Commissioner's Meeting

Presentation

FLAGLER BEACH

Beachwalk 30% Schematic Design

June 26, 2025

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CITY OF FLAGLER BEACH FLORIDA

JPA

Presentation Objectives

1. Project Summary & Goals
2. 30% Schematic Design
3. Building Features & Architecture
4. Other Considerations
5. Environmental Permitting
6. Cost Estimate & Schedule
7. Next Steps

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Project Summary & Goals

Project Summary

The City was awarded a grant by Flagler County TDC for the renovation and expansion of the recreation area at the base of the Pier:

- Phase 1 – Construction of an expanded service building at the base of the Pier and renovation of the A-Frame.
- Phase 2 – Construction of a new promenade south of the expanded service building.

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Top Project Goals

1. Improving accessibility and connectivity for residents and tourists between the beach, the Pier, and adjacent services and businesses.
2. Developing an open promenade south of the pier to create a multi-use beachfront recreational and event space for public enjoyment, tourism enhancement, and revenue generation.
3. Constructing a new service building with expanded restrooms and improved Pier accessibility from the new promenade while renovating the A-frame and architecture at the base of the Pier.

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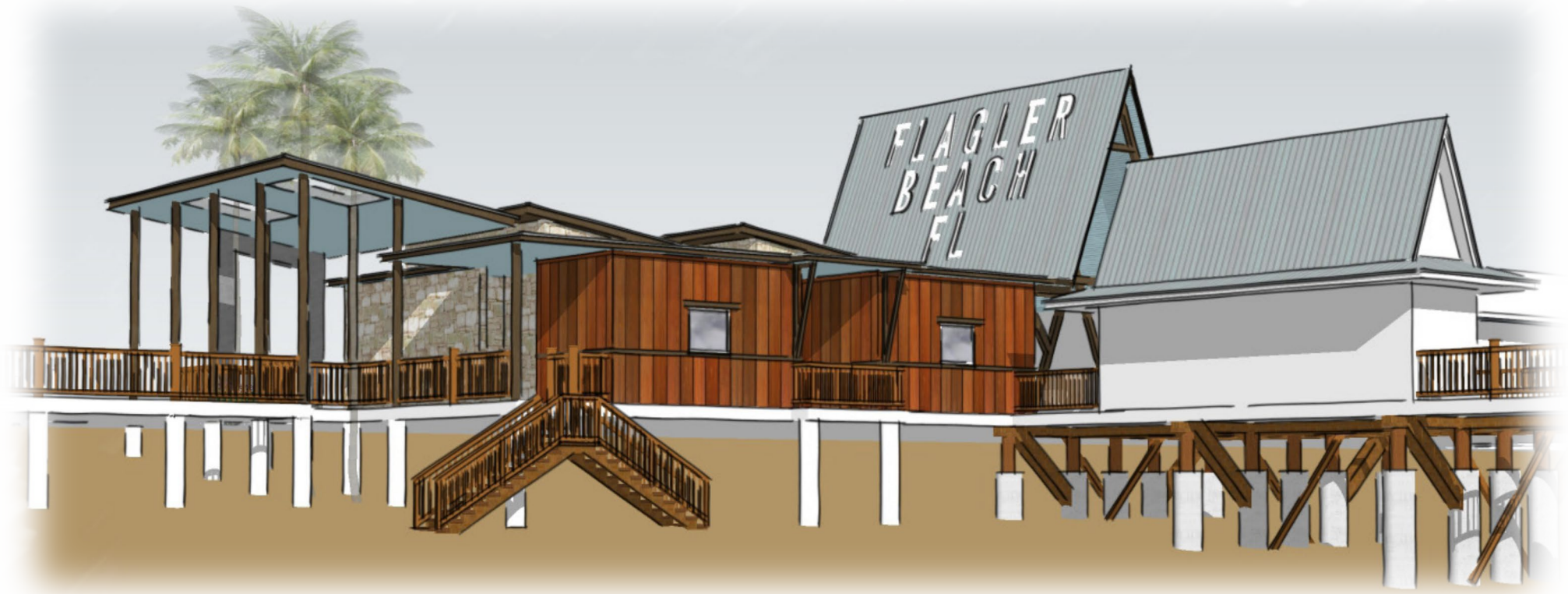
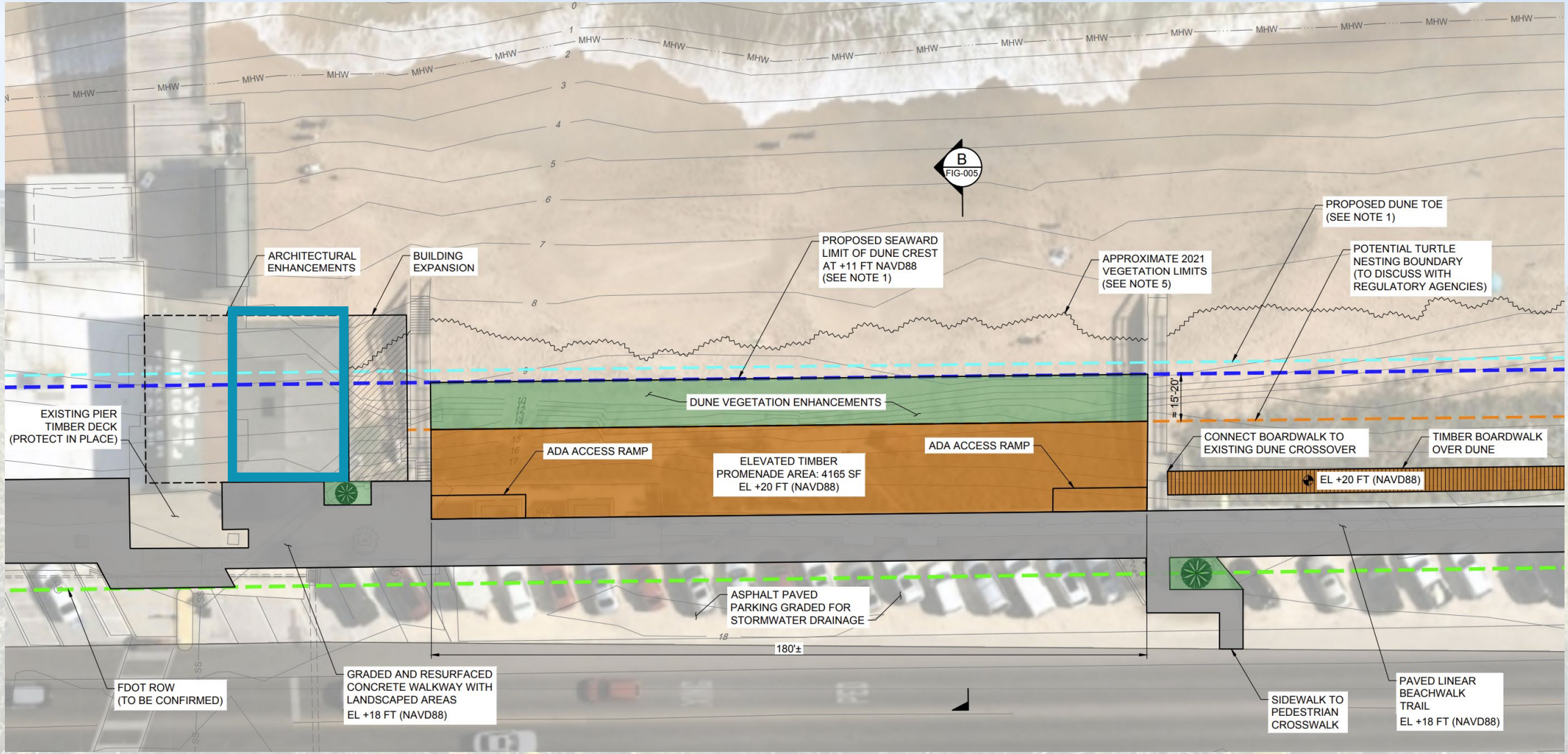
30% Schematic Design



Promenade Concept Plan



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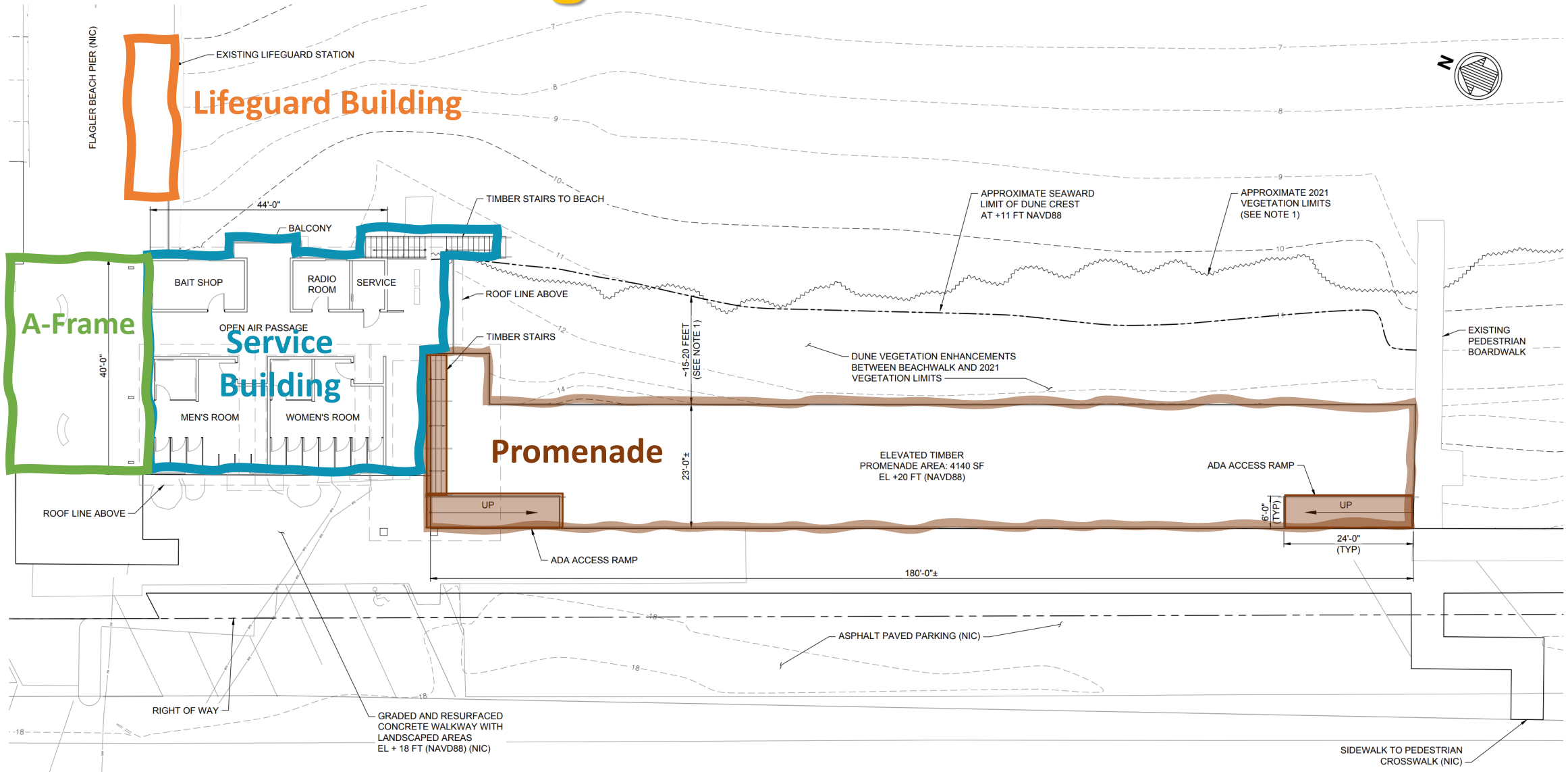
Schematic Design Plan



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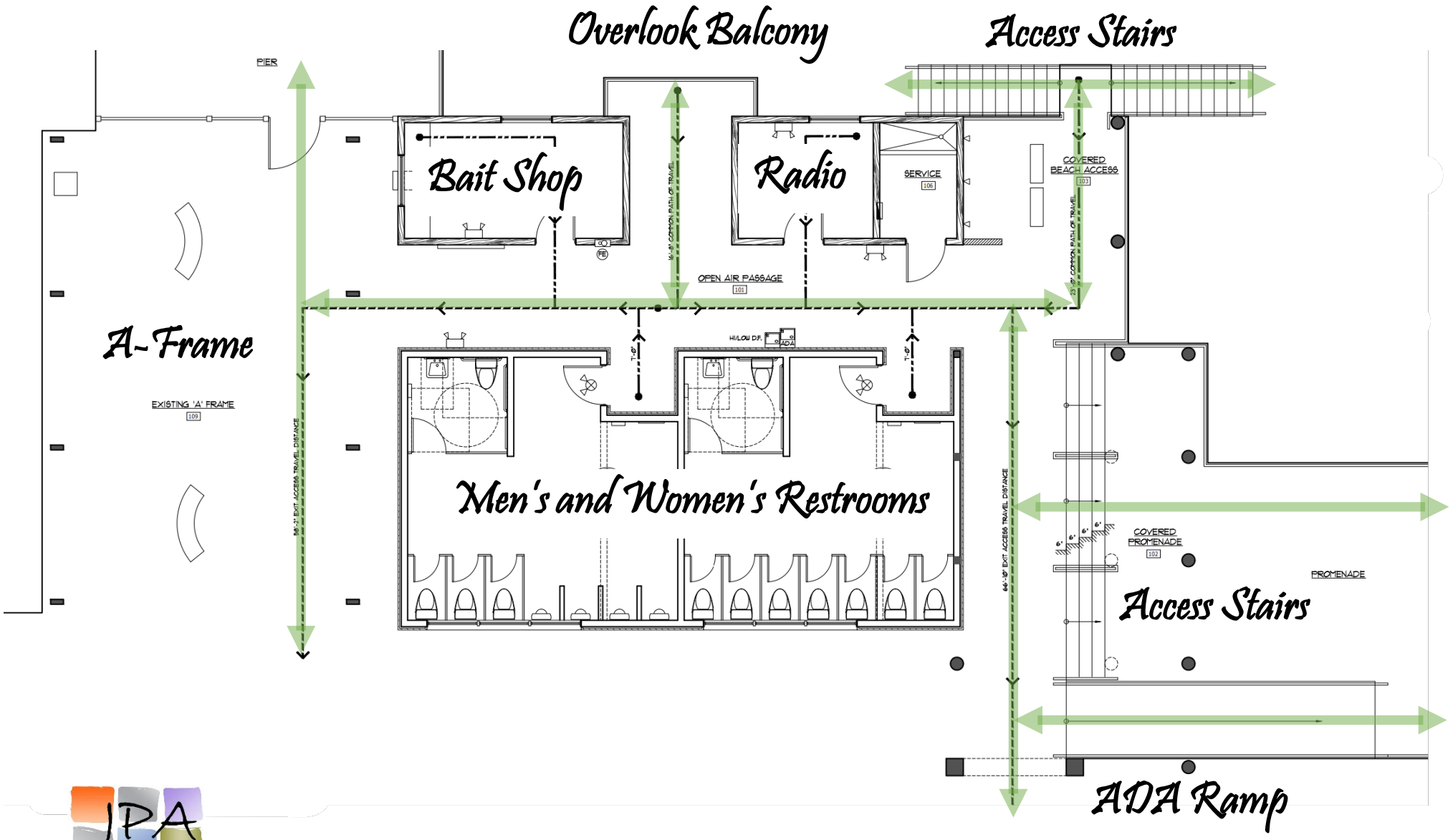
Building Schematic Plan



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Foundation Design

- Promenade:
  - Timber piles – 12” diameter
  - Timber caps and stringers
  - Timber decking (or composite decking)
- Service Building:
  - Prestressed, precast cast concrete piles – 14” square
  - Precast concrete bent caps and deck panels; cast-in-place concrete topping slab
  - Concrete floors indoors, timber (or composite) decking in breezeway

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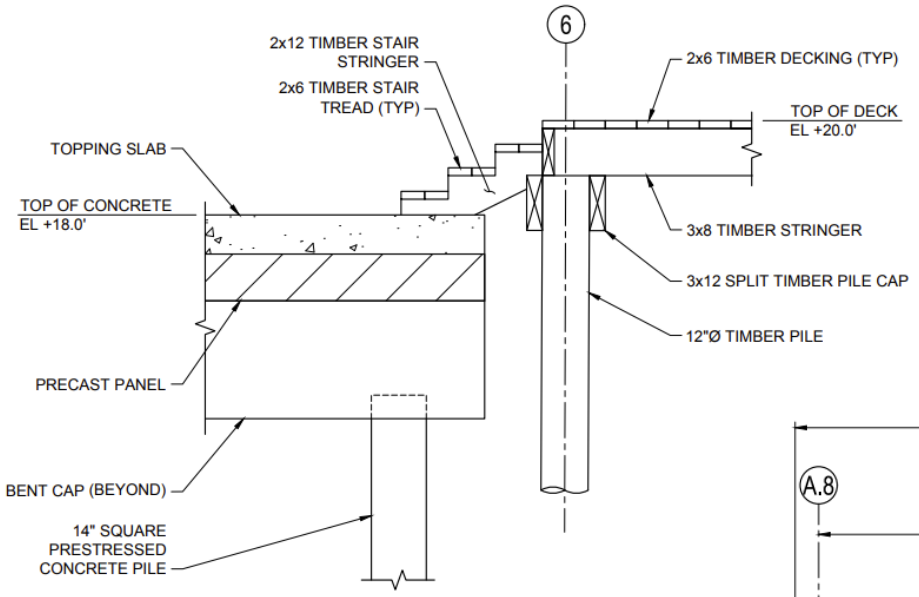
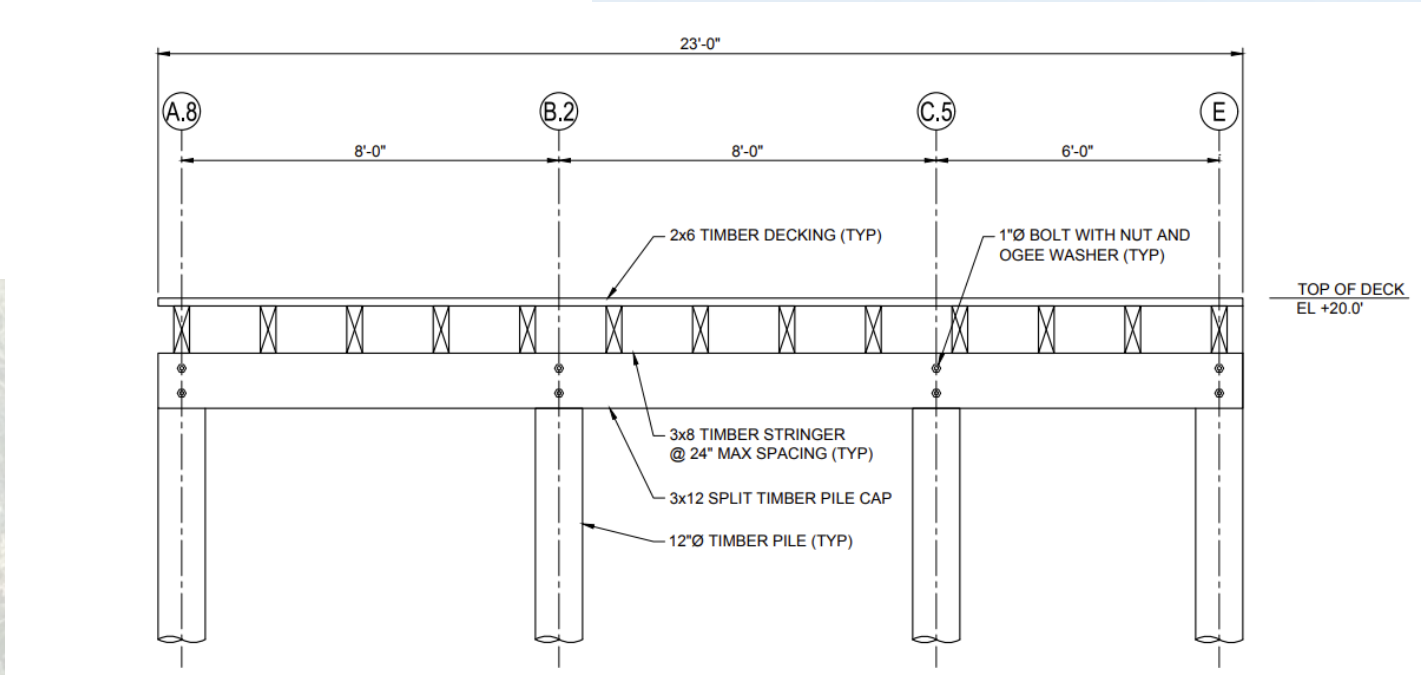
Promenade Section





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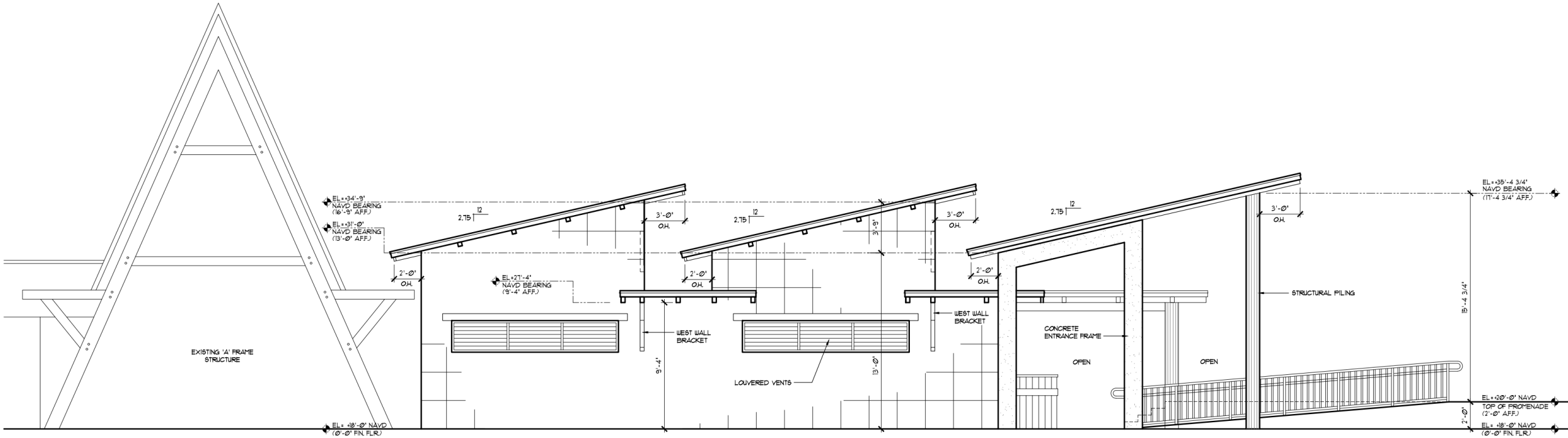
West Elevation



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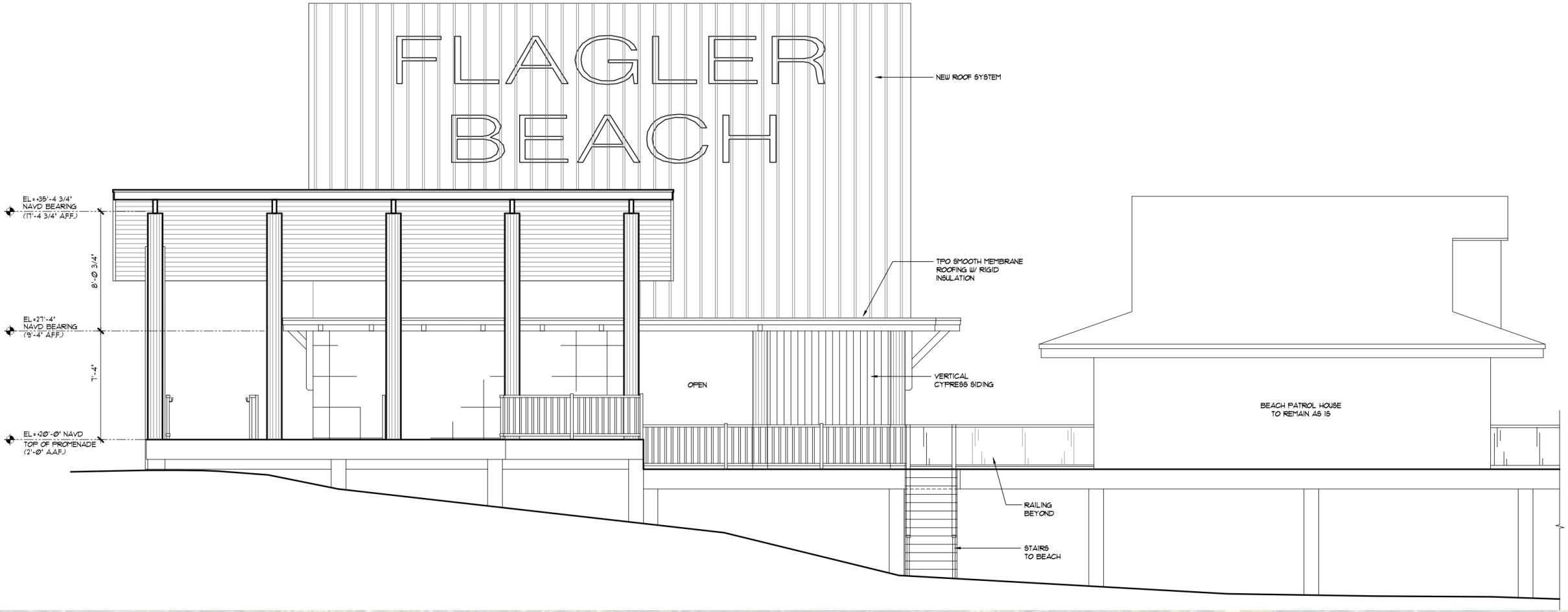
South Elevation



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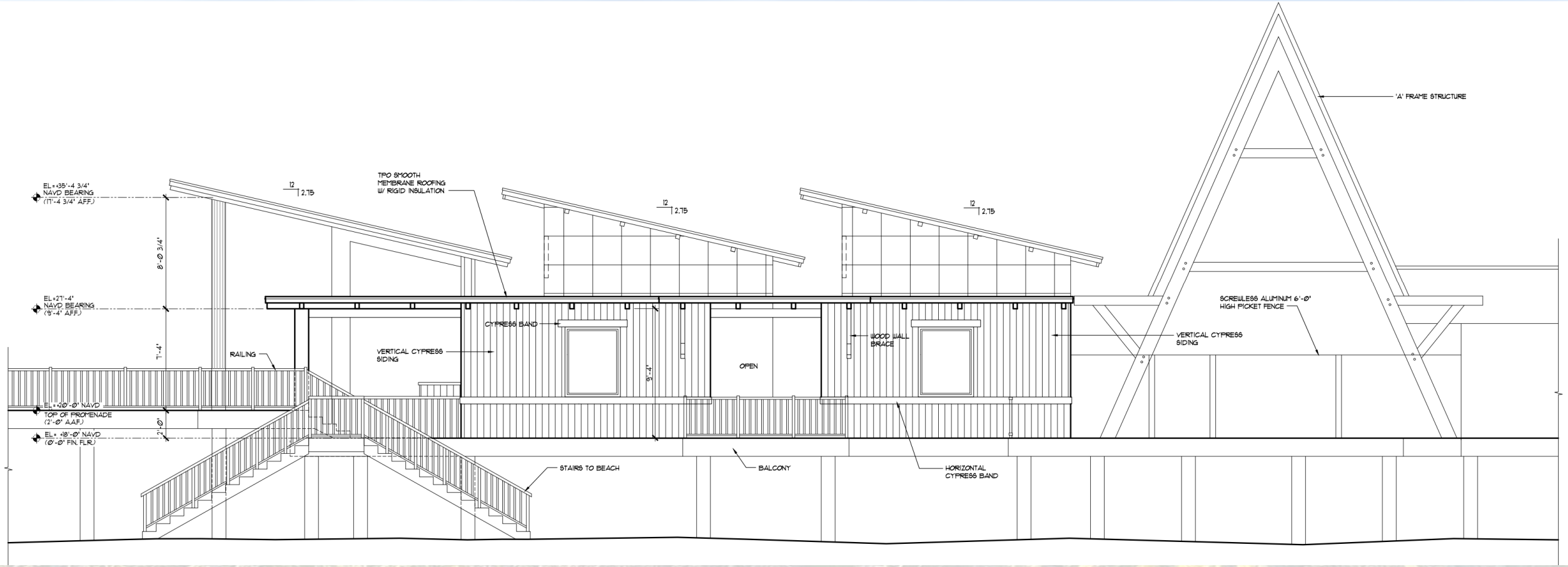
East Elevation



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Building Features & Architecture

Restrooms Features:

- Men's: Three (3) water closets, four (4) urinals, one (1) ADA compliant water closet, and a baby changing table.
- Women's: Seven (7) water closets, one (1) ADA compliant water closet, and a baby changing table.
- 36" island wash fountain with touchless accessories

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Restrooms Features:

- Concrete floor with a polyurethane finish with floor drains.
- Exterior walls 24”x 24” x1 ½” thick Atlantic shell stone panels, Interior 6” CMU painted walls.
- Natural ventilation with screened louvers with possible mechanical exhaust in each room.

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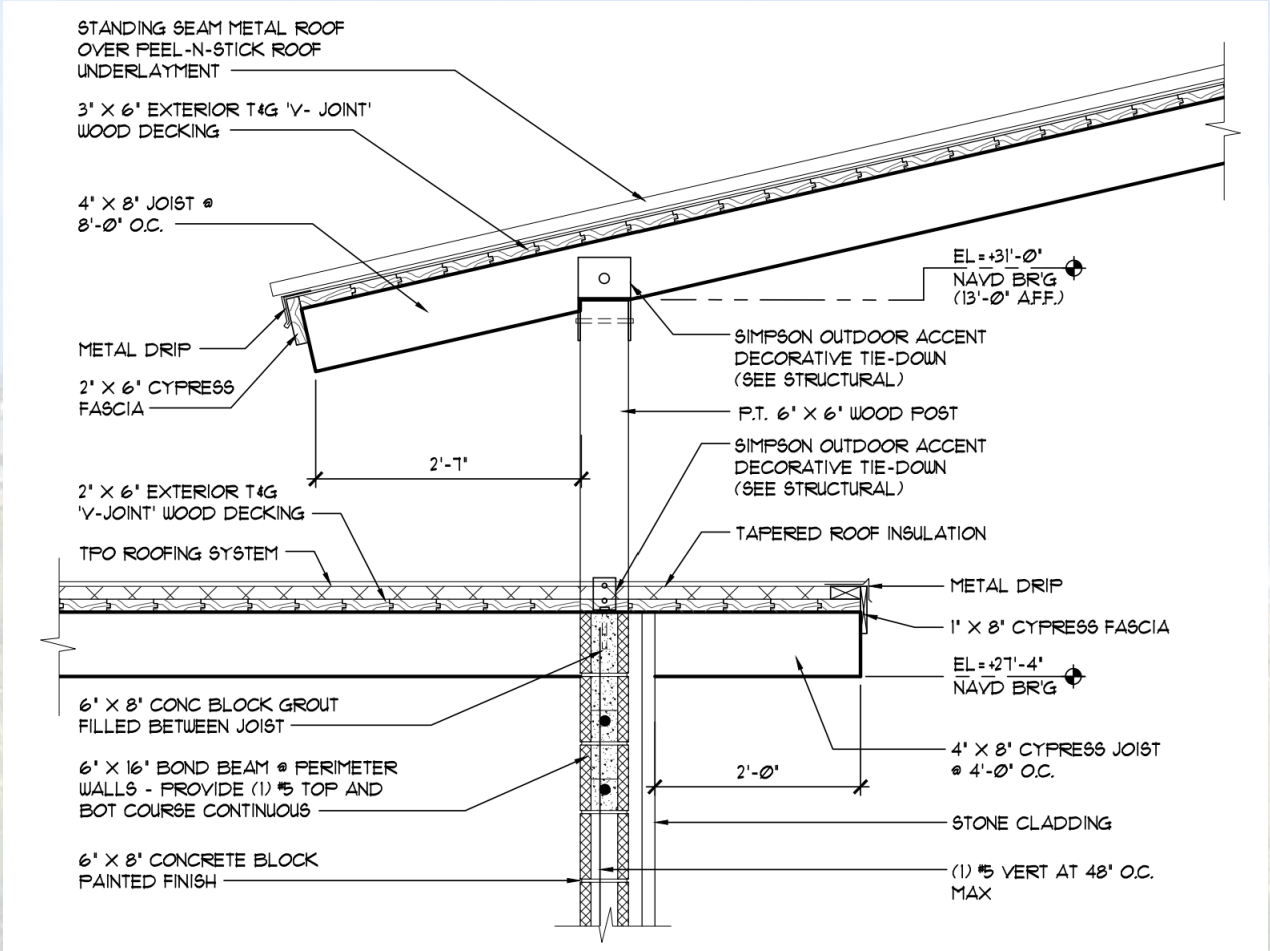
Bait Shop, Radio Room, and Service Room:

- Concrete flooring with a polyurethane finish.
- Timber frame walls, plywood sheathing, vertical cypress board exterior.
- “Trusscore” interlocking smooth and slatwall PVC wall panels.
- Metal doors and frames.
- Mini split HVAC, LED strip lighting, exterior windows on the east wall.
- Transaction window for ticket and bait sales at the bait shop.
- Service room includes an electrical distribution panel and mop sink.

Roofing Design

- Timber frame with exposed T&G and cypress purlins
- Standing seam aluminum metal roof for sloped sections
- TPO (thermoplastic polyolefin) for the flat sections



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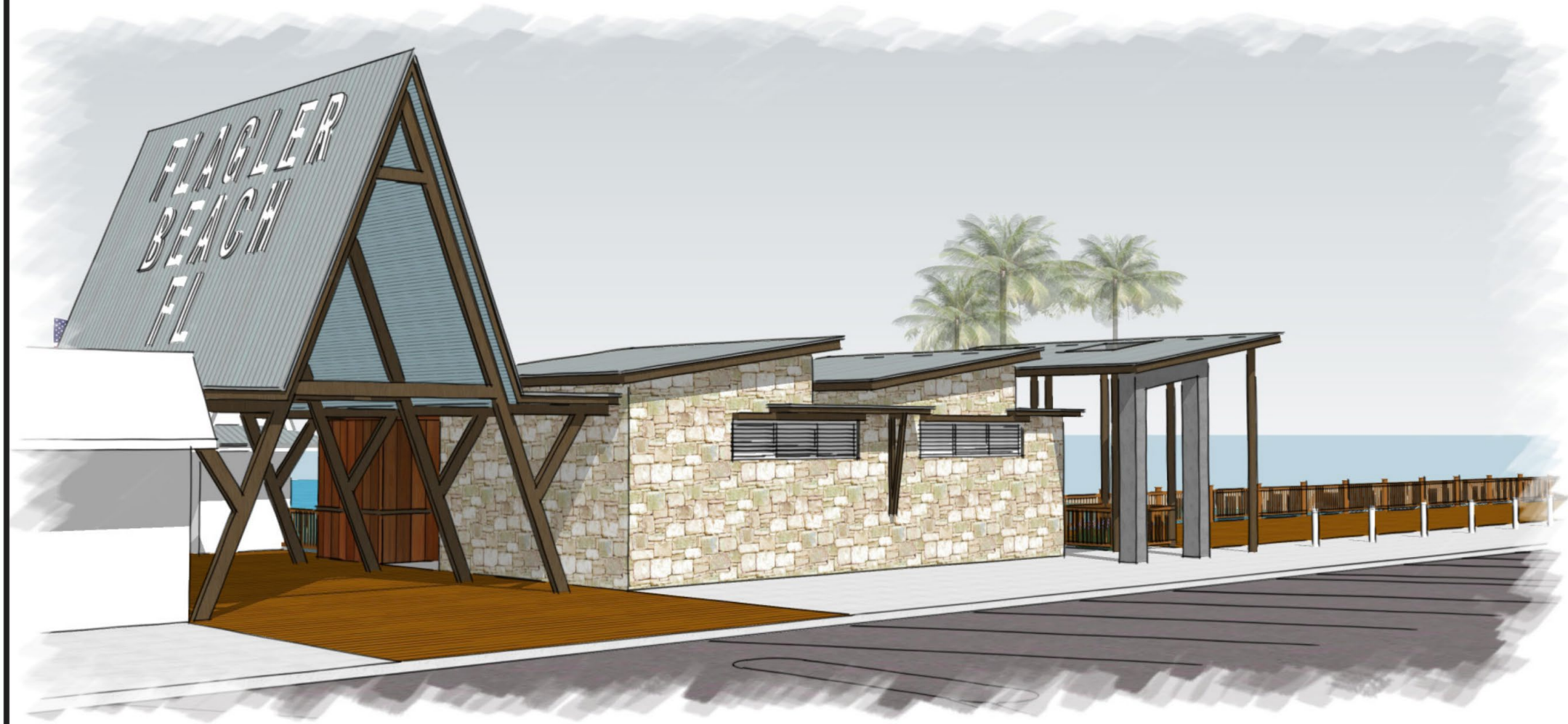

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A Restoration & Renovation for

FLAGLER BEACH PIER

Conceptual Promenade Design

JPA
Joseph Pozzuoli Architect, P.A.
314 Moody Blvd.
Flagler Beach, FL 32136
AA26003787

Other Beachwalk Considerations

Historical A-Frame Revitalization

- New aluminum standing seam roof system.
- Remove and replace “FLAGLER BEACH” lettering and lighting.
- Rejuvenate the interior of structure and expose more of the original construction.
- Pressure wash the interior and paint underside of roof deck.

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Historical A-Frame Revitalization

- Remove all added plywood sheets, wood boards, and misc. materials under the A-Frame.
- Remove abandoned plumbing and other fixtures along north wall.
- Protect existing sprinkler riser.
- Protect / remove and replace the existing radio cables and equipment.
- Provide new seating to match proposed benches on the Pier.
- Provide new sliding security gate and fence at entrance to the Pier.

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Other Features:

- Concrete archway and slanted roof system to complement the style of the A-Frame.
- Security fencing will be installed to restrict access underneath the promenade deck.
- Guardrails included along the east, south, and west perimeter of the deck to:
    1. Create a degree of separation from events taking place on the promenade
    2. Direct toward safe accessibility points, and
    3. Discourage foot traffic over and through the dune.

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Electrical and Lighting

- New electrical service panelboard
- Promenade includes:
  - 125V, 20A GFCI duplex receptacles in weatherproof in-use enclosures
  - Amber (turtle friendly) LED, FWC compliant, low-level walkway lights mounted on the timber piles to match those installed on the Pier
- Service Building:
  - Exterior – Compliant turtle lights at approved locations.
  - Interior – LED strip lighting mounted on walls around rooms.

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Mechanical Utilities

- New sanitary sewer piping with connections for the restrooms and showers that connect to the existing lift station under the pier.
- New potable water piping for the restrooms, water fountains, and showers that connects to the existing pier water supply.
- Potable water line installed under the promenade to supply water to hose bibbs on the promenade.
- Fire extinguishers will be installed on the promenade.

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Environmental Permitting

Coastal Construction Control Line

Courtesy of FDEP and ESRI, 2024

Dune Erosion

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Permitting Considerations

- 30-year erosion projection line.
- Dune location and health (and potentially restoration).
- Turtle nesting habitat.
- Vegetation plan.

Cost Estimate & Schedule

Cost Estimate

Item	May 2024 Preliminary Design	May 2025 Schematic Design
General Conditions	$341,700	$200,000
Phase 1 Service Building and A-Frame Improvements	$650,000	$673,000
Phase 2 Foundations, Promenade and Site Utilities	$716,500	$1,245,800
Contingency	$512,600	$529,700
Soft Costs	$437,800	$300,000
Total	**$2,658,600**	**$2,948,500**
	Difference	+$289,900

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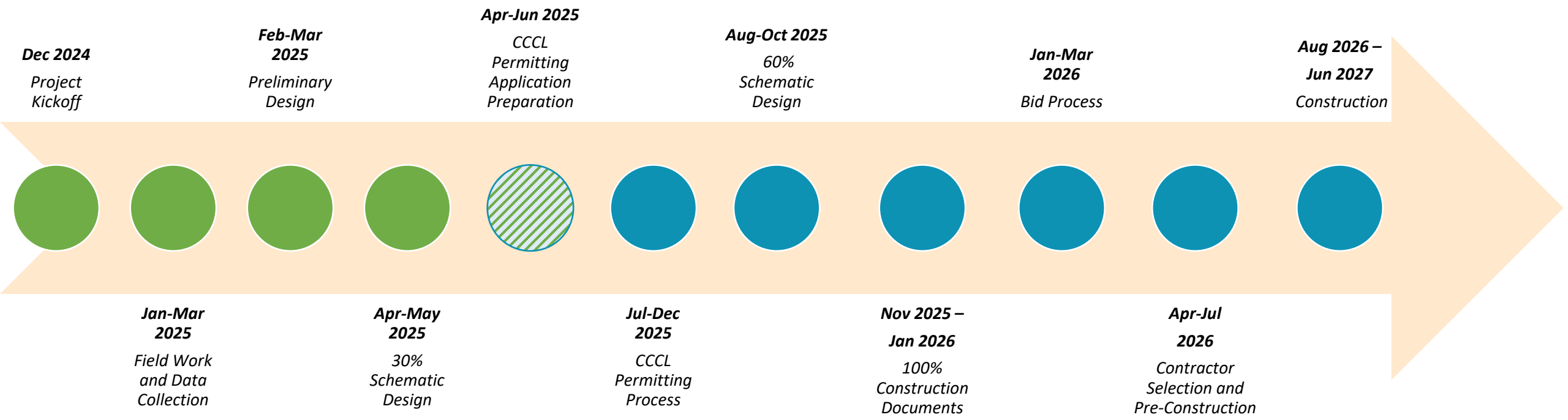
Beachwalk Phases 1 and 2

Project Timeline



Next Steps

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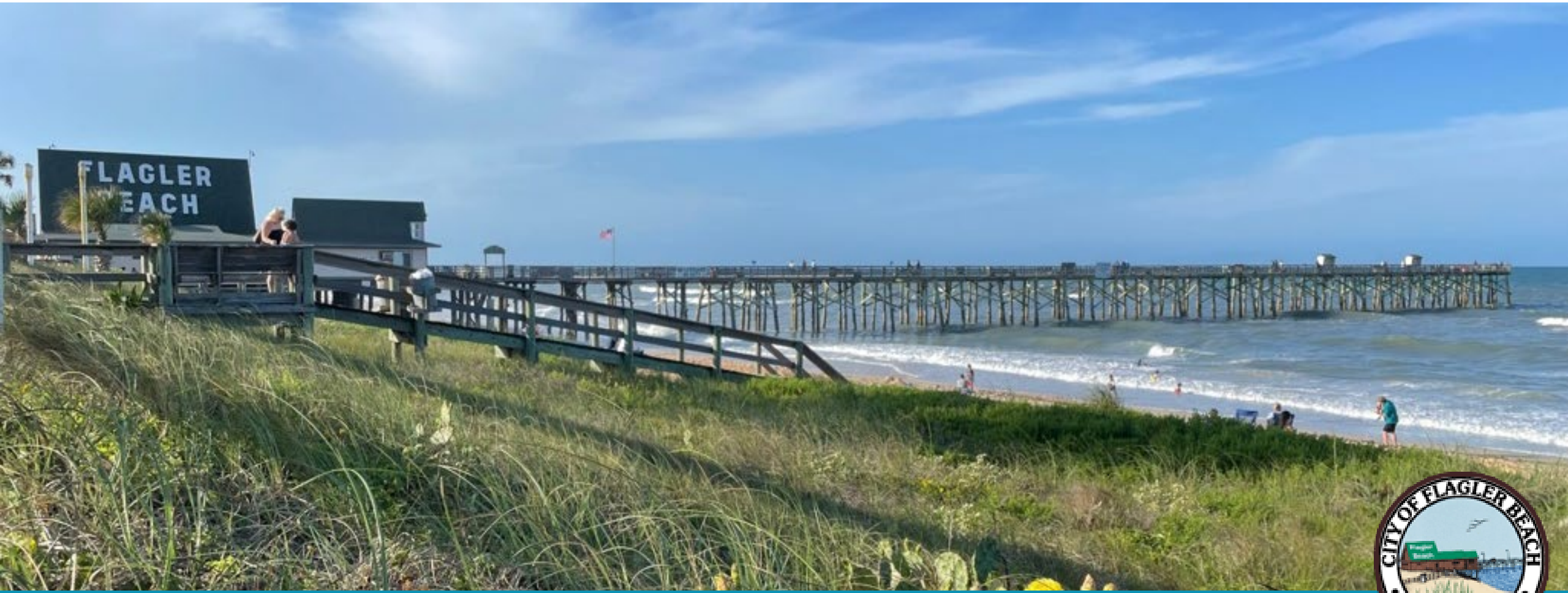
PERMITTING, PERMITTING, PERMITTING & TEAMWORK

1. Coordination with FDEP on the 30-year erosion projection line.
2. Finalize and submit the CCCL permit application and drawings.
3. Progress to 60% Design Development and make decisions on design element details, e.g., branding and colors, benches, service entrance location, etc.
4. Continued communications with the adjacent Pier construction, Beachwalk stakeholders, and the public to maintain coordinated progress between the many moving parts.
5. Determine path forward for the lifeguard building.

Future Considerations

- Beachwalk Phase 3 – connecting boardwalks to the north and south
- Parking improvements – pervious or impervious resurfacing, striping, stormwater drainage
- Multi-use exercise trail, e.g., Florida SUN Trail

Thank You



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