

**Parks and Recreation Advisory Board Meeting – November 20, 2024**

**North Ocean Park Developer Presentation**

**Concerns from the Audience and Board Members**

PZ22-12000012

03/19/2025

- BBQ Grills – Residents & Board Members felt this was a needed amenity that was not in the proposed plans. Stated if not an amenity people will bring their own grills and this will have additional concerns.
- Accommodations for Kite Boarders and keeping beach access open.
- Want to ensure use of native plants being used in green space.
- Would like to see limited use of concrete.
- Resident as if there was plans to consider using solar for the restrooms.
- Concerns for the water sports access area and any delineation of public space.
- Parking issues – high used park with limited parking. Public using the park ends up parking in neighboring condo parking lots causing issues and having to hire security especially on holidays.
- Residents informed they see trip and fall hazardous within the proposed plans.
- Feel that the park needs to be updated for use by all city residents, not just for the needs of the developer's residents.
- Security within the park area should be addressed.
- Concerns regarding installing posts and ropes as shown on the plans as concerns for kite surfers.
- Inquired if plans would address the flooding that occurs during strong rain storms.
- Concerned from the rendering that you cannot tell from the entrance area the property is a city park.
- Feels that the design gives off appearance the park is a private entrance way to the condominiums and many will perceive it as private property. Current design plans make the park look like an extension of the development, instead of a public beach park. Park signage needs to be reviewed.
- Want to be sure that the Surf Camp that operates from location during summer will still be accommodated.

- Suggested review the implementation of chairs and consider a different type of seating, as this type of seating may attract campers that you may not want in the area. DRO
- Would like to have trash cans placed in all areas so users will dispose of trash properly. PZ22-12000012  
The understand the proposed concept, however are not in agreement.
- Is this a No Pet Park?
- Request the consideration of more shade.
- Concerns regarding the walls providing hiding spaces for unwanted activity.
- Want to be sure that not only the condo residents will have access to the picnic areas. Feels there needs to be more seating with tables for people coming to use the beach and have a family picnic. The present seating on walls, accommodates condo residents more than the park users from other areas of the city.
- Would like see more picnic tables then edge seating.
- Concerns regarding beach access, which were not discussed.
- Want to maintain the park as a designated area for summer youth surfing program.
- The area called the “Spill-out Terrace/Tree of Life Deck looks like part of the development right off the back sidewalk and café. There needs to be a clear delineation of where the property for the development ends and where the park property begins. A fence or hedge was suggested.
- Suggest Covered pavilions of picnicking were families can be protected from elements.
- Preserve kiteboarding access.
- Requested distinct public space design too clearly distinguish the park from the condo development.
- Guarantee that the park remains 100% accessible to the public and does not include any private pathways or amenities exclusively for condo residents.
- The developer should not be permitted to offer private beach chair services on the public beach, particularly in the kite boarding area.
- Ensure clear and unobstructed pathway to the public beach remains available throughout the construction of both the park and condominium.