

PALM COAST COMMUNITY CENTER

Renovation &
Expansion

Project Update



OVERVIEW

- History
- Background
- Current Issues
- Renovation & Expansion Project
 - Background
 - Vision for Future
 - Master Concept Plan
- Next Steps

HISTORY

- ITT Built Community Center in 1975-77
 - 1970 Population: 4,400 (County)
 - 1980 Population: 10,900 (County)



- Transferred to City in 1999/2000
 - 1999 Population: 32,700 (City)
- Still one & only Community Center
 - 2013 Population: 76,000 (City)



TODAY



BACKGROUND

ROOM RESERVATIONS

- Palm Coast City Council
- City Departments
- Turning Point Community Church
- Palm Coast Garden Club
- Flagler County School Board
- Flagler County Supervisor of Elections
- Palm Coast Historical Society
- Flagler County Democratic Club
- Palm Coast Little League
- Alcoholics Anonymous
- Flag Football 4 Fun
- Palm Coast Republican Club
- Flagler Humane Society
- Palm Coast Math & Reading Center
- Girl Scouts of Gateway Council
- Flagler Sport and Conservation Association
- City Lites, Inc.
- Flagler Gun & Archery Club
- NAACP-ACT-SO
- AARP Tax Aide
- Vivo Tours
- Harbor Club Owners Association Inc.
- Life Line Screening Petros Estate & Retirement Planning
- Ronald Reagan Republicans Assemblies of FL
- My Safe & Sound Home Inc.
- PDA of Florida
- Tourist Development Council
- Halifax Christian Community Church
- Leisure Services Advisory Board
- PLDRB
- Kemper Sports Management
- Portuguese SDA Church of Palm Coast
- Flagler Audubon Society
- AARP Driver Safety
- Latinos Unidos Club
- Palm Coast Business Assistance Center
- Flagler Orchid Society
- Wellness with Chrissy
- People Who Need People
- Philippine American Association
- Flagler County Sheriff's Office
- Florida Recreation & Park Association
- Friends of Gamble Rogers State Park
- Parkview Baptist Church
- ARC of Flagler County
- HAS-UWC, Inc.
- Pine Lakes Board Meeting
- Weddings
- Parties
- And many others

Reservations
459 in 2012
509 in 2013

Revenues
\$16.8k in 2012
\$18.5k in 2013

BACKGROUND

CITY ACTIVITIES

- Programs at the Community Center
 - FY 2012
 - 2,234 participants
 - FY 2013
 - 2,300 participants
- Toddler Programs (<5 yrs)
 - Munchkin Sports & Soccer
 - Mom's Morning Out
 - Lil Nature Nuts
 - Stay n' Play
 - Teddy Bear Picnic
 - Playground Pals
- Youth/Teen Programs (<15 yrs)
 - Holiday Camp
 - Spring Break Camp
 - Summer Camp
 - Parent's Night Out
 - Chill Zone
 - Daddy Daughter Dance
- Adult Programs (>18 yrs)
 - Pin with Us
 - Women's Self Defense
 - Game Day Social
 - Afternoon Movies
 - Lunch n Lecture

CURRENT ISSUES

- **ADA (Americans with Disabilities Act)**
 - **Deficiencies: inaccessible restrooms, kitchen, water fountains and sinks**
- **Functionality**
 - **Inadequate storage**
 - **Limited space**
 - **Inadequate parking**
 - **Lacks Identity**
 - **Does not meet community expectations**
 - **Does not meet demand of the community**
- **Maintenance**
 - **Roof leaks**
 - **HVAC efficiency**
 - **Sewer backups in restrooms**

PALM COAST COMMUNITY CENTER

RENOVATION & EXPANSION PROJECT



BACKGROUND

MUCH ADD ABOUT THE COMMUNITY CENTER

- **City Council Vision:** “To be recognized as one of Florida’s premier cities in which to live, work and play”
- **Strategic Action Plan: Goal 5** “To enhance the quality of life for citizens by providing safe, affordable and enjoyable options for cultural, education, recreational and leisure-time events.”
- **Park Master Plan (Completed 2009)**
- **Prosperity 2021 (Adopted 2010)**
 - **Districts: Special Area Master Plan**
- **Parkway East Master Plan (2011)** – Neighborhood targeted for revitalization. Public input supported revitalization and continued use of the Community Center as a recreational amenity.
- **Brand Message** – Recreation and recreational facilities are a key component of the City Brand.



BACKGROUND

VISION FOR THE FUTURE

- Meet ADA regulations and providing a space that allows people of all abilities to fully utilize
- Continue to serve as Recreation and Social Focal Point of Community
- Serve as a Visitor Center (easily accessible from I-95, less than a mile from the exit)
- Increase programming opportunities through partnerships, agreements, rentals, staff
- Accommodate resident requests for a larger venue for parties etc. (seating capacity more than 125)
- Serve as a trail head for Linear Park Trail and trail network
- Provide for a Historical Society display area



BACKGROUND

FUNDING

- City Capital Projects Funding
 - FY 2013 Budget – \$50,000 for Master Concept Plan
 - FY 2014 Budget – \$430,000 for Design

- Possible Funding Sources
 - Capital Projects Funding
 - Park Impact Fees
 - Tourist Development Council Grant
 - Private Funding Sources
 - Palm Coast Bridge Club
 - Others?



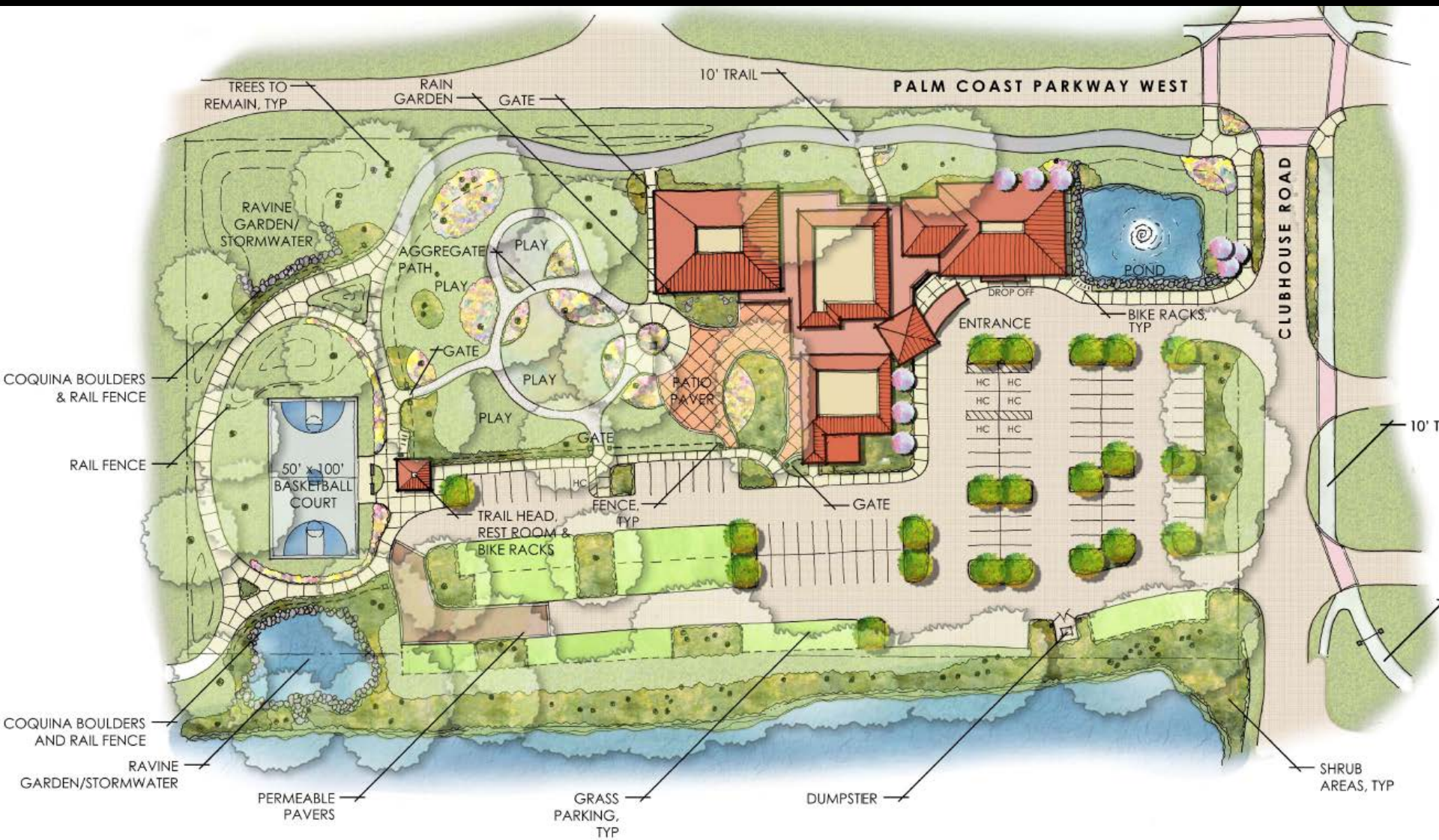
MASTER CONCEPT PLAN

- Engaged VOA Associates/Littlejohn Engineering to develop a Master Concept Plan
 - Preliminary step prior to design
 - Determine site development potential & constraints
 - Develop conceptual site & building layout
 - Flexibility to phase elements to correspond with funding availability
 - Engaged user groups & staff on programs and space needs

SITE GUIDELINES

Site Renovation Goals

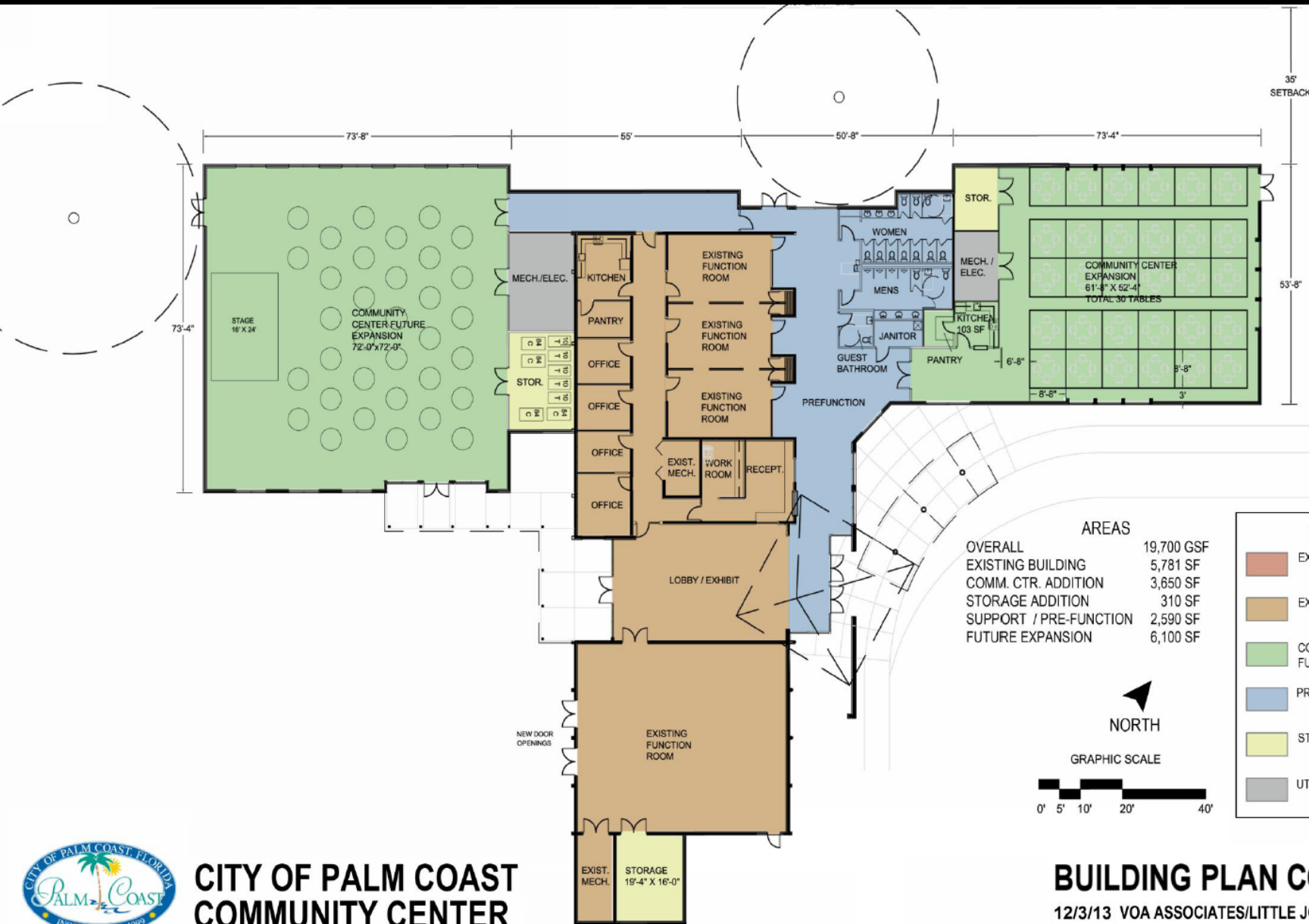
- Preserve “Historic Trees”
- Exterior access to restrooms when building is not in use
- Maximize footprint of buildable areas and exterior usable spaces within City zoning/setback/parking requirements
- Increase parking
- Better direct storm water
- Include presence as a Visitor’s Center
- Better connection to walking/biking trail



BUILDING GUIDELINES

Building Addition/Renovation Goals

- Explore opportunity for urban frontage/better exposure/more visually appearance of Community Center from Palm Coast Parkway
- Explore additional meeting space with kitchen, storage and mechanical
- Improve Lobby and Reception areas
- Improve restrooms and eliminate accessibility issues
- Give Visitor's Center and Historical Society presence and exposure
- Increase storage
- Create usable Kitchen/Pantry space(s)

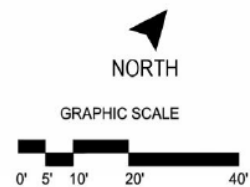


AREAS

OVERALL	19,700 SF
EXISTING BUILDING	5,781 SF
COMM. CTR. ADDITION	3,650 SF
STORAGE ADDITION	310 SF
SUPPORT / PRE-FUNCTION	2,590 SF
FUTURE EXPANSION	6,100 SF

LEGEND

- EXISTING (NO CHANGE)
- EXISTING (REMODELED)
- COMMUNITY CENTER/ FUTURE EXPANSION
- PRE-FUNCTION / SUPPORT
- STORAGE
- UTILITY



CITY OF PALM COAST COMMUNITY CENTER

BUILDING PLAN CONCEPT
12/3/13 VOA ASSOCIATES/LITTLE JOHN ENGINEERING





NEXT STEPS

- City staff to release Design & Construction Management RFQs
- City Council Consideration (March/April 2014)
 - Architectural Design Contract
 - Construction Management Contract
 - Letter(s) of Intent with Private Partner(s)
- City Council Presentation (July/Aug 2014)
 - Preliminary Design Layout and Elevations
- City Council Consideration (Oct/Nov 2014)
 - Phasing and Funding Plan
 - Establish Guaranteed Maximum Price with CM
 - Rental & Lease Agreement(s) with Private Partner(s)

