal impervious surfaces. As the low point of the park, the proposed rain garden south of Greenbriar Drive will efficiently collect the stormwater runoff from the northwest section of the park. The existing stormwater infrastructure has the capacity to properly drain the park's new layout.

Figure 19: Circulation

**LEGEND** VEHICLE
CIRCULATION PEDESTRIAN
CIRCULATION PARKING PEDESTRIAN
ENTRANCE FITNESS
TRAIL

E. Sustainability

Stormwater & Flooding

The park master plan is designed in tangent with the stormwater improvements undertaken by the Town in the last few years. The new park layout will be properly drained by the existing bioswales along Lake Shore Drive as well as the bioswale constructed adjacent to the 801 Lake Harbor Towers condominiums.

The living shoreline proposed along the seawall will improve the park's resiliency to future storms. The living shoreline will buffer the seawall by breaking up incoming waves and the root systems will prevent erosion during large swells.

Sea-Level Rise

The new seawall design will improve the park's resiliency to coastal flooding from king tides, tropical storms, and sea-level rise. The living shorelines and monumental steps will prevent water encroachment from storms and tidal events. The new seawall design accounts for the latest sea-level rise data by raising the elevation to 5' NAVD88 approximately 2' higher than existing.

F. Activating the Park

The existing park is not being used by the community to its full potential. Several elements were identified by the public as reasons why they limited their visits to the area. The main reasons people did not go to Kelsey Park were lack of shade, lack of children amenities (playground), lack of events, and the homeless population. The new Kelsey Park master plan aims to address these issues.

Shade

The existing park has few large canopy trees. Instead the park is planted predominately with palm trees and ornamentals. These types of

trees do not provide adequate shade and several large open spaces in the park are fully exposed to the elements. The lack of shade was the top complaint amongst residents and it prevents the park from feeling welcoming.

The plan rectifies this by shifting the focus from palms to canopy trees like live oaks, gumbo limbos, and mahoganies. The canopies of these trees will provide plenty of shade and shelter while providing enough clearance below to allow for activities. Shade trees will be concentrated around seating areas to leave some spaces open.

Children's Amenities

The former playground was a primary reason for visiting the park. Several residents indicated that the need for children's amenities was critical to bring them back to Kelsey Park.

The new park will provide the children of all ages with a plethora of activities. The playground equipment will be replaced and a new splash pad installed adjacent to it. Seating areas shaded by pergolas, flowing vines, and shade sails will surround the playground and splash pad, providing a comfortable place for parents to watch over their children.

The proposed design establishes a nature-based playground adjacent to the rain garden to provide children an opportunity to explore the natural world and learn about their environment. Our public outreach indicated that this interactive learning experience was desired by the residents of Lake Park.

Finally, older children and teenagers will have the opportunity to access the Intracoastal via the stepped seawall as well as kayak from the new launch pad.

Programming & Events

Programming is a key element in reactivating Kelsey Park. Many residents indicated that they did not go to the park because there was not much to do. There is a strong desire to see Kelsey Park activated as the heart of the community by hosting art festivals, farmers markets, and community events.

The new Kelsey Park is designed to be flexible and able to host a wide variety of events. Art festivals and a green market can be hosted along the main sidewalk spine of the park, live music and performances can be held on the Great Lawn, ceremonies can take place near the memorial gardens, and concerts can take place on the waterfront with the monumental steps acting as amphitheater seating.

Programming does not need to always be coordinated or funded by the Town. Local organizations and civic groups can use the park to host their events/celebrations to draw people to the park. Events like movie night in the park, yoga in the park, and live music can be hosted by third parties.

Deed & Zoning Restrictions

The park is in the "P public" zoning district. Uses permitted in this district include town hall, recreation facilities, parks and playgrounds, swimming pool areas, libraries, municipal offices, fire and police stations, aquariums, museums, public works facilities, water and sewage plants, etc.

The language of Kelsey Park's original deed states that the park must remain free and open to the public. This specifically applies to the original Kelsey Park boundaries on the west side of Lake Shore Drive. As such, access to the park will remain free in perpetuity. This does not limit the activities of vendors operating activities that are permitted in the park, like the tennis center.

G. Impact on Adjacent Uses

Special attention was given to how the proposed park design and uses will impact its neighbors. Several design elements were incorporated based on feedback and comments from people who live next to the park. This includes issues of noise, light spillage, and lack of family-friendly, community-focused programming.

H. Security

While the park should always remain free and open to everyone, the comfort and security for all user groups is important to the success of the park. This master plan design aims to meet several Crime Prevention Through Environmental Design (CPTED) principles by activating and providing eyes on the park through the scattering of new and different active uses in and around previously underutilized areas of the park. It is the hope that the increase of more appropriate activities will discourage those that are conducting undesirable ones. In addition, these new improvements and upgrades to the maintenance will prevent the "broken window effect" - where each problem that goes unattended leads to increased issues.

In addition, we make the following recommendations:

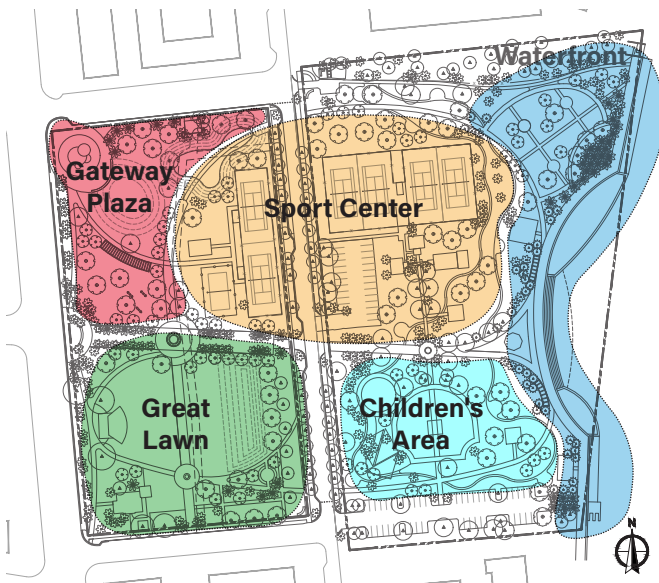
- Obtain a CPTED review by the PBC Sheriff's Office once the landscape and lighting is designed.
- Establish a "Friends of Kelsey Park" or garden club volunteer organization to aid in maintenance activities, be the eyes & ears for Town staff on the users of the park, and establish regular activity in the park.
- Partner with local homeless outreach organizations to work with those that may have nowhere else to go, gain an understanding of their situation, and work towards an appropriate solution.

- Reevaluate and enforce the park rules for open hours, overnight parking, alcohol consumption, and smoking. Those that are committing criminal activities or violating posted park rules should be removed from the park.

II. THE ZONES OF THE PARK

The park was designed in zones. Each zone provides different amenities and activities for park patrons.

Figure 20: Kelsey Park Zones



A. Zone 1: Waterfront

The dynamic waterfront of the new Kelsey Park provides the public with the water access that was so highly sought after by the community. This zone provides access to the Intracoastal, areas for quiet reflection, spaces for small group activities, and provides an array of ecological and environmental benefits. Amenities and features of the waterfront zone include the following:

- Seawall
- Beach Access
- Living Shoreline
- Fishing Platforms
- Kayak Launch
- Strolling Gardens
- Palm Court
- Open Lawn Space
- Swinging Benches
- Pavilions

Seawall & Promenade

The seawall will be replaced due to the current age and structural deficiencies. The new seawall will be built in the same footprint as the existing, but will be raised approximately 2' to an elevation of 5' NAVD88 to accommodate future sea level rise.

The seawall will be topped with a promenade walk similar to the existing seawall. The plan recommends decorative pavement be used to distinguish the promenade as a special space.

Beach Access

The stepped seawall allows direct access to the water and beach areas as well as providing informal seating to enjoy the view of the Intracoastal. The steps can also be used as amphitheater styled seating for events that bring in a floating stage that would be docked off of the seawall.

Living Shorelines

Living shorelines flank the stepped seawall and provide a wide array of ecological benefits including stabilizing the shore, supporting the local ecosystem, and protecting against storm surge. This will allow the park to better withstand storms and waves while also providing a habitat for fish, birds, and manatees.

Fishing Platforms

Fishing platforms are found on the north and south ends of the seawall. These platforms will operate as a lower level of the seawall to provide fishermen closer access to the water. The platforms will include lighting, seating, and a fillet station.

Kayak Launch

A floating kayak launch is located at the southern tip of the seawall to provide additional water access for nautical activities. This location provides easy access to the launch from the existing parking lot and reduces conflicts with motor boat traffic associated with the marina.

Strolling Gardens

The public was adamant about having locations in the park for peaceful reflection and relaxation. The north-east section of the park provides this tranquil space. This portion provides an area for residents to stroll among native flower gardens, enjoy shade from trees, and areas sit and enjoy the waves of the Intracoastal. The landscape is botanical display of color and texture designed for viewing with seating and hardscape materials specifically located to discourage loitering.

Palm Court

A "palm court" is located adjacent to the gardens to provide space for quiet reflection and to enjoy the view of the Intracoastal.

Open Lawn Space

Open lawn spaces are located among the strolling gardens to allow for small group activities in an intimate setting. These lawns will be perfect for yoga in the park, religious gatherings, and picnicking.

Swinging Benches

Swinging benches, shaded by pergolas and flowering vines, are located near the top of the grand staircase overlooking the water. The public indicated that swinging benches were a top seating element desired in the new Kelsey Park.

Pavilions

Two new pavilions are located in the waterfront zone. These will provide spaces for small group gatherings along the Intracoastal. Members of the public identified these as critical elements of the new park because religious congregations and community organizations use the existing pavilions for their activities and need larger spaces to continue growing these events in the park. Pavilions will include seating and grills.

Figure 21: Waterfront Zone



B. Zone 2: Children's Area

The southeastern sector of the park will become the young children's play area. The children's play area will have easy access to the existing parking, shade provided by the canopy trees, a pavilion for children's parties, and plenty of shaded seating for parents. Amenities in this zone include the following:

- Playground
- Splash Pad
- Parent's Plaza
- Covered Seating Areas
- Pavilion

Playground

New playground equipment is being installed in the fall of 2022 in the location of the previous playground. This will become the heart of the new children's activity area and reintroduce a major amenity that has been a top priority for the community.

Splash Pad

A new splash pad will be located adjacent to the new playground. A splash pad was a top request from the public according to outreach efforts. The splash pad provides an amenity that has been missing from the Town of Lake Park.



Example of a small splash pad.

Parent's Plaza

A plaza and seating area covered by shade sails will be constructed next to the playground and splash pad for parents and guardians of the children using those amenities. This will allow parents to keep a close eye on their children while having access to comfortable seating.



Seating shaded by a pergola structure.

Seating

Additional seating areas shaded by pergolas will be located around the splash pad and playground to allow parents to watch over their children from multiple vantage points while still being shaded from the sun. The seating areas further act as barriers to give the children's area a sense of enclosure and security.

Pavilion

A new pavilion with seating and grills is located in this zone to provide an area for family gatherings or children parties that want a sheltered place to host an event with easy access to the playground and splash pad. The pavilion also acts as a barrier between the playground and the waterfront.

Figure 22: Children's Area Zone



C. Zone 3: Sport Center

The central portion of the new Kelsey Park is comprised of sport courts and related facilities. This is the more structured and actively programmed section of the park. Amenities in this zone include:

- Tennis Courts
- Pickleball Courts
- Sand Volleyball Court
- 15-Station Fitness Trail
- Bathroom Facilities
- Pavilion

Tennis Courts

The tennis courts shall remain in their existing locations. The courts will be resurfaced and re-stripped as part of an independent Town project.

Pickleball Courts

We recommend the existing public tennis court be restriped for pickleball and public tennis relocated to the east side of Lake Shore Drive. This would require either a renegotiation or termination of current lease arrangement with the tennis center/pickleball vendor or would need to occur after the lease expiration. If the Town decides to modify the arrangement with the current vendor, the pickleball courts can be moved west where the public courts are now. Since it was undetermined if pickleball is to remain in Kelsey Park and/or if the vendor's lease was to continue, the master plan presents a future phase option to move the courts west.

Sand Volleyball Court

A sand volleyball court is proposed south of the public tennis courts. This offers a new amenity to Kelsey Park while activating an underutilized area. The new court can be used causally by teenagers and adults. Amenities for older children, teens, and adults were requested in the public feedback.

Fitness Trail

The fitness trail has been reconfigured to provide space for new amenities. The path retains its winding nature making it perfect for leisurely strolls. The master plan recommends that the new path be made of compacted/ rubberized surface, or similar material to retain its naturalized appearance while making it ADA accessible.

Bathroom Facilities

Both bathrooms remain in their existing locations. The centrally located facility provides easy access from any point in the park and is an optimal location for an amenity that will be utilized by people in every zone of the park. It is recommended that water bottle filling station be added at the bathroom facilities.

Pavilion

A pavilion with grills is located south of the tennis center. This gives people the opportunity to have access to a pavilion and public grills while separating them from the children's amenity zone. The location near the pickleball courts and tennis courts provides convenience if sport leagues using the courts want to use a pavilion and associated grills for an event.

Figure 23: Sport Center Zone



D. Zone 4: Great Lawn

Great Lawn

The Great Lawn will be the new living room of Lake Park. It is designed to host larger event like performances, live music, and movie-in-the-park nights. It will also provide residents with a space to picnic, sunbathe, relax, play softball, frisbee, and enjoy the scenery. The adaptable design of the Great Lawn means it can be activated by town-sponsored events, private events, and casual resident usage.

The central and western portions of the Great Lawn are flat to accommodate large events and staging for festivals, markets, or community gatherings while the far eastern edge is elevated into a hillside to provide amphitheater-style seating for large events. The Great Lawn itself does not have trees to provide a clear line of sight to the bandstand. Trees frame the edges of the lawn to provide a sense of enclosure and provide some shade in the late afternoons. The trees and berming will also mitigate noise.

Bandshell

A new bandshell is located at the western end of the Great Lawn. This amenity provides a stage, shelter, and electrical hookups for events. The bandshell will allow the Town to host live music, large ceremonies, theatrical productions, and movie nights in the park.

Memorial Garden

All memorials and plaques have been retained in the new Kelsey Park and relocated to the southern portion near the existing Evergreen House to create a memorial garden space. This will allow the Town to display these memorials and dedications in a more intimate and respectful setting. Their location next to the Great Lawn allows for the Town to host larger ceremonies near specific monuments like the Gold Star monument.

Historic East-West Axis

The plan preserves the historic east-west access as the primary entrance to the park. The master plan continues to pay respect to the Park's and Town's histories by maintaining the historic gate, fountains, and wide boulevard. The master plan recommends the replanting of the main axis to establish a consistent line of palm trees while adding flowering trees to further emphasize the historic entrance to the park.

This main axis can host smaller festivals and events like a green market and art festivals. Electric hookups will be included on the new light poles that run down this corridor or to provide festival vendors with convenient and accessible access to electricity. The new plantings along this corridor will provide shade and a sense of enclosure to festival participants.

Evergreen House Patio

A new, expansive patio is located adjacent to the Evergreen House. This patio provides a shaded area to sit and relax while providing open views to the Great Lawn. It can be utilized casually by people bringing lunch to the park or buying food from a food truck, while also being an extension to the Evergreen House, providing outdoor space for people utilizing the house for events. The patio could be further activated by installing a coffee kiosk in the Evergreen House for park visitors to buy drinks and snacks.

Figure 24: Great Lawn Zone



E. Zone 5: Gateway Plaza

The design of this area focuses on creating a unique, multi-generational activity zone for the community by including a diversity of amenities, landscaping elements, and seating options. Amenities in this option include the following:

- Gateway Plaza
- Picnicking Hill
- Mural Wall
- Nature-based Playground/Rain Garden
- Covered Seating Area

Gateway Plaza

A new public plaza is established at the northwest corner of the park. The center of the plaza offers an optimal location to showcase a signature piece of public art.

Picnicking Hill

This option proposes the creation of a new picnicking hill. This will provide topographic variety to the park and offer a unique location to relax while overlooking the rest of the park. The hill will also provide an element for children to play on. Finally, the hill will buffer some of the noise and vehicular activity from Federal Highway/US-1.

Mural Wall

A retaining wall will be installed where the plaza cuts into the hill. This will provide a surface for future public art or the installation of a cultural mural celebrating the history of Lake Park.



Example of a nature-based playground

Nature-based Playground

The low lying area at the corner of Lake Shore Drive and Greenbriar is expanded and designed to be a nature-based playground and rain garden. This will provide a space for children 12 years-old and up to enjoy the park separate from the younger children at the playground. It also offers the community's children a chance to engage with nature and learn about their environment through interpretive signage. This area will also include a raised boardwalk spanning the rain garden. The rain garden will act as a visual extension to the existing bioswale along the northern edge of the park.

Covered Seating Area

A large seating area is located south of the picnicking hill. The seats are shaded by a pergola structure that can be further shaded by flowering vines. The structure is large enough to host a variety of seating options including swinging benches, traditional benches, and movable tables and chairs. Finally, grills will be located near this area so large families or community organizations can use the space for events.

Figure 25: Gateway Plaza Zone



III. PRIORITIZATION PLAN

While it would be ideal for the park construction to be completed as a single phase (or one phase per side of Lake Shore Drive) we understand it may not be desirable to completely close this important public amenity for a significant length of time or may not be possible due to funding limitations. We suggest prioritizing elements that can easily be constructed as standalone and subsequently followed by those that fall in logical construction order.

A. Priority A

These are elements that make the biggest impact on the function of the park or would show the quickest, most impactful return on investment.

- Seawall repair and waterside amenities (due to current wall deterioration and impact on grading of the site)
- Gateway Plaza and picnic hill
- Rain garden/nature-based playground
- Floating stage (can be temporary while new bandshell/great lawn is being constructed)
- Splash pad and associated parent's plaza
- Relocate the pickleball courts to the west side of Lake Shore Drive

B. Priority B

These are areas which will function best once the Priority A elements are constructed and while important are not necessarily as impactful on their own.

- New pavilions
- Entry signage
- Pedestrian amenities (grills, benches, bike racks, etc.)
- Landward side elements of the waterfront
- Fitness Trail
- Additional shade trees

C. Priority C

These are areas that only makes sense or function once the rest of the park elements are in place. There is little loss to the overall functionality of the park if these elements are constructed last.

- Memorial garden
- Great lawn/ band shell (provided floating stage can be utilized in the interim)
- Evergreen House patio
- Additional parking
- Traffic calming to Lake Shore Drive

IV. FUTURE OPPORTUNITIES

The Kelsey Park Master Plan was developed with a consideration for future project opportunities requested by the Town. The projects range in scope, scale, and barriers to implementation but were all deemed as appropriate for future planning by the town. These projects include the following:

- Relocation and re-use of two historic structures
- Two additional 20 space parking lots
- Relocation of pickleball courts

A. Relocated Historic Homes

Throughout the master planning process, the idea of relocating two historic homes on Park Avenue to the park to re-purpose them as a restaurant and/or café space in the park was discussed. While this concept was favorable to some there was some opposition and potential zoning/legal conflicts with this idea. However, historic preservation is a top priority to the Town and Town Commission. Being that the two homes in question are the first two homes that were built in the Town a new location in the park was requested to be imagined. This is also in response to the anticipated redevelopment of the two lots where they currently exist into higher density uses.

The conceptual approach involves relocating the two homes to the proposed memorial gardens and include an additional 20 space parking lot to support the anticipated needs for operation. A specific use for the structures was not defined but at minimum ADA parking and loading/service will be required. The proposed future locations front Foresteria Drive and along with the Evergreen House provide a unique opportunity to introduce a new “urban” corridor to the area.

This design intervention would also require the relocation of the hospice memorial and it is proposed to move adjacent to the Desca DeBois Live Oak.

B. Additional Parking Lots

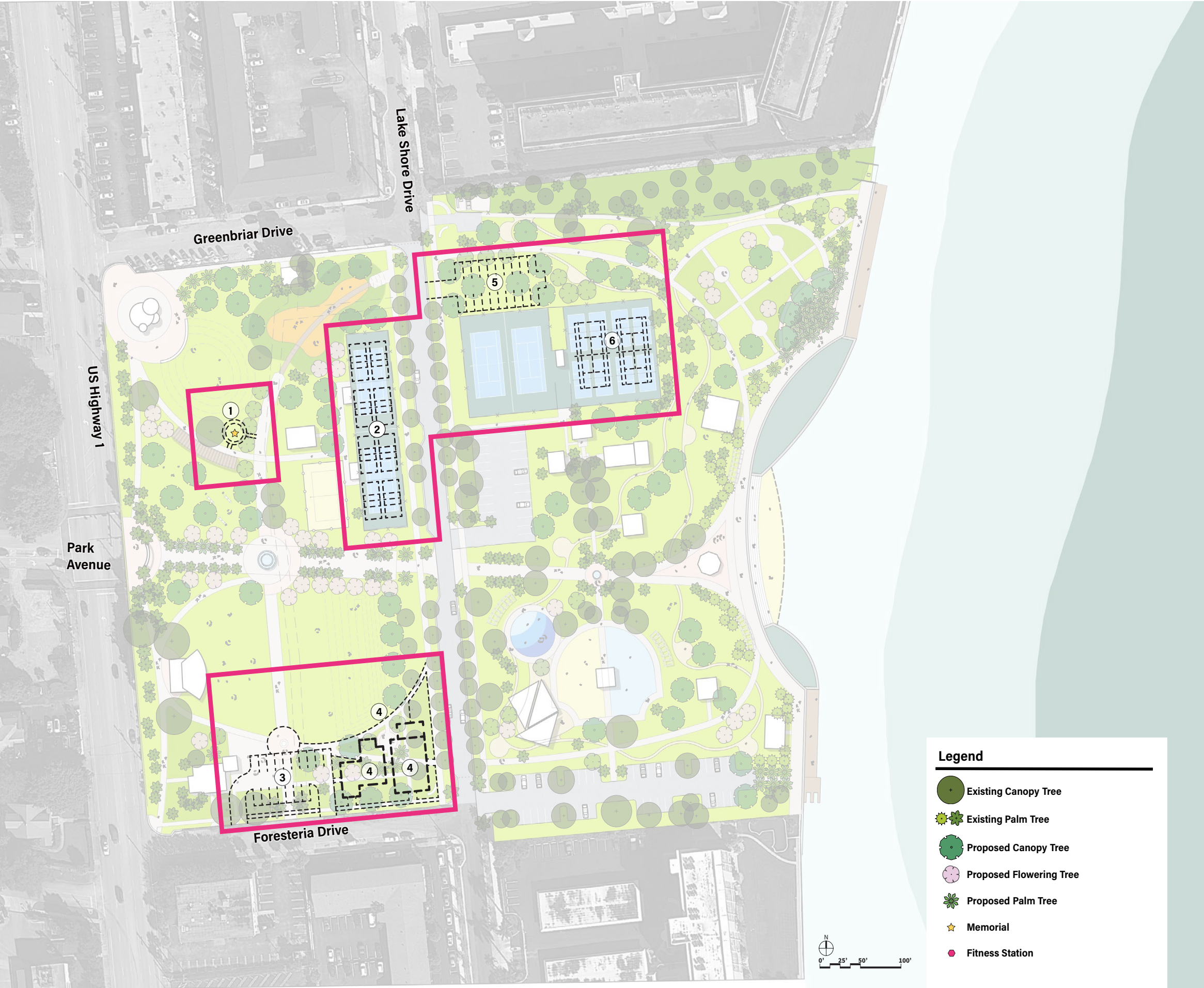
Two new 20 space parking lots are proposed as options for future development of the master plan. The lot to the southwest serves the relocated historic homes and will likely only fulfill part of the increased demand. Located to the northeast between the tennis courts and bioswale an additional 20 space parking lot could be installed when/if the Town determines is necessary. In response to public concerns about increased pavement and to reduce the impacts on existing stormwater infrastructure WGI recommends each lot be constructed with permeable materials.

C. Restriped Pickleball Courts

During the public outreach, it was discussed that the relocation of the existing pickle ball courts was preferable by the neighbors of the park. However, the town noted that pickleball may be relocated out of Kelsey Park to a different park in the future. With the existing private tennis center vendors lease in place a definitive direction on the status and location of pickleball in Kelsey Park was not determined. If pickleball is to stay in Kelsey Park it is recommended in a future phase the courts be located to the west of Lake Shore Drive.

Figure 26: Future Opportunities

- Key**
- 1 Relocated Hospice Memorial
 - 2 Restriped Pickleball Courts
 - 3 Additional Parking (20 spaces)
 - 4 Relocated Historic Houses
 - 5 Additional Parking (20 spaces)
 - 6 Restriped Tennis Courts



V. COST ESTIMATE

A. Opinion of Probably Cost

Kelsey Park Masterplan Opinion of Probable Cost

Item	Quantity	Unit	Unit Cost	Total
Exisitng Parking Lots				
Asphalt Resurface (South Lot)	15,732	SF	\$ 0.60	\$9,439.20
Subbase, 8" (South Lot)	10,493	CY	\$ 20.00	\$209,864.88
Asphalt Resurface (Tennis Center)	10,065	SF	\$ 0.60	\$6,039.00
Subbase, 8" (Tennis Center)	249	CY	\$ 20.00	\$4,980.00
				\$230,323.08
Waterfront				
Seawall	901	LF	\$ 3,500.00	\$3,153,500.00
Fill Area	2,022	CY	\$ 45.00	\$91,000.00
Stairs (200 x 5 risers)	1,000	LF	\$ 200.00	\$200,000.00
Platform at stairs	6,000	SF	\$ 50.00	\$300,000.00
Living Shoreline	1,000	LF	\$ 3,000.00	\$3,000,000.00
				\$6,744,500.00
Fishing Deck				
Deck	1,577	SF	\$ 200.00	\$315,400.00
				\$315,400.00
Kayak Launch				
Kayak Launch Structure	1	LS	\$ 20,000.00	\$20,000.00
				\$20,000.00
Fitness Trail				
Rubberized Trail	8,575	SF	\$ 15.00	\$128,625.00
Fitness Equipment	1	LS	\$ 50,000.00	\$50,000.00
				\$178,625.00
Gateway Plaza				
Gateway Plaza	1,111	SY	\$ 124.00	\$137,764.00
Public Art	1	EA	\$ 530,000.00	\$530,000.00
Cover Seating Area	1	EA	\$ 135,000.00	\$135,000.00
Raised Lawn	1	EA	\$ 25,000.00	\$25,000.00
Nature-based playground/rain garden	1	LS	\$ 400,000.00	\$400,000.00
Sand Volleyball Court	1	LS	\$ 35,000.00	\$35,000.00
				\$1,262,764.00
Splash Pad				
Play Surface	2,300	SF	\$ 20.00	\$46,000.00
Play Equipment	1	LS	\$ 105,000.00	\$105,000.00
				\$151,000.00
Memorials				
Blakely Commons Restoration	580	SF	\$ 75.00	\$43,500.00
Existing Fountains Restoration (2)	2	EA	\$ 3,500.00	\$7,000.00
Hospice Memorial Restroation and Relocation	1	EA	\$ 5,000.00	\$5,000.00
Gold Star and Flag Restoration and Relocation	1	EA	\$ 10,000.00	\$10,000.00
Rock Memorials Restoration and Relocation	2	EA	\$ 5,000.00	\$10,000.00
				\$75,500.00

A. Opinion of Probable Cost (Continued)

Miscellaneous Site Work

Site Preparation/ Demolition	13.49	AC	\$	45,500.00	\$613,795.00
Sidewalks	9,109	SF	\$	58.50	\$532,876.50
Accent Paving	1,475	SY	\$	124.00	\$182,900.00
Ampitheater Fill & Grading	1	LS	\$	30,000.00	\$30,000.00
Utilities and infrastructure	1	LS	\$	35,000.00	\$35,000.00
Site Lighting	1	LS	\$	200,000.00	\$200,000.00
Traffic calming on Lake Shore Drive	1	LS	\$	15,000.00	\$15,000.00
Evergreen House Patio	379	SY	\$	124.00	\$46,996.00
					\$1,656,567.50

Pavillions/Shade Structures

Artistic Shade Structure	1,000	SF	\$	250.00	\$250,000.00
Large Shade Structure (40'x40')	1	EA	\$	135,000.00	\$135,000.00
Medium Shade Structure (30'x30')	1	EA	\$	85,000.00	\$85,000.00
Small Shade Structure (25'x25')	2	EA	\$	65,000.00	\$130,000.00
Shade Sails	1	EA	\$	60,000.00	\$60,000.00
New Band Shell and Stage	2,500	SF	\$	300.00	\$750,000.00
					\$1,410,000.00

Miscellaneous Site Furnishings

Monument Signage	2	LS	\$	10,000.00	\$20,000.00
Bench	35	EA	\$	1,500.00	\$52,500.00
Trash	10	EA	\$	750.00	\$7,500.00
Bike Rack	20	EA	\$	750.00	\$15,000.00
Fillet Station	2	EA	\$	2,000.00	\$4,000.00
Adult Swings	3	EA	\$	15,000.00	\$45,000.00
Grills	5	LS	\$	1,500.00	\$7,500.00
Picnic Tables	10	EA	\$	3,000.00	\$30,000.00
					\$181,500.00

Landscape

Shrubs/Groundcover	7,000	SF	\$	4.35	\$30,450.00
Canopy	60	EA	\$	750.00	\$45,000.00
Ornamental	65	EA	\$	500.00	\$32,500.00
Palms	35	EA	\$	500.00	\$17,500.00
Irrigation	13	AC	\$	65,000.00	\$876,850.00
Sod	248,750	SF	\$	3.53	\$878,087.50
					\$1,880,387.50

Subtotal: \$14,106,567.08
 Contingency (10%): \$1,410,656.71

Project Subtotal: \$15,517,223.79

General conditions (3%): \$465,516.71
 Mobilization (2%): \$310,344.48
 Bonds + Insurance (1%): \$155,172.24
 Contractor Fees (5%): \$775,861.19

Design + Permitting (8%): \$1,128,525.37

Project Total: \$18,352,643.77

B. Opinion of Probable Cost- Future Opportunities and Optional

<i>Item</i>	<i>Quantity</i>	<i>Unit</i>	<i>Unit Cost</i>	<i>Total</i>
Future Opportunities				
Relocated Historic Homes (2 structures)	5,900	SF	\$ 150.00	\$885,000.00
Northeast Parking Lot	1	SF	\$ 25,000.00	\$25,000.00
Southwest Parking Lot	1	SF	\$ 25,000.00	\$25,000.00
Conversion of 8 pickleball courts to 2 tennis courts	1	EA	\$ 20,000.00	\$20,000.00
Conversion of 2 tennis courts into 8 pickleball courts	1	EA	\$ 20,000.00	\$20,000.00

<i>Item</i>	<i>Quantity</i>	<i>Unit</i>	<i>Unit Cost</i>	<i>Total</i>
Restroom Building				
Interior Restoration	1,200	SF	\$ 50.00	\$60,000.00
Building Envelope, Lighting and HVAC Upgrades	1,200	SF	\$ 300.00	\$360,000.00
Bottle Filling Station	2	EA	\$ 4,440.00	\$8,880.00
				\$428,880.00

APPENDIX

TOPOGRAPHIC & BOUNDARY SURVEY

KELSEY PARK

SECTION 21, TOWNSHIP 42 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA

PREPARED BY:



2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

CONSULTANTS:

PROJECT TITLE:

TOPOGRAPHIC & BOUNDARY
SURVEY
KELSEY PARK
SECTION 21, TOWNSHIP 42 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA

SURVEYOR OF RECORD
JIM SULLIVAN, PSM
LS#6889

[illegible]

TOPOGRAPHIC &
BOUNDARY
SURVEY

SHEET #:	TOTAL SHEET:
1	5

LEGEND:

PSM	= PROFESSIONAL SURVEYOR & MAPPER	(C)	= CALCULATED FROM FIELD MEASUREMENTS
PL	= PLAT BOOK	—	= CENTER LINE
R	= RADIUS	— —	= FENCE
MANHOLE	= MANHOLE	△	= CONCRETE LIGHT POLE
INFORMATION SIGNS	= INFORMATION SIGNS	△	= DELTA (CENTRAL ANGLE)
TELEPHONE RISER	= TELEPHONE RISER	⊞	= WIRE PULL BOX
VEGETATION	= VEGETATION	X 0.00	= EXISTING ELEVATION (GROUND SHOTS TO TENTHS ONLY)
POWER POLE	= POWER POLE	⊞	= GATE VALVE (DRY-WATER VALVE)
CHORD BEARING	= CHORD BEARING	⊞	(SV=SEWER VALVE/IV=IRRIGATION VALVE)
CHORD DISTANCE	= CHORD DISTANCE	⊞	= GLWY WIRE ANCHOR
PARCEL CONTROL NUMBER	= PARCEL CONTROL NUMBER	—	= LENGTH OF ARL
TREE DIAMETER AND TYPE	= TREE DIAMETER AND TYPE	⊞	= LICENSED SURVEYING BUSINESS
TRAFFIC SIGNAL MAST ARM	= TRAFFIC SIGNAL MAST ARM	⊞	= LIGHT POLE
UNKNOWN METER BOX	= UNKNOWN METER BOX	NGVD	= NATIONAL GEODETIC VERTICAL DATUM
VOICE CABINET	= VOICE CABINET	NAD	= NORTH AMERICAN DATUM
BENCH	= BENCH	NAVD	= NORTH AMERICAN VERTICAL DATUM
TRASH CAN	= TRASH CAN	ORB	= OFFICIAL RECORDS BOOK
ELECTRIC METER	= ELECTRIC METER	(H)	= OVERHEAD UTILITY WIRES
BACKFLOW PREVENTER	= BACKFLOW PREVENTER	(P)	= PLAT
BOLLARD	= BOLLARD	PG	= PAGE
FLAG POLE	= FLAG POLE	P.B.C.R.	= PALM BEACH COUNTY RECORDS
		BI	= PROFESSIONAL LAND SURVEYOR

LEGAL DESCRIPTION:

PARCEL 1: KELSEY PARK

ALL OF BLOCK 118 AS SHOWN ON THE PLAT OF KELSEY CITY, RECORDED IN PLAT BOOK 8, PAGES 15 AND 23 OF THE PALM BEACH COUNTY PUBLIC RECORDS, LESS THE WEST 20 FEET AND LESS THE CORNER CLIP AS SHOWN ON FDOT MAINTENANCE MAP (SECTION 93040-MAINT), LYING IN SECTION 21, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF FORESTERIA DRIVE (FORMERLY AVENUE F), BEING A 60 FOOT RIGHT-OF-WAY, AND THE EAST RIGHT-OF-WAY LINE OF FEDERAL HIGHWAY (FORMERLY FIRST STREET), BEING AN 80 FOOT RIGHT-OF-WAY;

THENCE NORTH 05°06'35" WEST, 642.83 FEET ALONG THE EAST RIGHT OF WAY LINE OF SAID FEDERAL HIGHWAY TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIAL BEARING OF SOUTH 59°55'46" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE FOR 14.09 FEET WITH A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 53°49'11" TO A POINT OF TANGENCY;

THENCE NORTH 83°53'25" EAST, 334.78 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF GREENBRIAR DRIVE (FORMERLY AVENUE G), BEING A 60 FOOT RIGHT-OF-WAY, TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF LAKE SHORE DRIVE, BEING A 60 FOOT RIGHT-OF-WAY;

THENCE SOUTH 05°40'35" EAST, 655.06 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF SAID LAKE SHORE DRIVE TO ITS INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF SAID FORESTERIA DRIVE;

THENCE SOUTH 84°53'25" WEST, 353.20 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID FORESTERIA DRIVE TO THE POINT OF BEGINNING AND CONTAINING 5.238 ACRES, MORE OR LESS.

PARCEL 2: LAKE SHORE PARK

ALL OF PARCELS DESCRIBED IN TRUSTEES OF THE INTERNAL IMPROVEMENT FUND DEED NO 22667 (766-50) AND 22666 (766-50) AND ALL OF THE EASTERLY PROJECTION OF PARCEL DESCRIBED IN DEED BOOK 632, PAGE 458 OF THE PALM BEACH COUNTY PUBLIC RECORDS, LYING IN SECTION 21, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF LAKE SHORE DRIVE, BEING A 60 FOOT RIGHT-OF-WAY, AND THE EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF FORESTIERA DRIVE, BEING A 60 FOOT RIGHT-OF-WAY;

THENCE NORTH 05°40'35" WEST, 776.11 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID LAKE SHORE DRIVE TO ITS INTERSECTION WITH THE EXTENSION OF THE SOUTH LINE OF BLOCK 119, AS SHOWN ON THE PLAT OF KELSEY CITY, RECORDED IN PLAT BOOK 8, PAGES 15 AND 23 OF THE PALM BEACH COUNTY PUBLIC RECORDS, ALSO BEING THE EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF GREENBRIAR DRIVE, BEING A 60 FOOT RIGHT-OF-WAY;

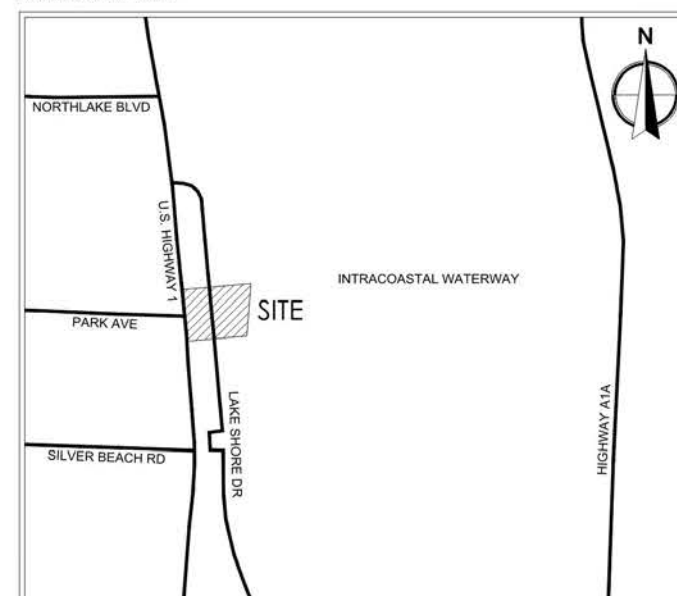
THENCE NORTH 83°53'25" EAST, 557.60 FEET ALONG THE EXTENSION OF THE SOUTH LINE OF SAID BLOCK 119 TO ITS INTERSECTION WITH THE BULKHEAD LINE OF LAKE PARK, AS RECORDED IN PLAT BOOK 27, PAGE 1 OF THE PALM BEACH COUNTY PUBLIC RECORDS, BEING A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIAL BEARING OF SOUTH 76°19'33" EAST;

THENCE SOUTHERLY ALONG SAID BULKHEAD LINE BEING SAID CURVE FOR 806.16 FEET WITH A RADIUS OF 3600.00 FEET, A CENTRAL ANGLE OF 12°49'49", AND A CHORD OF SOUTH 07°15'33" WEST, 804.47 FEET TO A POINT OF NON-TANGENCY AND THE INTERSECTION WITH SAID BULKHEAD LINE AND THE EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID FORESTIERA DRIVE;

THENCE SOUTH 84°53'25" WEST, 377.52 FEET ALONG THE EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID FORESTIERA DRIVE TO THE POINT OF BEGINNING AND CONTAINING 8.095 ACRES, MORE OR LESS.

ALL SAID LANDS CONTAINING 13,333 ACRES, MORE OR LESS.

LOCATION MAP



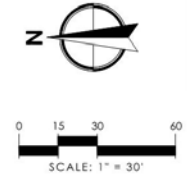
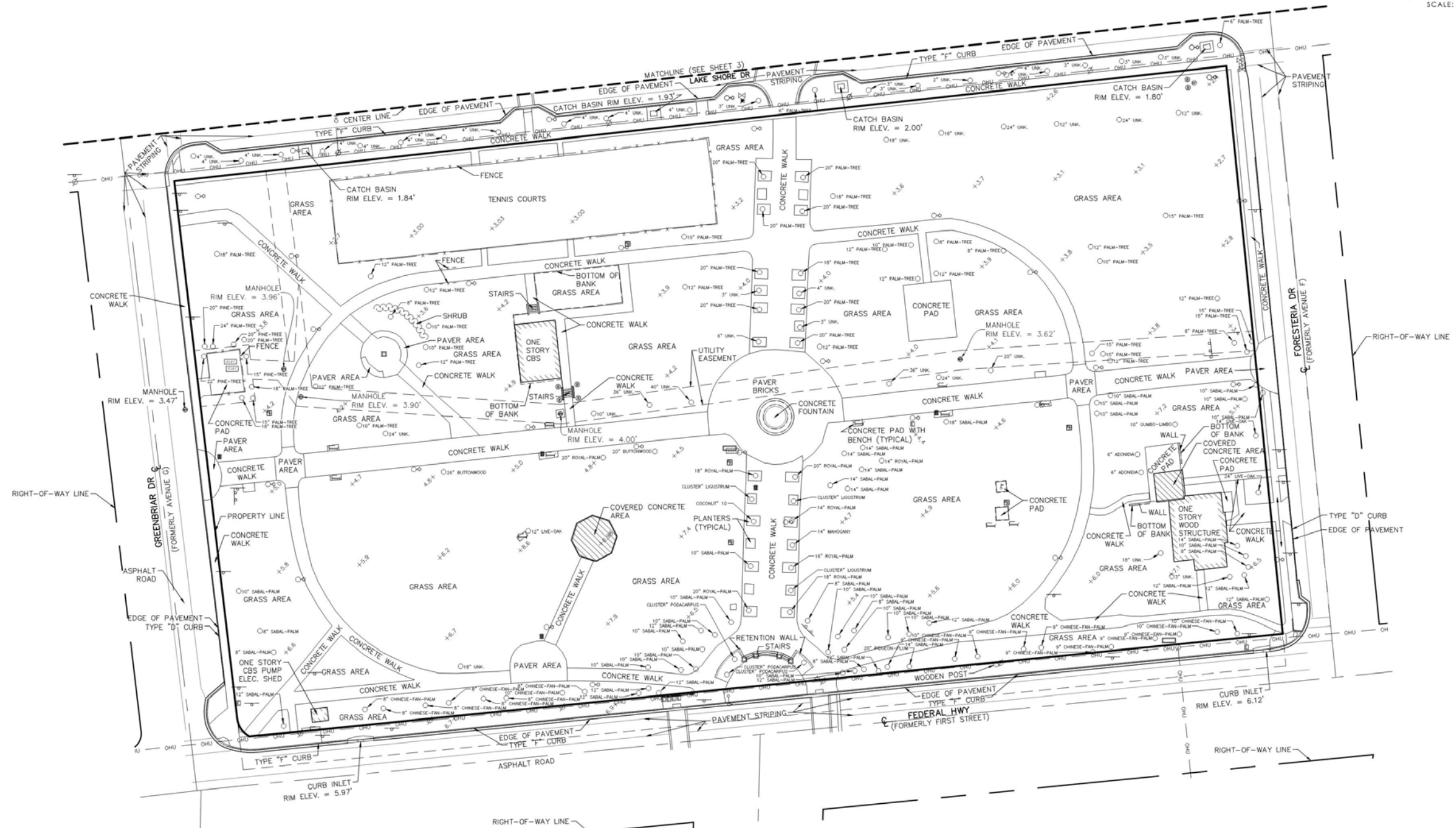
SHEET INDEX

1	COVER SHEET
2-3	TOPOGRAPHIC SURVEY
4-5	BOUNDARY SURVEY

SURVEYOR NOTES:

1. THE LAST DATE OF A FIELD SURVEY WAS JUNE 1, 2022.
2. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
3. THIS SURVEY MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990). THE BASIS OF BEARING FOR THIS SURVEY IS THE BASELINE OF FEDERAL HIGHWAY (STATE ROAD 5/U.S. 1) PER FOOT RIGHT-OF-WAY MAP 93040-2510 HAVING A BEARING OF NORTH 05°06'35" WEST.
6. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, AS ESTABLISHED BY PALM BEACH COUNTY BENCHMARK: ASIAGO, HAVING A PUBLISHED ELEVATION OF 6.456'. TO CONVERT TO NGVD29 ADD 1.519'.
7. THE FEATURES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT, AS ESTABLISHED USING FPRN'S NETWORK OF FIXED BASE STATIONS.
8. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
9. THIS SURVEY DISPLAYS BOUNDARY INFORMATION FROM A SKETCH AND DESCRIPTION PREPARED BY CALVIN, GIORDANO, AND ASSOCIATES, INC. IN 2007 AND WAS PROVIDED BY THE TOWN OF LAKE PARK.
10. THIS SURVEY HAS THE BENEFIT OF A PROPERTY INFORMATION REPORT WHICH SHOWS TITLE AND ENCUMBRANCES PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION DATED APRIL 28, 2022.
11. THIS SURVEY DELINEATES THE BOUNDARY LOCATION ACCORDING TO THE LEGAL DESCRIPTION, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
12. INTERIOR IMPROVEMENTS OF TENNIS COURTS AND PLAYGROUNDS WERE NOT LOCATED EXCEPT AS SHOWN.
13. PARKING SPACES HAVE NOT BEEN SHOWN OR IDENTIFIED.
14. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
15. SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
16. THE SURVEY WAS PREPARED FOR THE PURPOSE OF PREPARING A TOPOGRAPHIC AND BOUNDARY SURVEY OF KELSEY PARK AND LAKE SHORE PARK.
17. THE TREES SHOWN HEREON WERE NOT PREPARED WITH THE BENEFIT OF AN ARBORIST. TREE SPECIMEN NOMENCLATURE IS GENERALLY COMMON (OAK, PALM, PINE, ETC.). CONSULT WITH AN ARBORIST FOR FURTHER CLARIFICATION.
18. THE FEATURES SHOWN HEREON WERE ACQUIRED USING RTK GPS, LASER SCANNING AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR ACCURACY.
19. COPYRIGHT ©2022 BY WGL, INC.

Digitally signed by
 Jim Sullivan
 Date: 2022.06.24
 16:56:53 -04'00'
 BY: _____ DATE: _____
 JIM SULLIVAN
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. 6889



2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

CAD		REVISONS		BY
NO.	DATE	DESCRIPTION		
JOB NO.	8079.00			
DRAWN BY	ALET L			
CHECK BY	JIM S			
DATE	2022-04-24			

SURVEYOR OF RECORD
JIM SULLIVAN
PSM# 6889

**TOPOGRAPHIC & BOUNDARY SURVEY
KELSEY PARK
SECTION 21, TOWNSHIP 42 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA**

SHEET:
2

