



MARINA TASK FORCE

AGENDA

November 15, 2012

3:00 pm

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. Update on Assignments

- a. An analysis of historical revenues from ramp launches, by year [Blake & Jamie].
- b. A survey of other marinas and what they are charging for parking passes (annual, seasonal, monthly, daily) [Jamie].
- c. Crafting a revised set of preliminary plans using the existing as-built plans as the base. This will include incorporating the concepts as presented by Jorge, Brent, and Diane at the October meeting [Brent].
- d. Report on the site visit to other boat launching ramps in our market area looking for how they collect payments and if they use a kiosk system [Erin].
- e. Sharing of conceptual drawings for design of corner signage [Wayne].
- f. Development of corner features for the two empty spots in the upper parking lot [Jorge].

E. Discussion

F. New Business

G. Public Comment

H. Next Meeting

- a. December 20, 2012 at 3:00 pm.

I. Adjournment

NOTES

Marina Task Force Assignments:

- a. Dealing with parking at the Marina (including the configuration of the existing lots and better integration of the corner lot at US 1 and Silver Beach Road).
- b. Dealing with traffic flow at the Marina (including the possibility of abandoning the current right-of-way of Lake Shore Drive which cuts through the lower parking lot; reconfiguring the existing lot to accommodate the larger trucks and boat trailers; tearing down the existing wall, and; integrating the corner lot).
- c. Developing alternatives for enhancing revenues both through a reconfiguration of the existing lots, and find a way to better utilize the daily boat launch ramp and supporting facilities.

Marina Task Force requested data.

Fiscal year ended Sept. 30,	Ramp Fees 401-347.610	Parking - Overnight 401-347.612
2012	\$ 27,156	\$ 17,057
2011	\$ 35,347	\$ 15,250
2010	\$ 35,097	\$ 17,105
2009	\$ 36,430	\$ 17,047
2008	\$ 37,693	\$ 14,031
2007	\$ 43,486	\$ 13,907
2006	\$ 46,055	\$ 10,974
2005	\$ 24,870	\$ 6,038



Minutes
Town of Lake Park, Florida
Marina Task Force
Thursday, October 18, 2012 3:00 p.m.
Town Commission Chamber, 535 Park Avenue

The Marina Task Force met for the purpose of a regular meeting on Thursday, October 18, 2012 at 3:00 p.m. Present were Diane Bernhard, Wayne Creber, Erin Flaherty, Brent Headberg, Jorge Quintero, Marina Director James Hart, Public Works Director Dave Hunt, Project Manager Richard Pittman, Finance Director Blake Rane, Town Manager Dale S. Sugerman, and Town Clerk Vivian Mendez Lemley. Mayor James DuBois was in attendance.

Town Manager Sugerman led the Pledge of Allegiance.

Town Manager Sugerman explained that Mayor James DuBois chose Mr. Wayne Creber as the newly appointed Board member.

Introductions:

A. Newly Appointed Task Force Citizens – Wayne Creber introduced himself.

Update on Assignments:

A. Interlocal Agreement with Palm Beach County sent to members of the Task Force (Dale Sugerman). Everyone received the document electronically. Diane Bernhard did not receive the electronic version of the Interlocal Agreement or the agenda packet. Her email address will be verified in the system to ensure she receives future material from staff.

B. Report on exact count of boat trailer parking spaces (James Hart).

Marina Director Hart explained that there are 52 boat trailer parking spaces in the lower lot and 24 boat trailer parking spaces in the upper lot. Each space is between 45 and 50 feet long.

Project Manager Pittman explained how more parking spaces can be added. (see exhibit "A").

C. Informal survey of rigs parked in the parking spaces (James Hart).

Marina Director Hart explained that the average size rig was 44 feet during the surveyed timeframe.

D. Brent Headberg and Dale Sugerman to review Town Manager file on Marina. The Town Managers files were of no value to the Marina Task Force.

E. Development Department to get involved in early review of conceptual plans.

Discussion:

Jorge Quintero provided a conceptual parking modification map (see exhibit "B"). Diane Bernhard provided a conceptual parking modification map (see exhibit "C"). The Task Force discussed different parking lot configuration options.

New Business

Brent Headberg will take the existing parking map and incorporate the conceptual maps provided at this meeting. He will email the newly designed map to the Clerk for distribution to the other members before the next scheduled meeting.

Erin Flaherty will make a list of how other Marina conduct business and provide it at the next meeting.

Jorge Quintero suggested changing the entrance sign to the Marina to draw more attention. Wayne Creber offered to bring some design concepts to the next meeting.

Next Meeting

A. November 15, 2012 at 3:00 p.m. – Assignments for the next meeting.

- What have the revenues been over the past few years for boat launches?
- Staff will conduct a survey on what other Marina charge for annual passes, seasonal and monthly boat launches.

Public Comment

Mayor DuBois thanked the Marina Task Force for their efforts. He referred to some of the discussion items and suggested having arrows painted on the ground at the upper parking lot to help direct traffic.

Adjournment

There being no further business to come before the Task Force the meeting adjourned at 5:00 p.m.

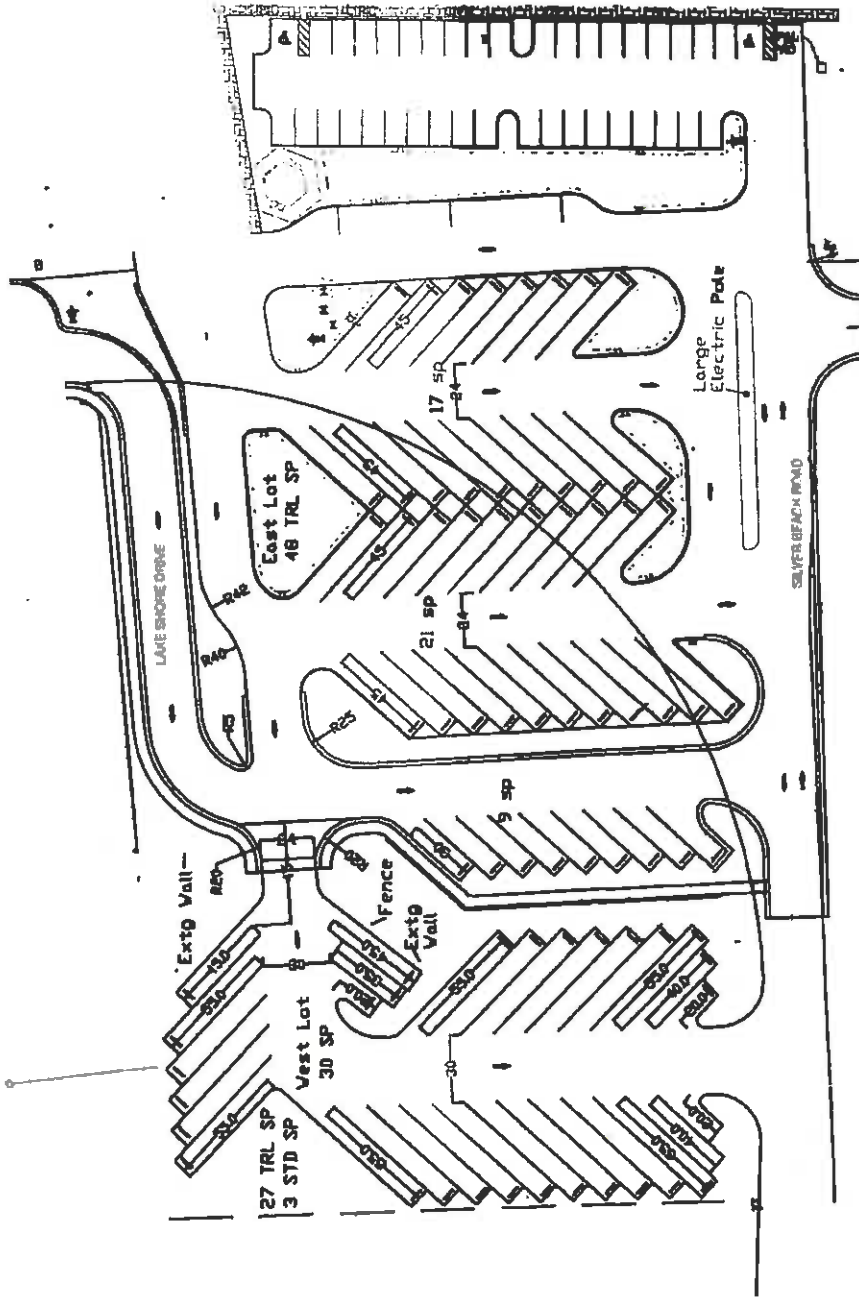


Town Clerk, Vivian Mendez Lemley, CMC



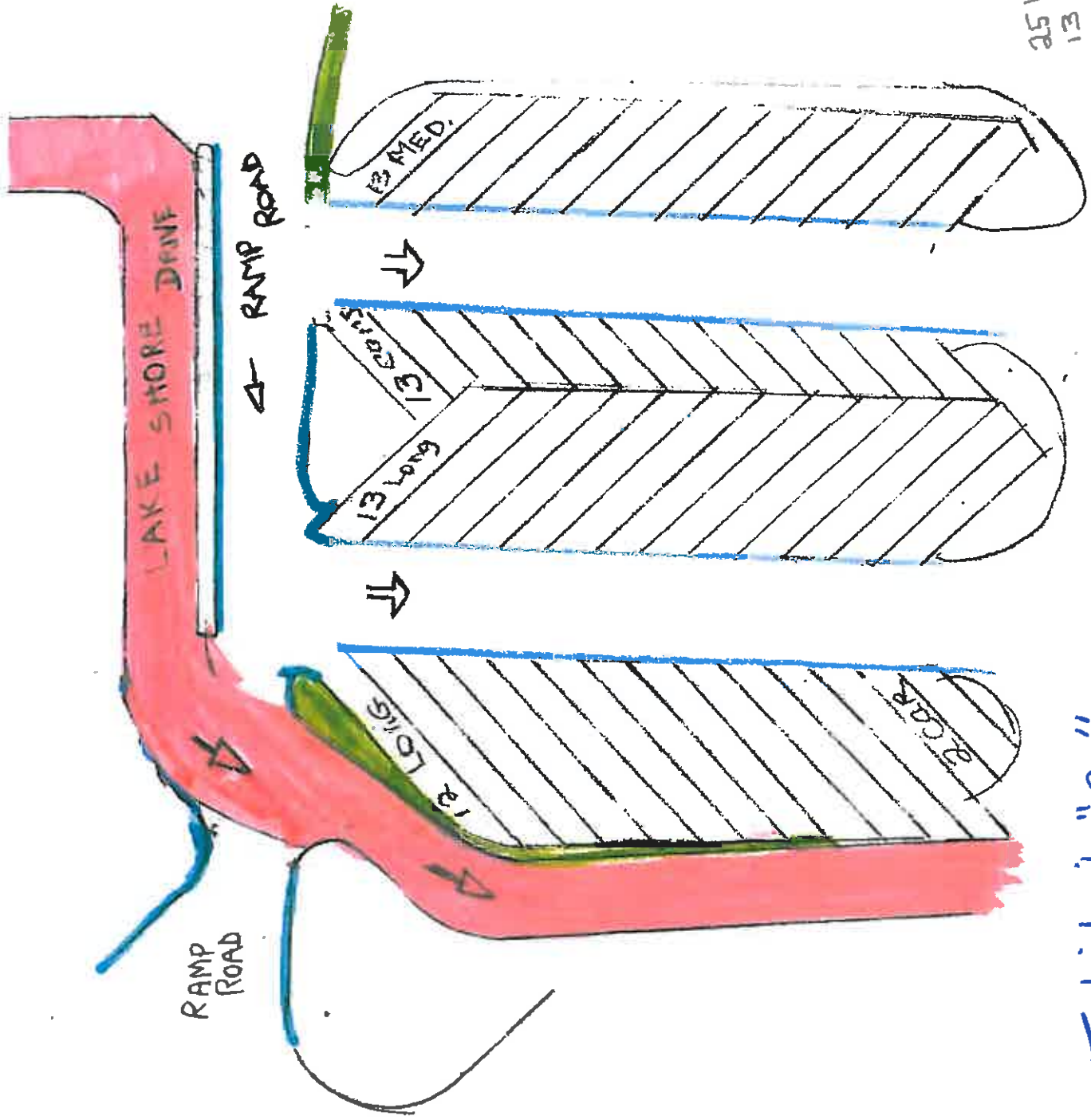
BAY
BERNARD
STREET

U.S. HIGHWAY NO. 1



LAKE PARK MARINA
CONCEPTUAL PARKING MODIFICATIONS
09/24/2012 prepared by Jorge Quintero

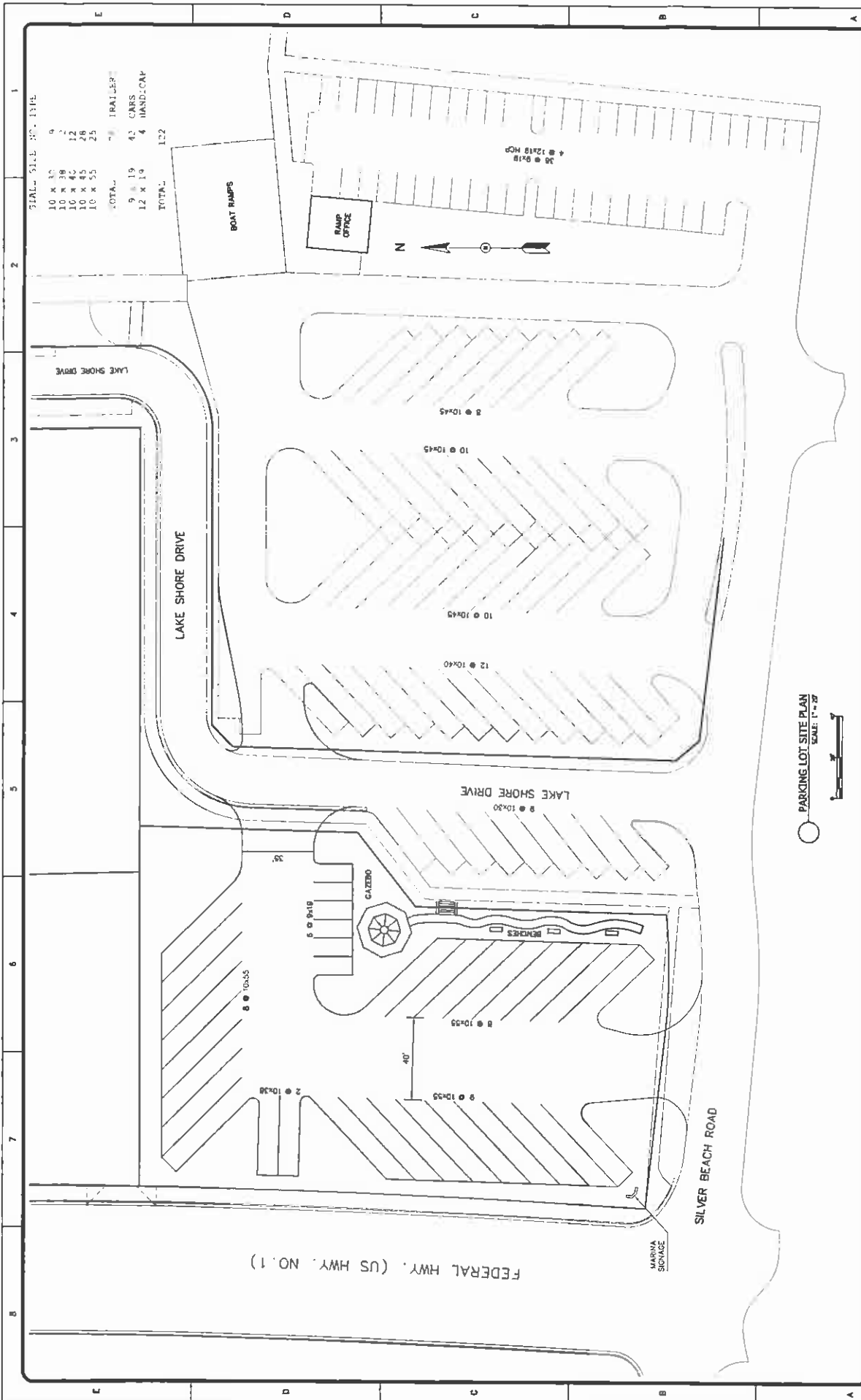
Exhibit "B1"



25 LONG
 13 MED
 15 OR TRAILER

Exhibit "C"

FROM B.H. 2
 PG 23.2



SEAL - S.A.L. NO. 1318

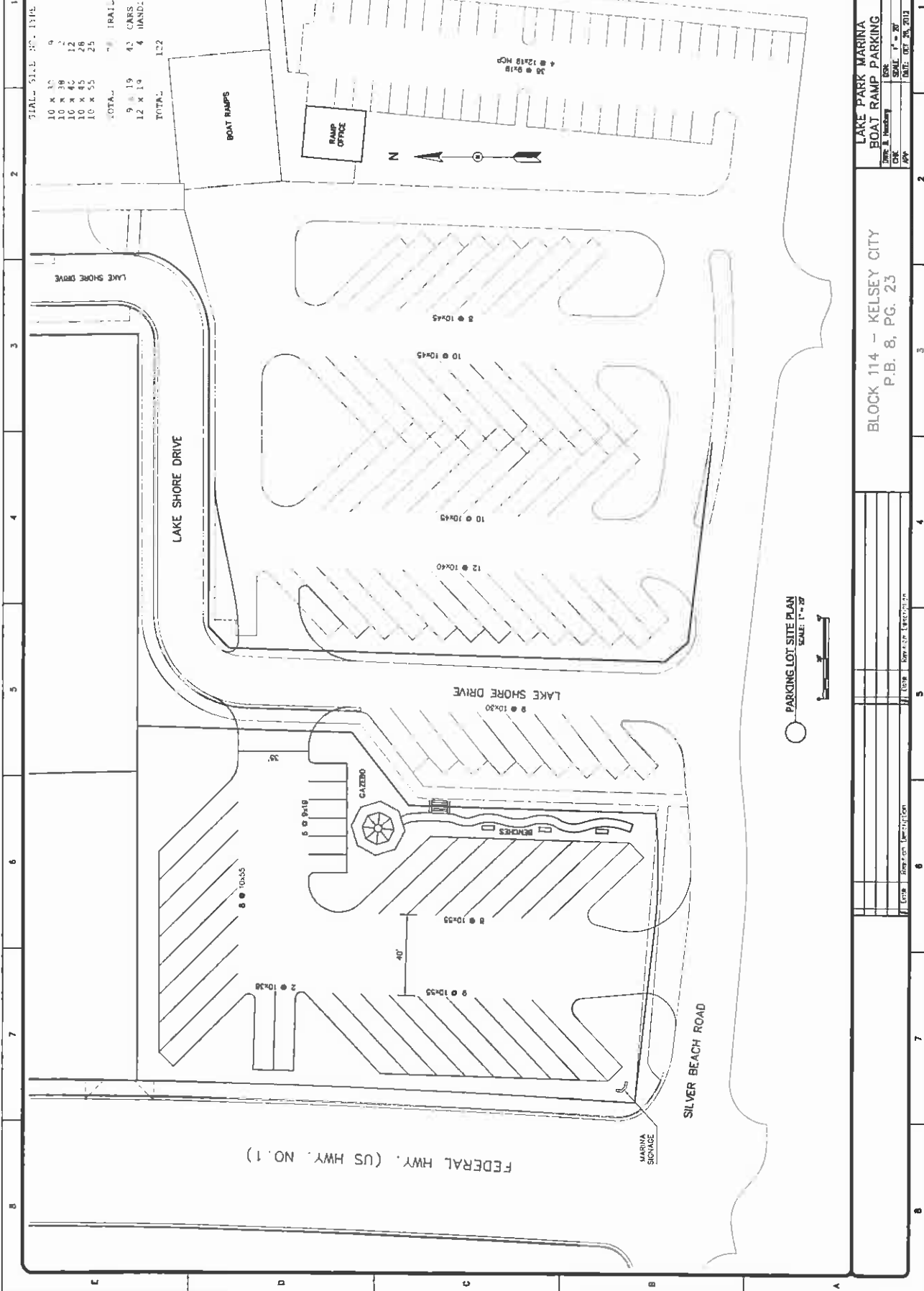
10 x 30	9
10 x 38	2
10 x 40	12
10 x 45	8
10 x 55	25
TOTAL	56 TRAILER
9 x 19	42 CARS
12 x 14	4 HAND.CAP
TOTAL	102

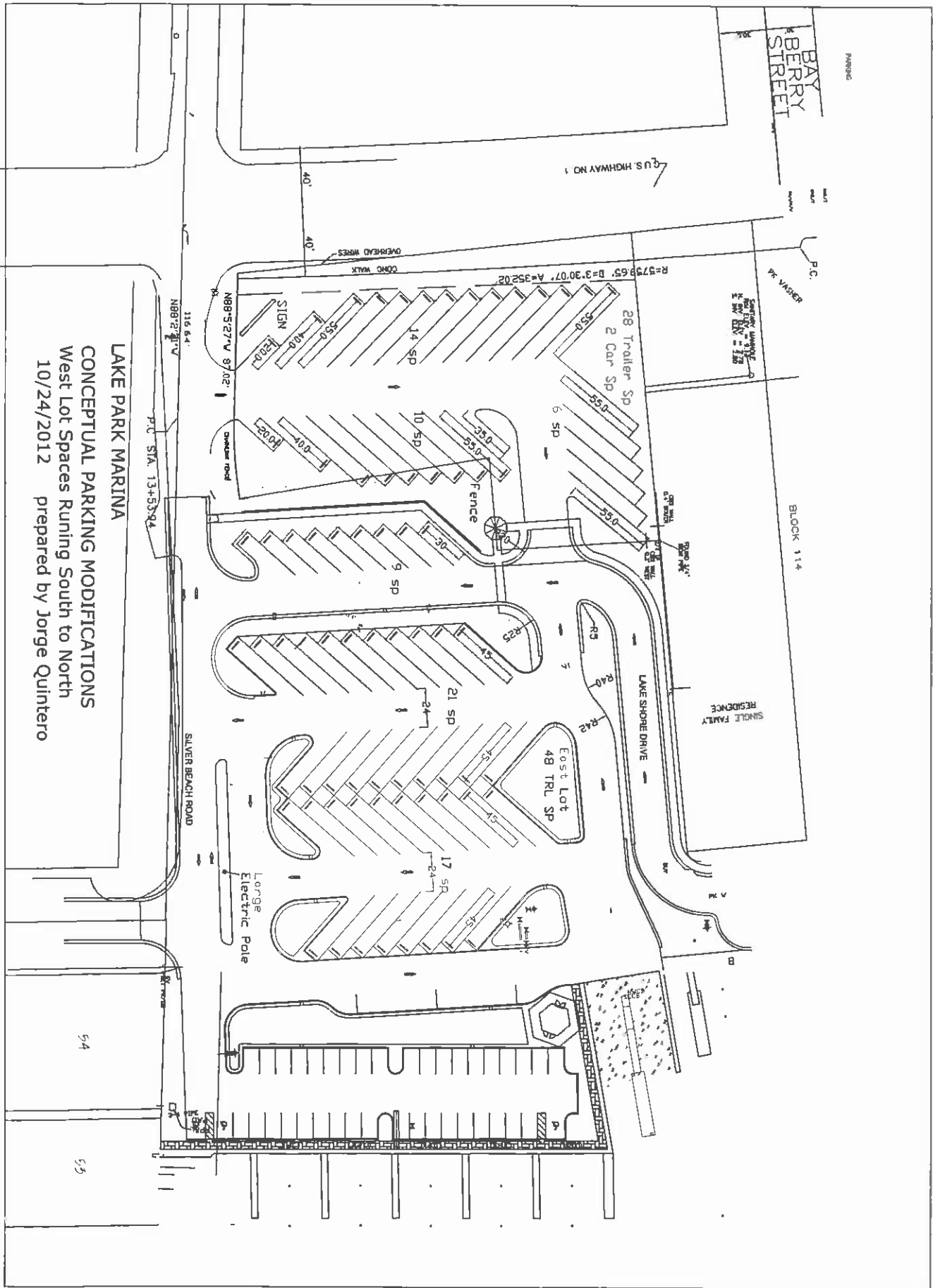
LAKE PARK MARINA
BOAT RAMP PARKING

DATE	NOV 20 2013
CHK	APP
SCALE	1" = 50'
DATE	NOV 20 2013

BLOCK 114 - KELSEY CITY
P.B. 8, PG. 23

PARKING LOT SITE PLAN
SCALE: 1" = 50'





LAKE PARK MARINA
 CONCEPTUAL PARKING MODIFICATIONS
 West Lot Spaces Running South to North
 10/24/2012 prepared by Jorge Quintero

5/4
 5/5

Some comments and observations since our last meeting.
Jorge Quintero 11/5/12

Signage

I know signage was Wayne's assignment, but since I had raised the issue at the meeting, I thought I would also take a look at some options for signage at the Marina.

Below is a photo of the west lot looking north while sitting in a car at the intersection of Silver Beach and US 1.



Even with the removal of the block wall between the east and west lots, it is not likely that you would see the intracoastal from US 1. Still, the removal of the wall would give the appearance that the West lot is part of something larger and would provide greater exposure for the marina in general.

As you can see from the photo, the mast of the traffic light at Silver Beach is quite large and located just in front of the corner of the West lot. That and the pedestrian crossing lights will detract somewhat from anything we do in the way of signage, but unfortunately there isn't much we can do about it.

I looked at a number of marina/nautical entry signs both locally and on the internet. A common theme is to use clusters of pilings to support the sign evoking a nautical appearance.



Frankly, I think it is done so often that the idea seems a bit trite to me, but the signs above were the nicest examples of that style that I found.

While a low-bollard type sign would likely hide the view across to the marina as Brent suggested, it would only be for a second as one passed by. A taller sign that you could see underneath would eliminate that issue and, more importantly in my opinion, it would have more presence than a lower ground sign.

It occurred to me that designing the sign as a pergola would give it a park-like quality that could serve both as the marina entry sign and as the sign to the entry to the Town. It could also stylistically connect the sign to the garden structures elsewhere on the property that I suggested at our last meeting, which I discuss later.

Here is an example of a pergola-style sign I found on the web, on to which I photoshopped the marina's logo.



3GB (Custom Double Column Sign)

The sign structure above can be purchased pre-fabricated from [Polygon Park Architecture](#). I contacted the company and the price for the sign structure with a one-sided laminate sign would be \$8,400 without installation. It is 2'-0" deep, 13'9" wide and 8'6" tall measured from the top of the low wall pictured above, for a total height of about 12'-6". Something of that height would help make a statement. I reduced the length of a parking space at that corner to accommodate the sign within the property boundaries. The Polygon

sign is vinyl, which is essentially maintenance free. I expect a version in wood built locally would be less expensive.

Here is a gateway-style sign used at Kelsey Park. It is likely to be expensive but very attractive nonetheless.



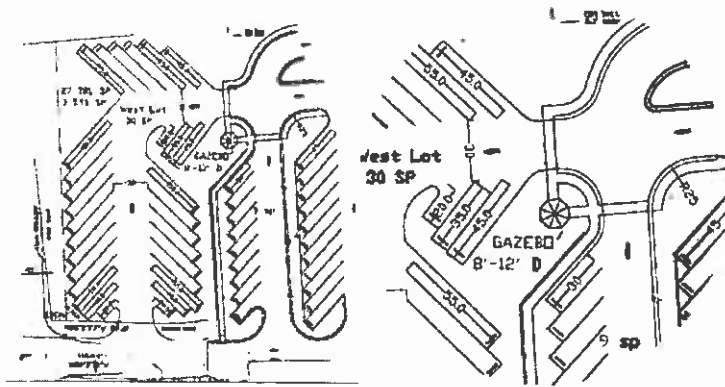
Garden Structures

More to my specific assignment, as I mentioned at our last meeting I think it would dress-up and draw attention the West lot to include some sort of garden structures. This could take the form of a gazebo or a pergola or both.



PER-16

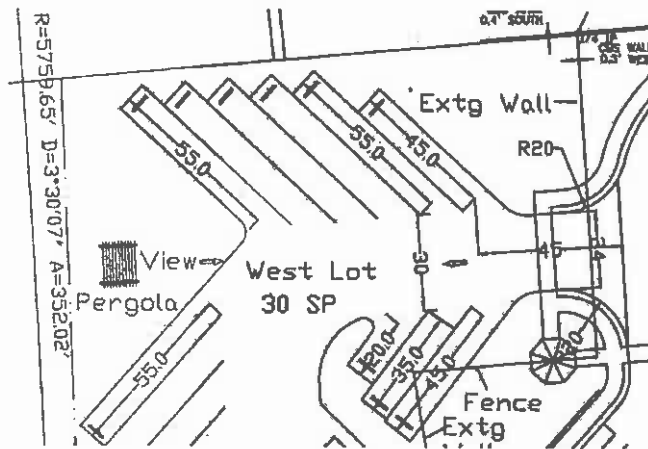
A good location for such a feature would be at the pedestrian connection between the West and East lots



That pedestrian connection could go through and under the gazebo or pergola. Assuming a size of 8'-12' in diameter, the price for pre-fab gazebos or pergolas like the ones above range from \$3k – \$7K without installation.

By locating a structure somewhat away from US 1 the eye is drawn further into the property. At that location, the feature would actually be in the diagonal line of site from the corner of US 1 and Silver Beach, if looking under the pergola sign that I suggested previously. A round or octagonal shape would seem most appropriate here. We might need to take out or relocate one of the gumbo limbo trees that sit between the West and East lots to permit a clearer view of the Gazebo from US 1 & Silver Beach.

The green space created at the intersection of the trailer parking spaces where the drive aisle turns south is another potential location for a garden structure



Since it is at the end of the drive aisle that connects the West and East lots, that location has a view down the drive aisle towards the boat ramp. A rectangular pergola or arbor gateway there would frame that view from US 1.

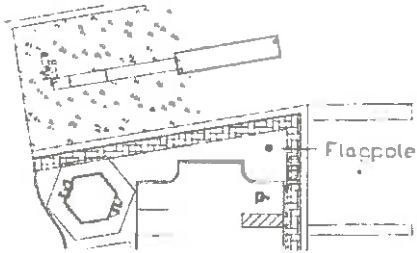


A sign could also be hung from this pergola or arbor gate to identify the Town.

Project signage should also be added at the end of Date Palm Drive in the median of Lake Shore Drive and should include directional signs indicating dockmaster to the left and boat ramp to the right. Those directional signs might also be included in the principal project sign at US 1 & Silver Beach.

Flagpole

As we discussed in the meeting, yardarm style flagpoles evoke boating and could be another means of drawing attention to the marina. The logical place in my mind to locate a flagpole would be at the entry to boat ramp from the water. There it would have a line of sight from US 1 looking down the drive aisle that connects East and West lots.



Yardarm flagpoles, however, are not inexpensive, and the marina already has one in front of the dockmaster's building.



A single, relatively tall flagpole flying a diver's flag would immediately be recognized by boaters and would be less expensive. I suggest installing the tallest flagpole allowed in the Town, which is 50 feet.

Any flag installed should be well lit at night, as should the gazebo and main entry sign.

Landscaping

I also wanted to comment on landscaping on the West lot. Obviously the existing fence is in tatters and needs to be removed. While I don't think we really need a fence for security, (none of the rest of the parking lots have one) a fence would dress up the property.

Along the US 1 and Silver Beach Road frontages of the West lot I suggest a installing a narrow metal picket fence. These are common along Lake Shore Drive. A low hedge would also be desirable to screen parked vehicles.



With respect to street trees along US 1, historically Lake Park has used Royal Palms within Kelsey Park and along Lake Shore Drive next to the marina.



Royal Palms are probably the most emblematic tree in the Town's key public areas. They are also used in front of South Florida Yacht's offices a little north of the West lot. These can be accommodated inside the property boundaries if the triangular areas at the front of the angled spaces are cut out.