

## Pocket Park Working Group – Outcome Summary Report

The Pocket Park Working Group completed its review of several underutilized common areas throughout Palmetto Dunes and had conceptual proposals developed with the goals intended to expand recreational opportunities, improve lagoon accessibility, and enhance neighborhood gathering spaces while maintaining the natural character of the community.

The group's recommendations focus on the creation of up to four initial pocket park concepts, two to be substantially completed in 2026, strategically distributed throughout the community to provide a balanced mix of passive recreation, family-oriented amenities, and water access opportunities.

### Proposed Park Concepts

#### 1. Swing About Park

The proposed Swing About Park is envisioned as a small-scale passive recreation area focused on quiet enjoyment. The concept includes:

- Shell aggregate walking pathways
- Benches and picnic seating
- 20' Wood Hexagon gazebo for shade and weather stops
- Landscaping enhancements and open lawn areas
- Bicycle parking racks

The preliminary estimate for the concept is approximately **\$150,000**, including backflow and utility work. Future opportunities at this park may include a shoreline fishing platform.

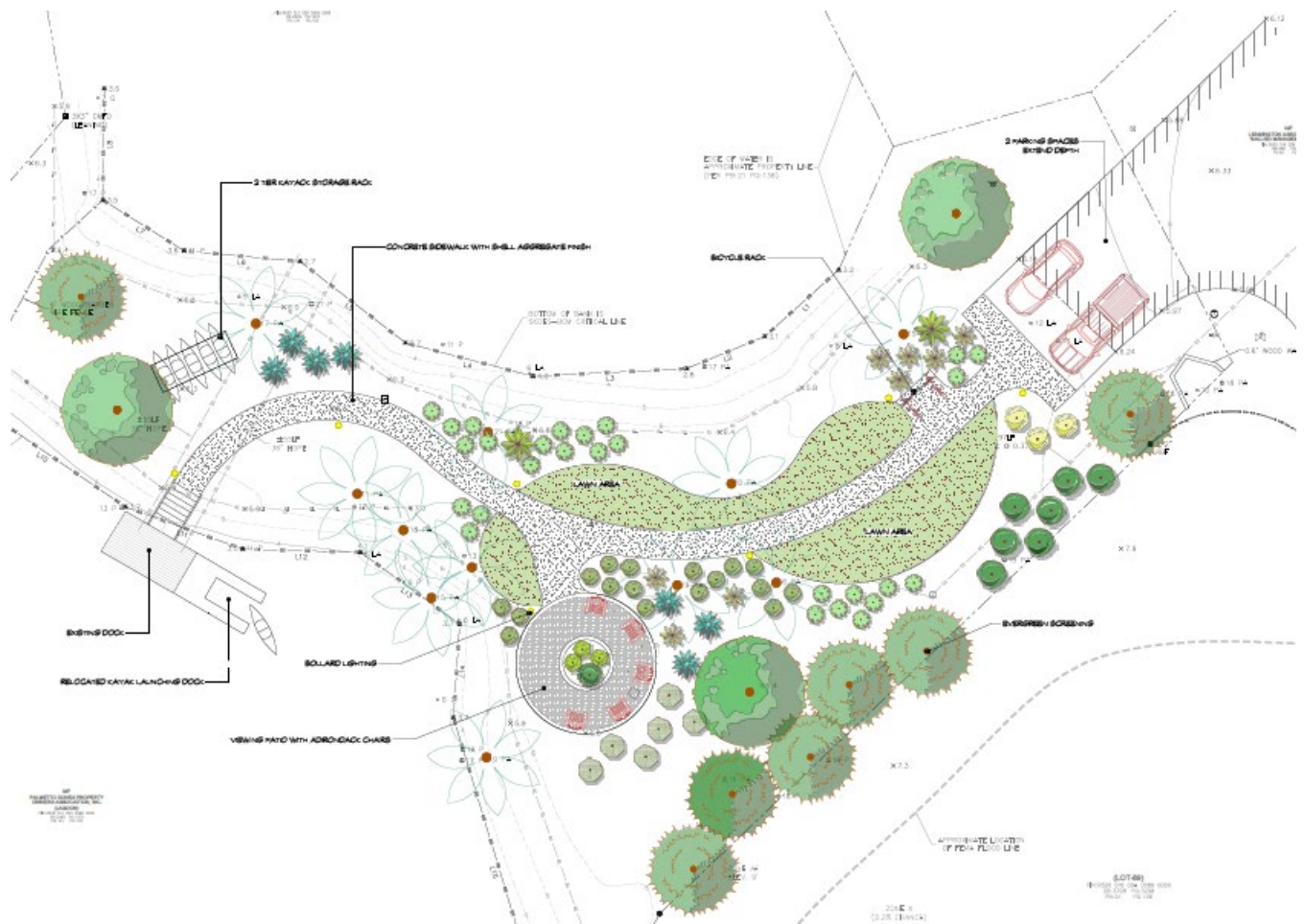


## 2. Strath Ct Kayak Launch Park

The Strath concept is designed to improve lagoon access and create a small destination space centered around kayaking and passive waterfront recreation. Proposed features include:

- Relocated kayak launch dock from the current location
- Two-tier kayak storage rack (potential POA kayaks for Owner reserved use)
- Viewing patio with Adirondack seating
- Shell aggregate sidewalks and pathways
- Bollard lighting
- Limited parking and bicycle access
- Enhanced landscaping and screening

The preliminary estimate for the upland park improvements is approximately **\$125,000**, including dock, wood steps, irrigation meter, and electrical source work.



## **Concepts & Funding**

The concepts presented are preliminary and the layouts, amenities, timelines, and projected costs are based on conceptual designs. Final project scope, schedule, and pricing may change based on Board direction, permitting requirements, site conditions, material costs, and competitive contractor bids received at the time of procurement.

Importantly, funding for these proposed improvements would come exclusively from the Community Enhancement Fund (CEF) and not from annual assessments collected from property owners. The CEF is funded through transfer fees generated from property sales within Palmetto Dunes and is specifically designated for projects involving the construction, renovation, enhancement, beautification, preservation, and long-term improvement of community assets and infrastructure. Historically, annual contributions to the CEF have averaged approximately \$1 million per year, allowing the Association to reinvest in meaningful community improvements without relying on increases to owner assessments.

The Working Group and staff intentionally approached the proposed projects in a phased manner. Subject to Board approval, the current intent is to move forward first with the two smaller, lower-impact projects — the Swing About Passive Recreation Park and the Strath / St. George Kayak Launch Park — with anticipated construction beginning later this summer and targeted completion by the end of 2026. These initial projects are intended to provide near-term community benefit while also serving as pilot projects for the broader pocket park initiative.

Two additional areas, one in Mariners and one in Inverness, have been identified for potential re-development into pocket parks but are in the preliminary discussions phase. These projects are anticipated to progress on a longer timeline, with current planning assumptions targeting completion by the end of 2027.

These projects will expand recreational opportunities, improve lagoon accessibility, and further enhance the overall quality and character of Palmetto Dunes.