

*Commissioner's Meeting
Presentation*

FLAGLER BEACH

Beachwalk 30% Schematic Design



July 24, 2025



moffatt & nichol

Beachwalk Project Summary

Expansion of the recreational facilities along the south side of the Pier:

- Phase 1 – Expanded services building (2,655 sq ft)
- Phase 2 – New promenade (4,165 sq ft)
- Flagler County TDC grant funding amount of \$745,372

Presentation Objectives

1. Architectural Presentation - JPA
2. Comments from June 26th Commissioners Meeting
3. Schedule
4. Next Steps

ARCHITECTURAL PRESENTATION





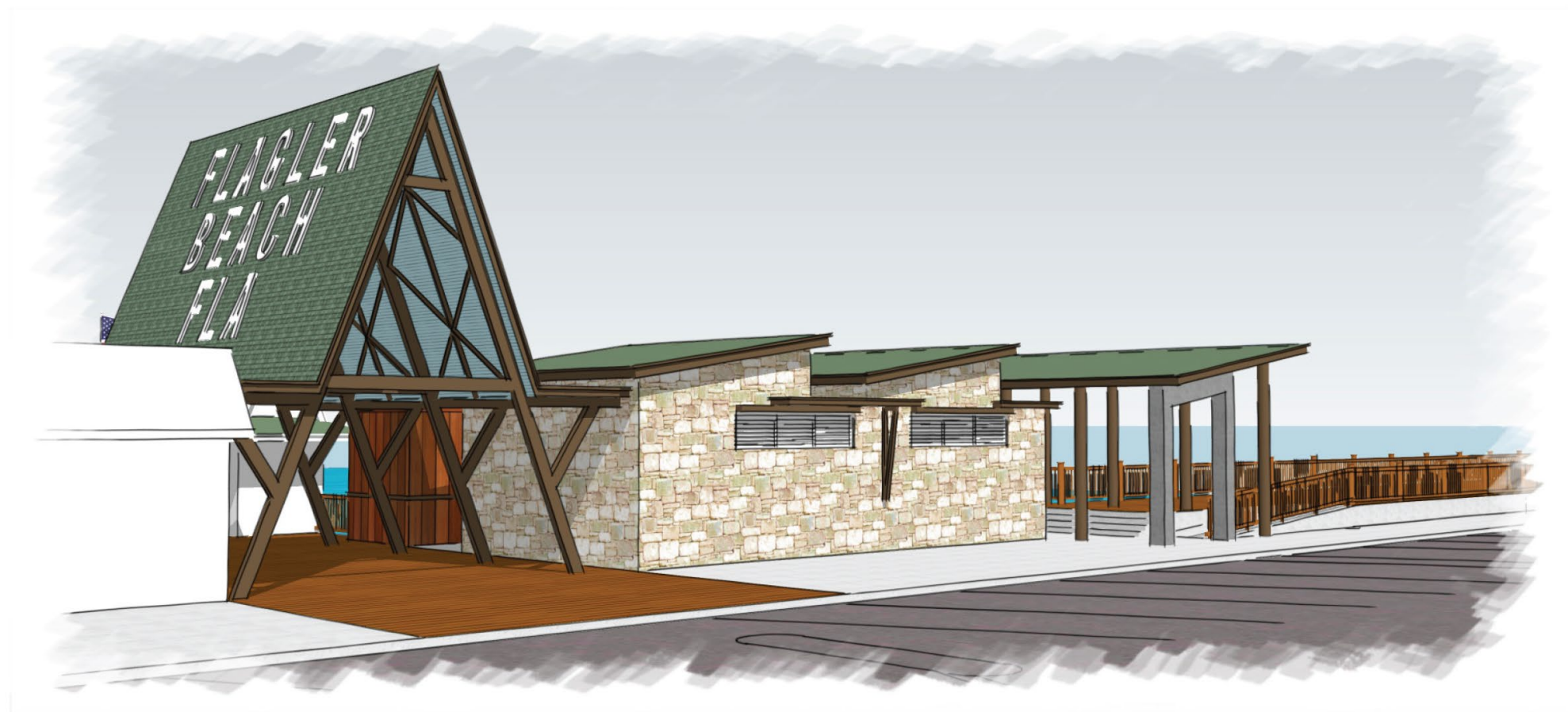


Ridge Manor Motel
COR. HWYS U. S. 301 and STATE 50
Hernando, Florida



FLAGLER BEACH PIER SERVICE BUILDING





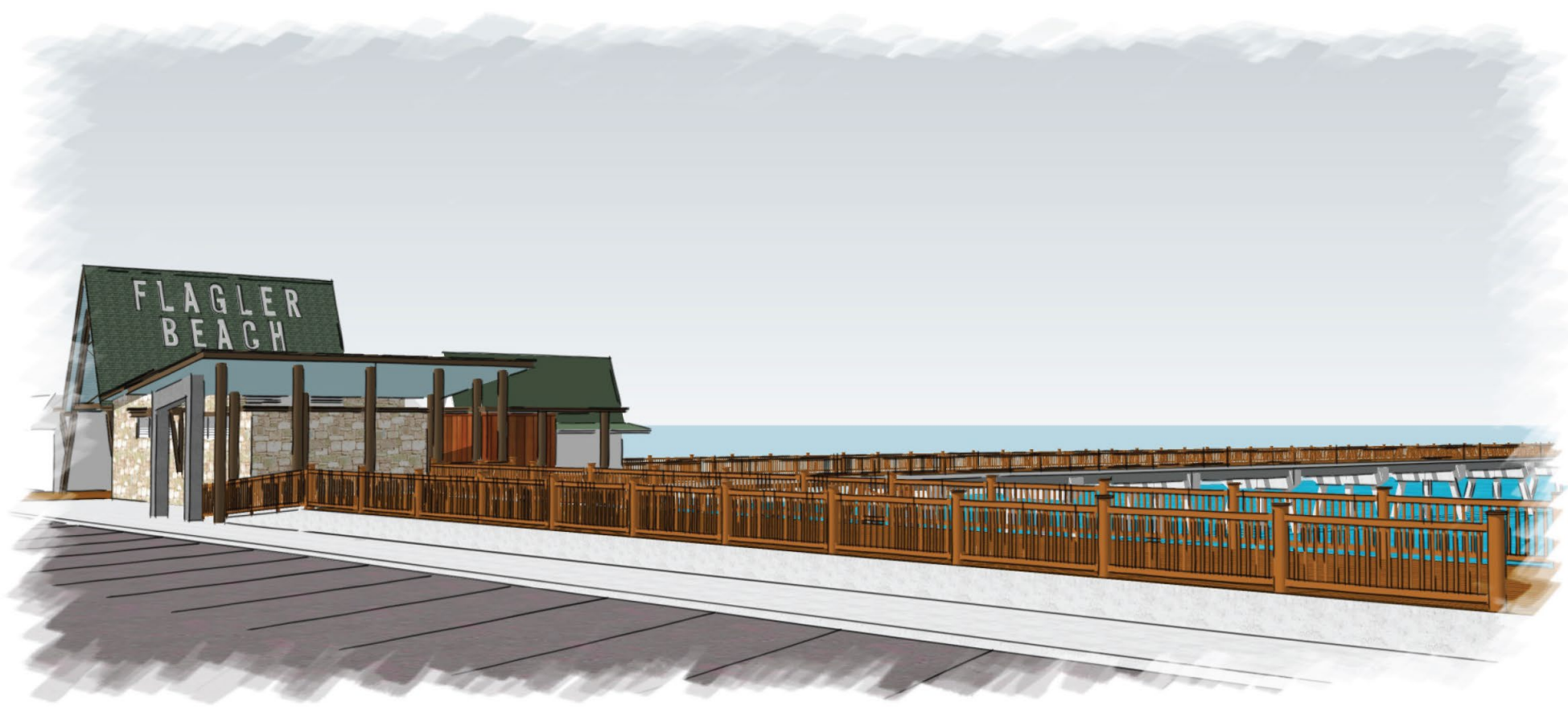
A Restoration & Renovation for

FLAGLER BEACH PIER

Conceptual Promenade Design







FLAGLER BEACH PIER SERVICE BUILDING



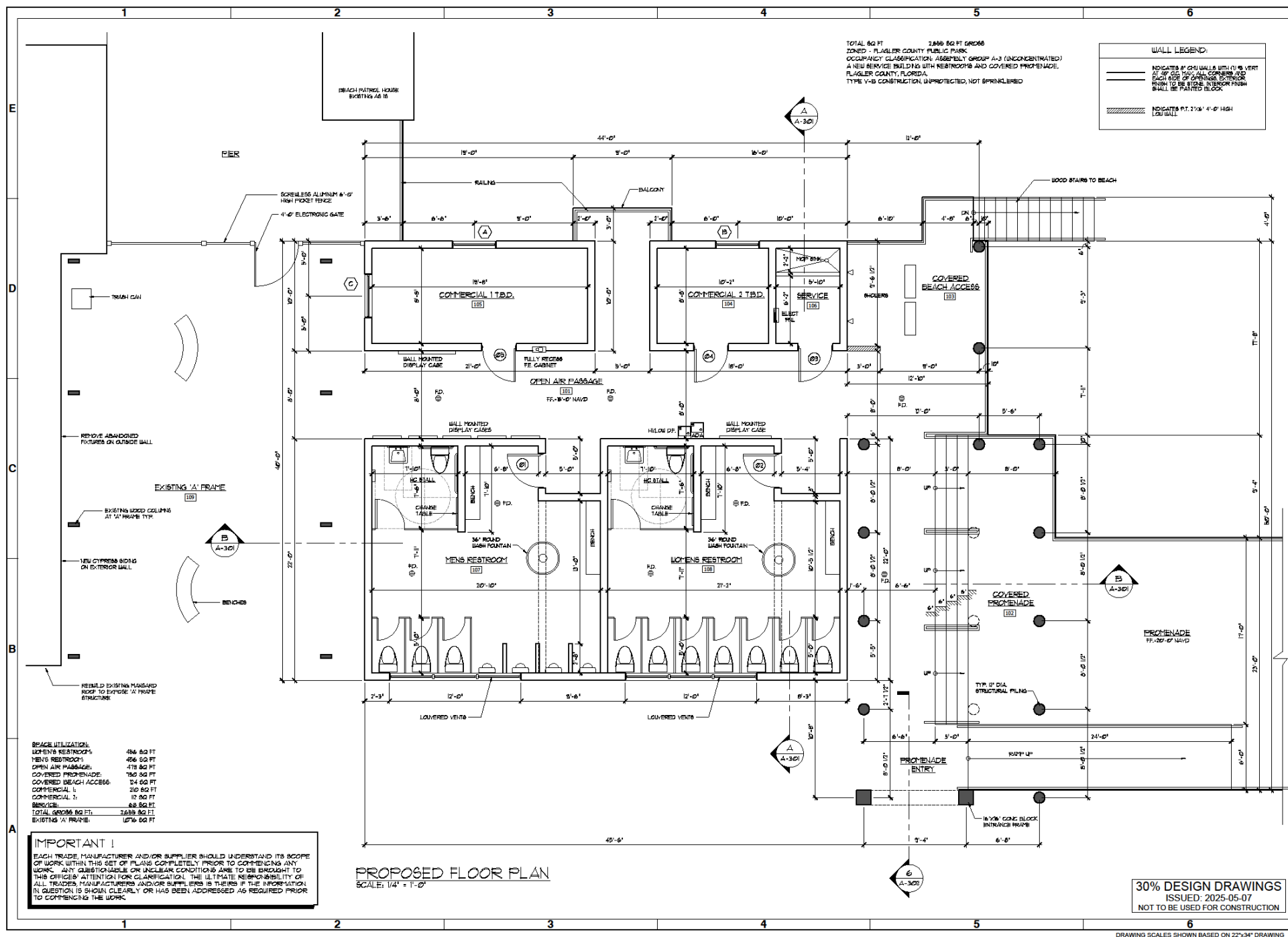






Haint Blue

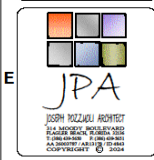




IMPORTANT !
EACH TRADE, MANUFACTURER AND/OR SUPPLIER SHOULD UNDERSTAND ITS SCOPE OF WORK WITHIN THIS SET OF PLANS COMPLETELY PRIOR TO COMMENCING ANY WORK. ANY QUESTIONABLE OR UNCLEAR CONDITIONS ARE TO BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION. THE ULTIMATE RESPONSIBILITY OF ALL TRADES, MANUFACTURERS AND/OR SUPPLIERS IS THEIRS IF THE INFORMATION IN QUESTION IS SHOWN CLEARLY OR HAS BEEN ADDRESSED AS REQUIRED PRIOR TO COMMENCING THE WORK.

PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

30% DESIGN DRAWINGS
ISSUED: 2025-05-07
NOT TO BE USED FOR CONSTRUCTION



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2025-05-07
2	ISSUED FOR PERMIT	2025-05-07
3	ISSUED FOR PERMIT	2025-05-07
4	ISSUED FOR PERMIT	2025-05-07
5	ISSUED FOR PERMIT	2025-05-07
6	ISSUED FOR PERMIT	2025-05-07
7	ISSUED FOR PERMIT	2025-05-07
8	ISSUED FOR PERMIT	2025-05-07
9	ISSUED FOR PERMIT	2025-05-07
10	ISSUED FOR PERMIT	2025-05-07
11	ISSUED FOR PERMIT	2025-05-07
12	ISSUED FOR PERMIT	2025-05-07
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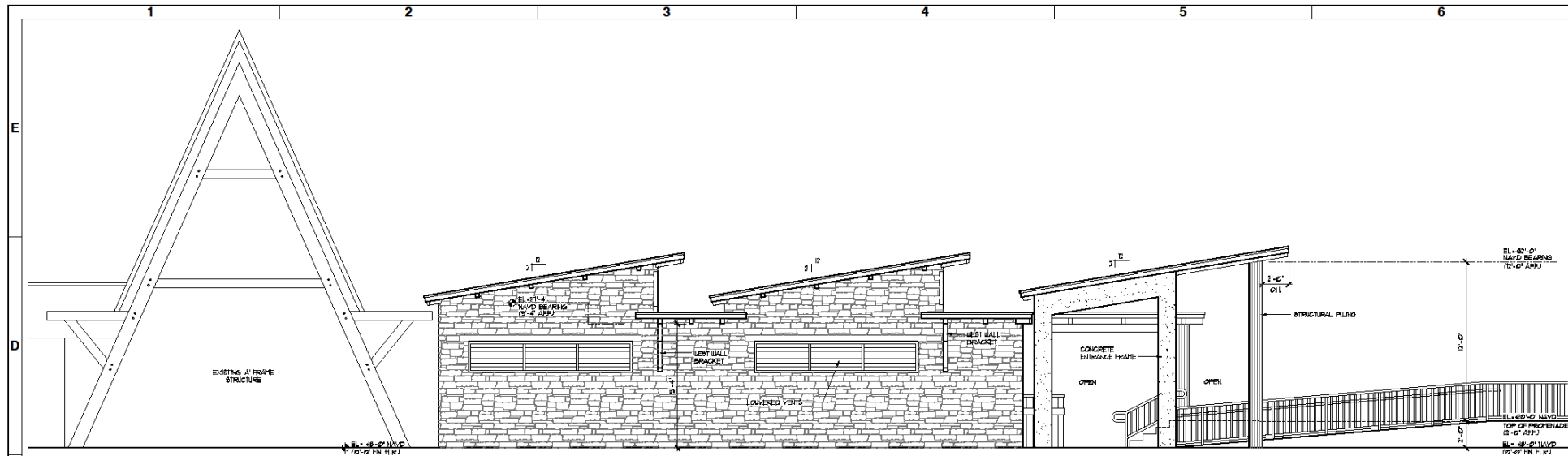
**FLAGLER BEACH
BEACHWALK PHASE 1 AND 2**

FLOOR PLAN

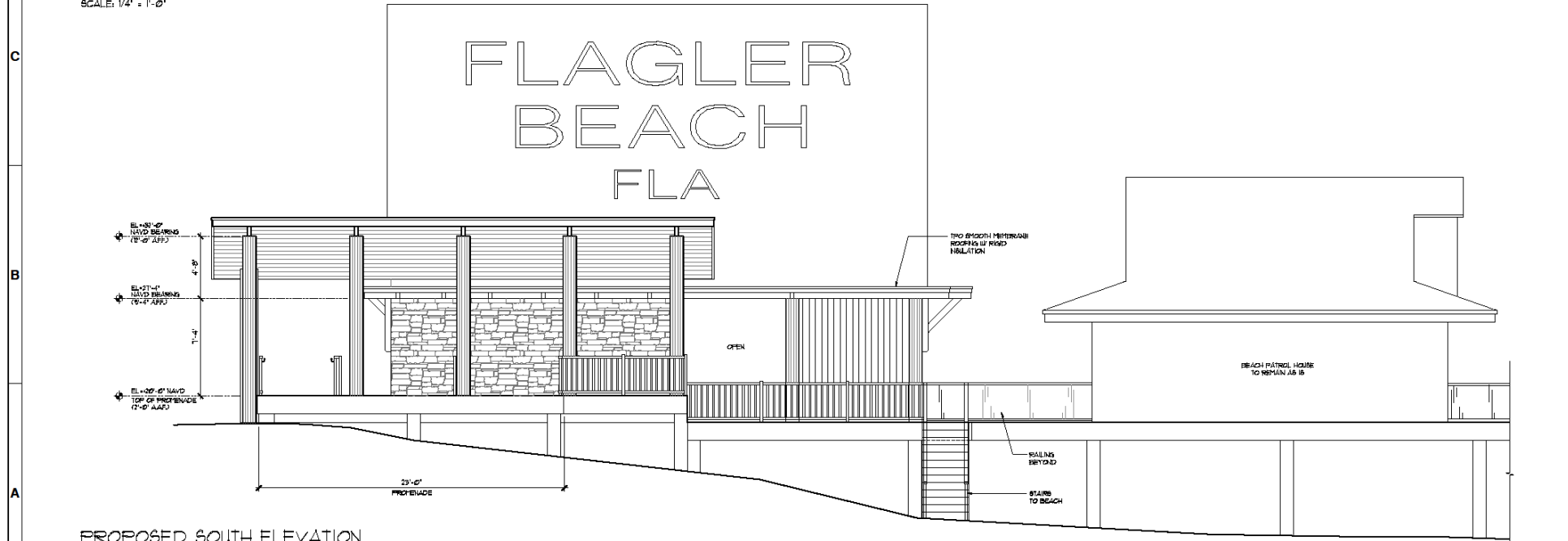
DESIGNED BY: J. KENNEDY
DATE: 2025-05-07
MANIT PROJECT NO.: 2025-05-07
CLIENT: FLAGLER COUNTY
PROJECT NAME: FLAGLER BEACH BEACHWALK PHASE 1 AND 2
PROJECT ADDRESS: 501 E. KENNEDY BLVD., SUITE 910, TAMPA, FL 33602
PHONE: 813-255-0816
MOBILE: 813-255-0816
EMAIL: jkennedy@moftat.com
MOFTAT & NICHOL

SEAL

Sheet Reference No.
A-101
OF



PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



Rev.	Date	By	Check	Appr.	Notes
1	10/27/24	MM			
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FLAGLER BEACH BEACHWALK PHASE 1 AND 2	ELEVATIONS
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30% DESIGN DRAWINGS
ISSUED: 2025-05-07
NOT TO BE USED FOR CONSTRUCTION

DRAWING SCALES SHOWN BASED ON 22"x34" DRAWING



Ledgestone Osage Manufactured Stone Profile



Color: Buff Grout






[illegible]

FLAGLER BEACH
BEACHWALK PHASE 1 AND 2

ELEVATIONS

 moffatt & nichol		B		501 E. KENNEDY BLVD. SUITE 1910 TAMPA, FL 33602 813-239-8816		Requested by: ms Date: 11/11/04 Approved by: ms Date: 11/11/04 Drawing code: 10730-04 Drawing Scale: 1/8"=1'-0"		Date: 11/11/04 Drawing Code: 10730-04		Rev: 0	
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SEAL

Sheet
Reference No.
A-202

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O. PERDOMO MOFFATT & NICHOL				



30% DESIGN DRAWINGS
ISSUED: 2025-05-07
NOT TO BE USED FOR CONSTRUCTION

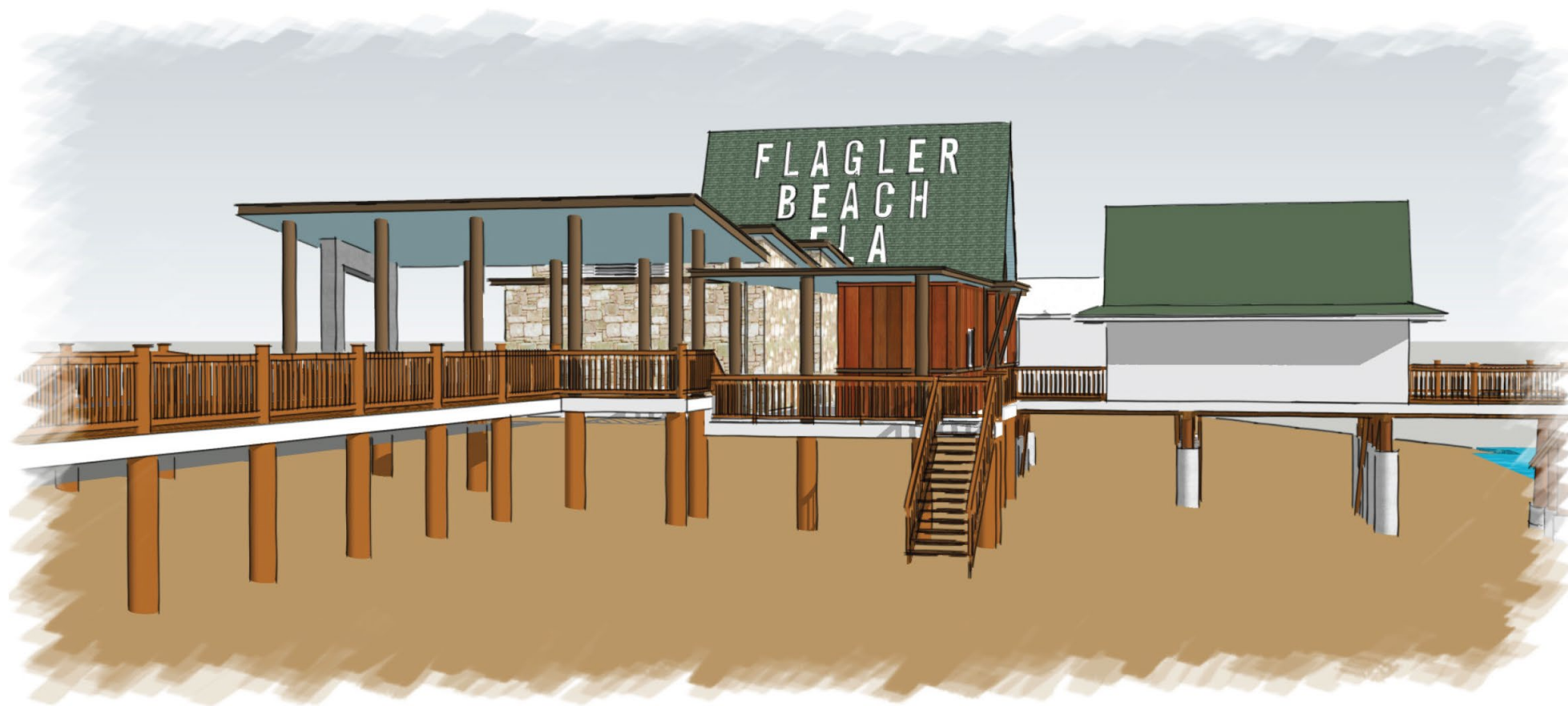
DRAWING SCALES SHOWN BASED ON 22"x34" DRAWING



FLAGLER BEACH PIER SERVICE BUILDING



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



FLAGLER BEACH PIER SERVICE BUILDING



RESPOND TO CITY COMMENTS



Comment 1

Remove the “Bait Shop” label: replace with “Use TBD by City.”

Future submittals will reference this commercial space as “Use TBD by City” until use is confirmed.

Comment 2

Eliminate the open space between the “Bait Shop” and “Radio Room,” adding that space to the “Bait Shop” (thereby also eliminating the “balcony”).

- **Balcony provides additional natural lighting and improves ventilation.**
- **Can we keep the commercial space and the radio studio separate and proceed with balcony?**

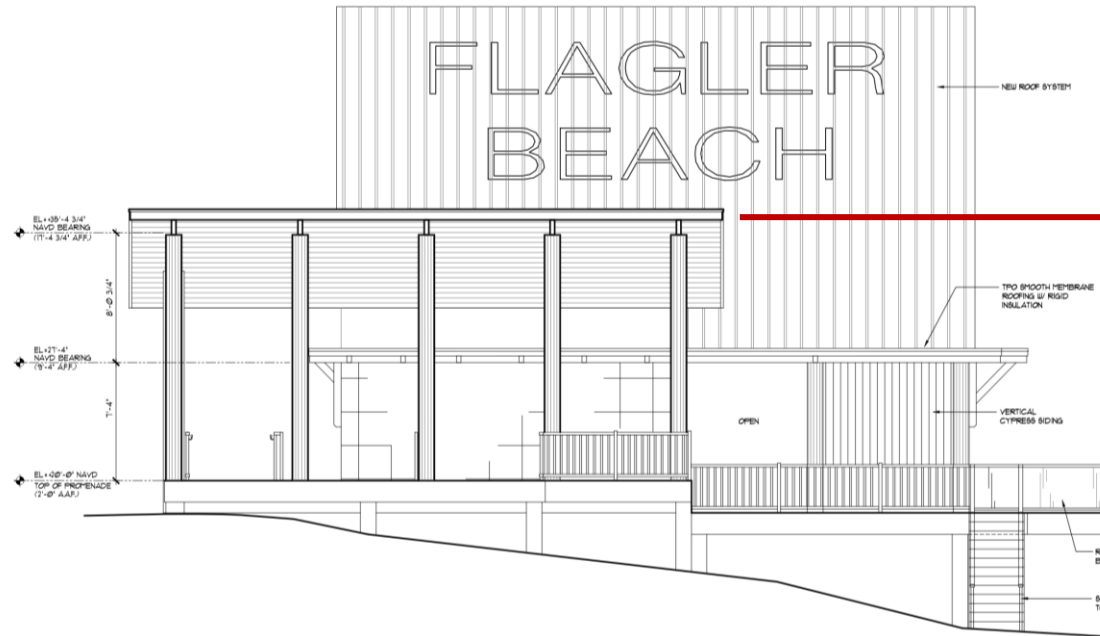
Comment 3:

Eliminate the sloped roof elements above the re-built facilities (flat roof or minimal pitch to ensure visibility of 'A'-frame "Flagler Beach FLA" lettering).

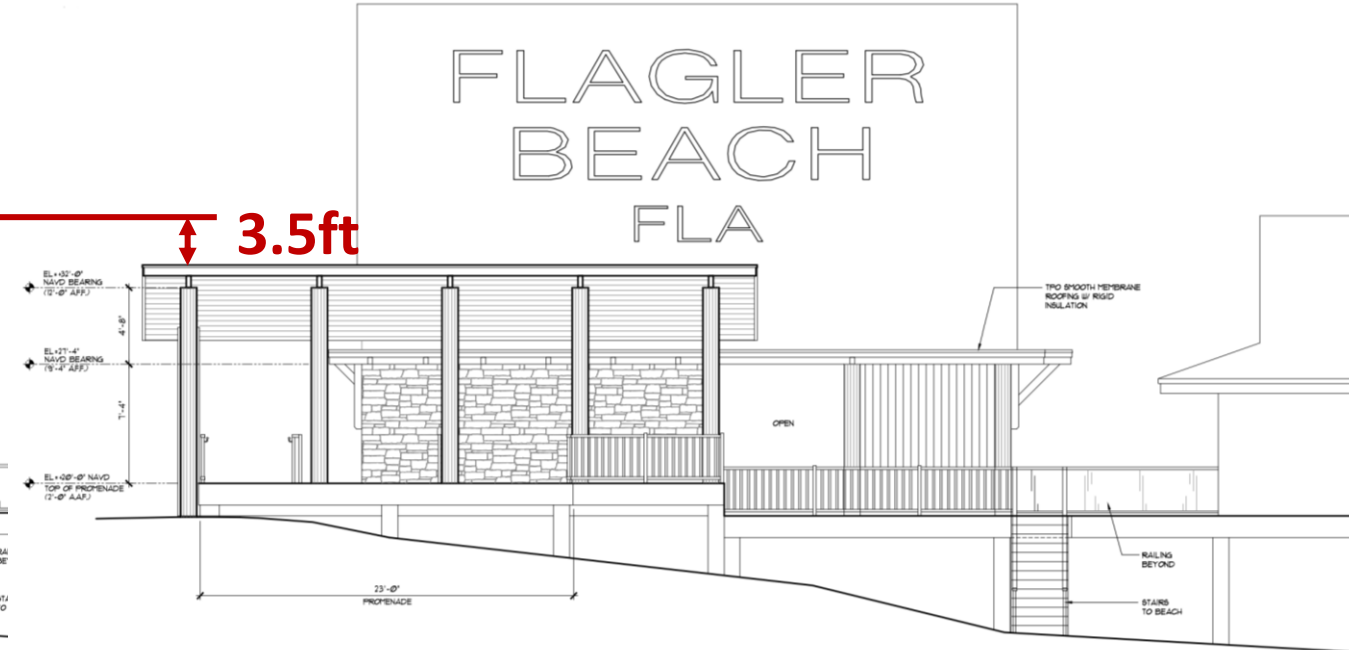
- Sloped roof has been lowered.
- Slope has been reduced to the minimum allowable slop.
- Total roof height decrease of ~3.5 feet.
- Roof height and visibility of the A-Frame lettering similar to existing.



South Elevation



Before



After

Comment 4:

Eliminate the change to metal roofing of the 'A'-frame.

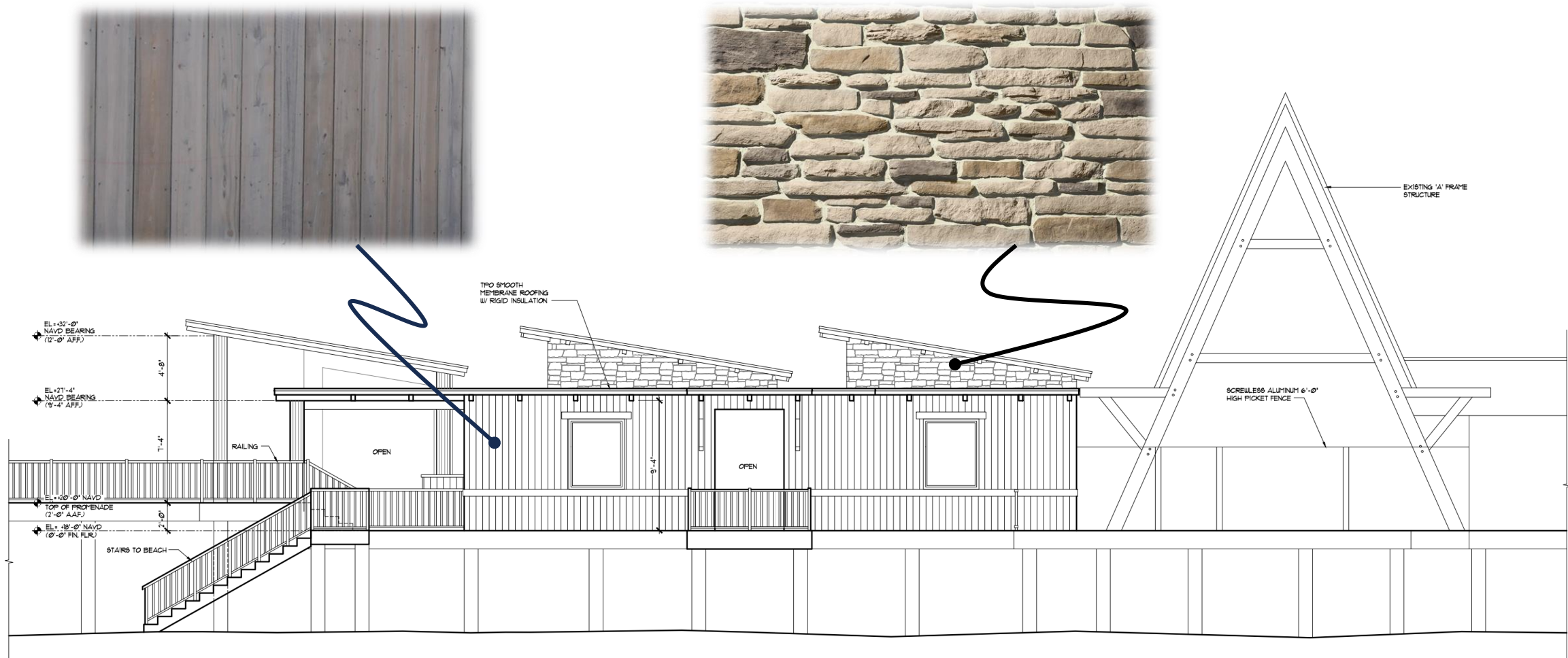
- **Changes to the A-frame roof (material or color) no longer included.**
- **Aluminum standing seam roof no longer proposed for the new services building.**

Comments 5:

Eliminate stone/shell exterior façade.

- Original restroom building stone/shell tile façade replaced with a manufactured stone veneer
 - More cost effective
 - Aligns with mid-century modern design
- Original commercial space and radio studio siding remains cypress
 - Durable timber siding
 - Aligns with mid-century modern design

East Elevation

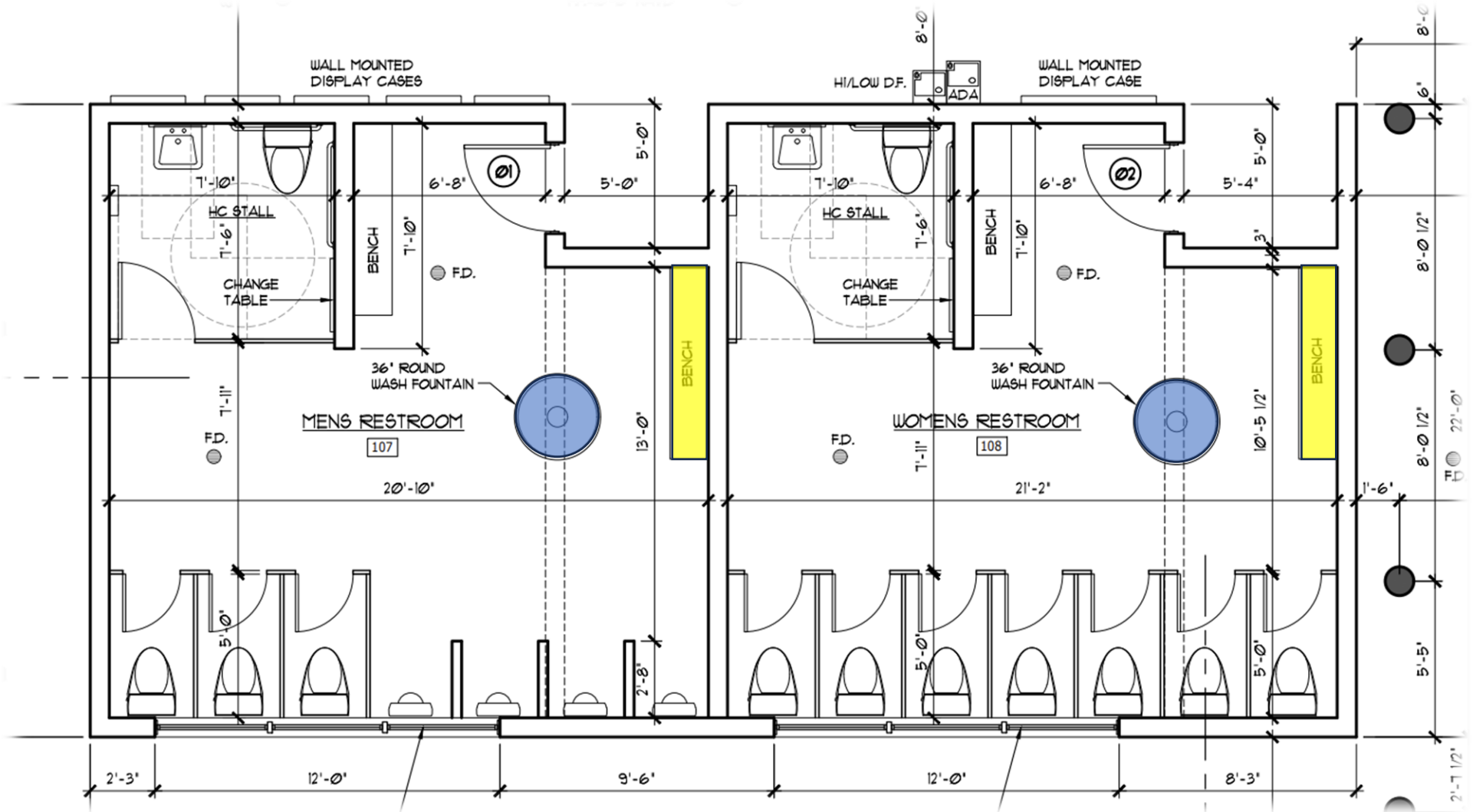


Comment 6:

If the circular sink remains as a design feature, provide shelving to accommodate users' accessories/equipment (perhaps southern wall of each restroom?).

- **Proceed with the circular sinks**
- **Include benches along the southern wall inside the restrooms**

Restroom Benches

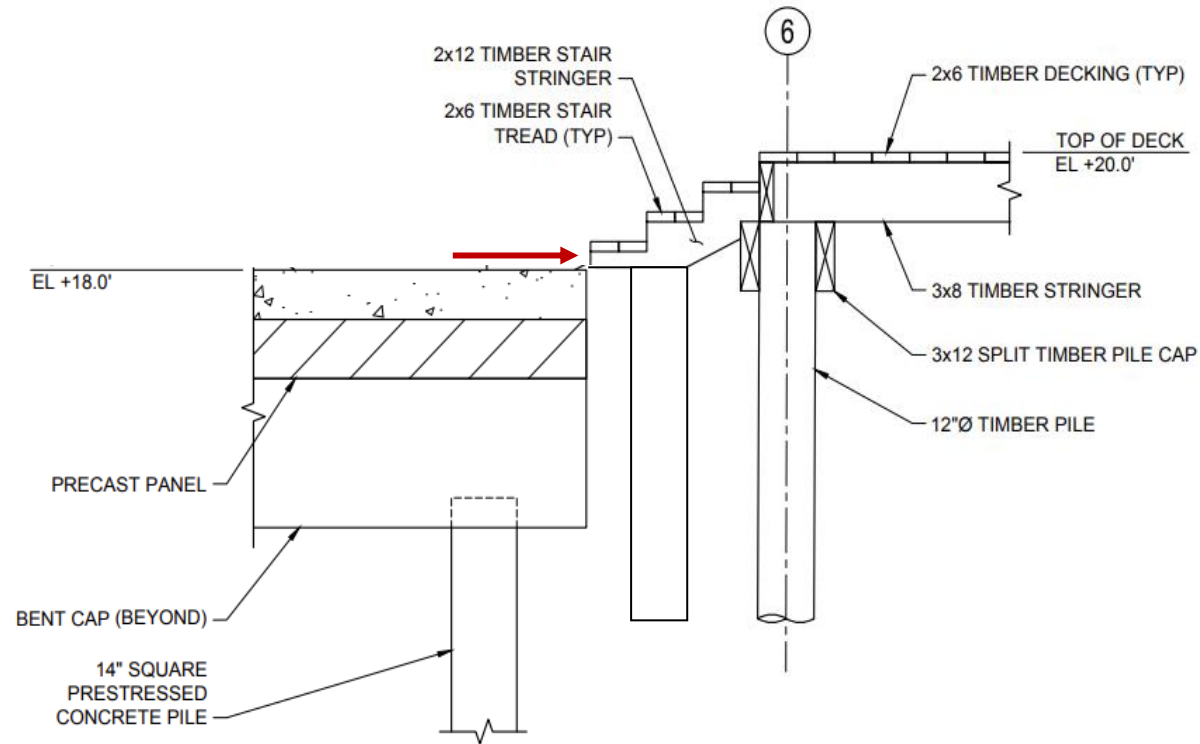


Comment 7:

A late unshared comment from Commissioner Cooley expressed concern regarding the sustainability/vulnerability of the northern-facing stair structure at the southeast corner of the facility.

- **Stairs will shift a little south**
- **No longer bearing on concrete foundation**
- **Separate structures**

Promenade Access Stairs



Comment 8:

Consider composite material (in lieu of timber) for the Promenade decking/railing/stairs.

- Composite expected to have a higher construction cost of (50% +/-) but potentially lower overall life cycle cost
- Composite is preferred by the City
- Recommend composite decking for the base bid and timber decking as a bid alternate for contractor pricing
- Is this acceptable or should we only consider composite decking?

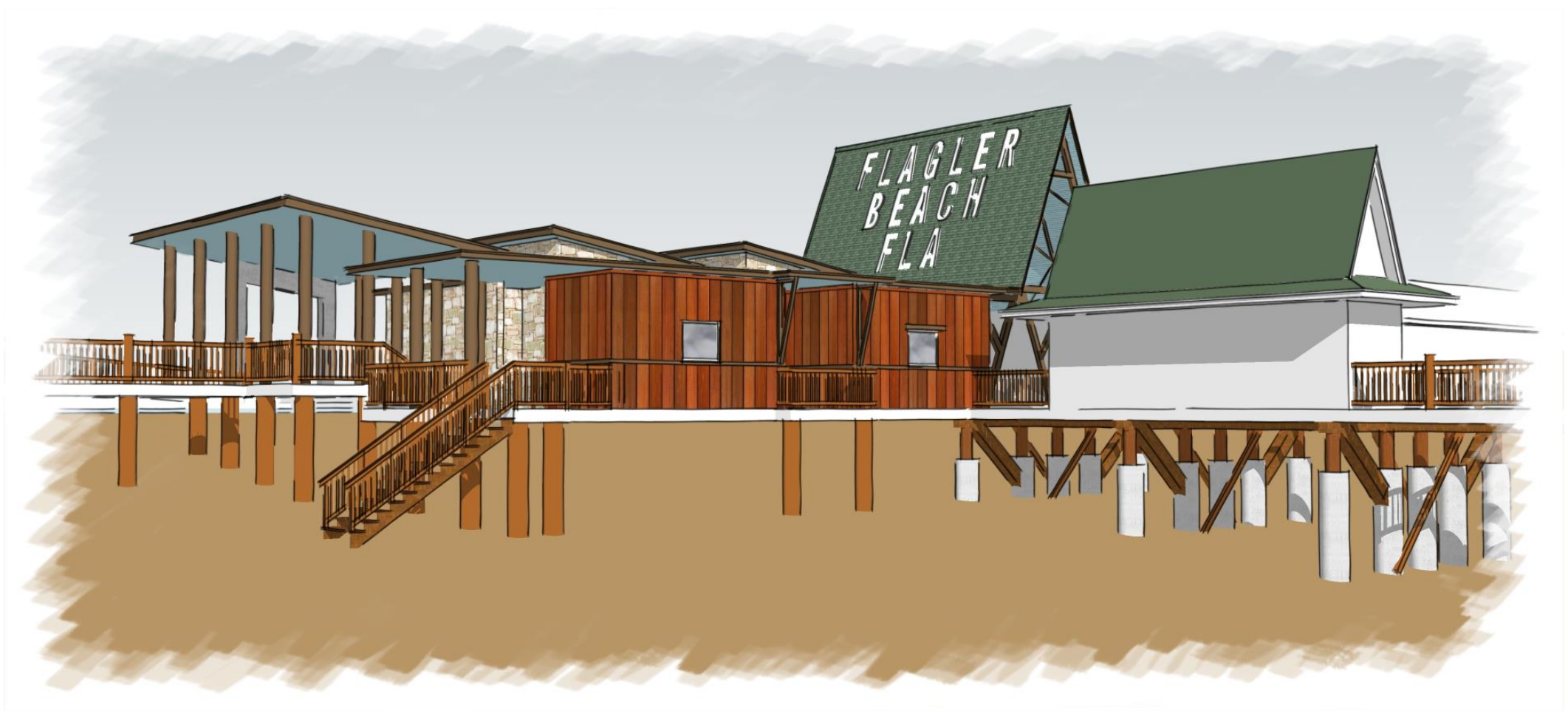


Comment 9:

We were also asked to consider eliminating the north facing stairs due to sustainability concerns.

North-facing stairs have been removed.

Beach Access Stairs



SUMMARY OF CHANGES

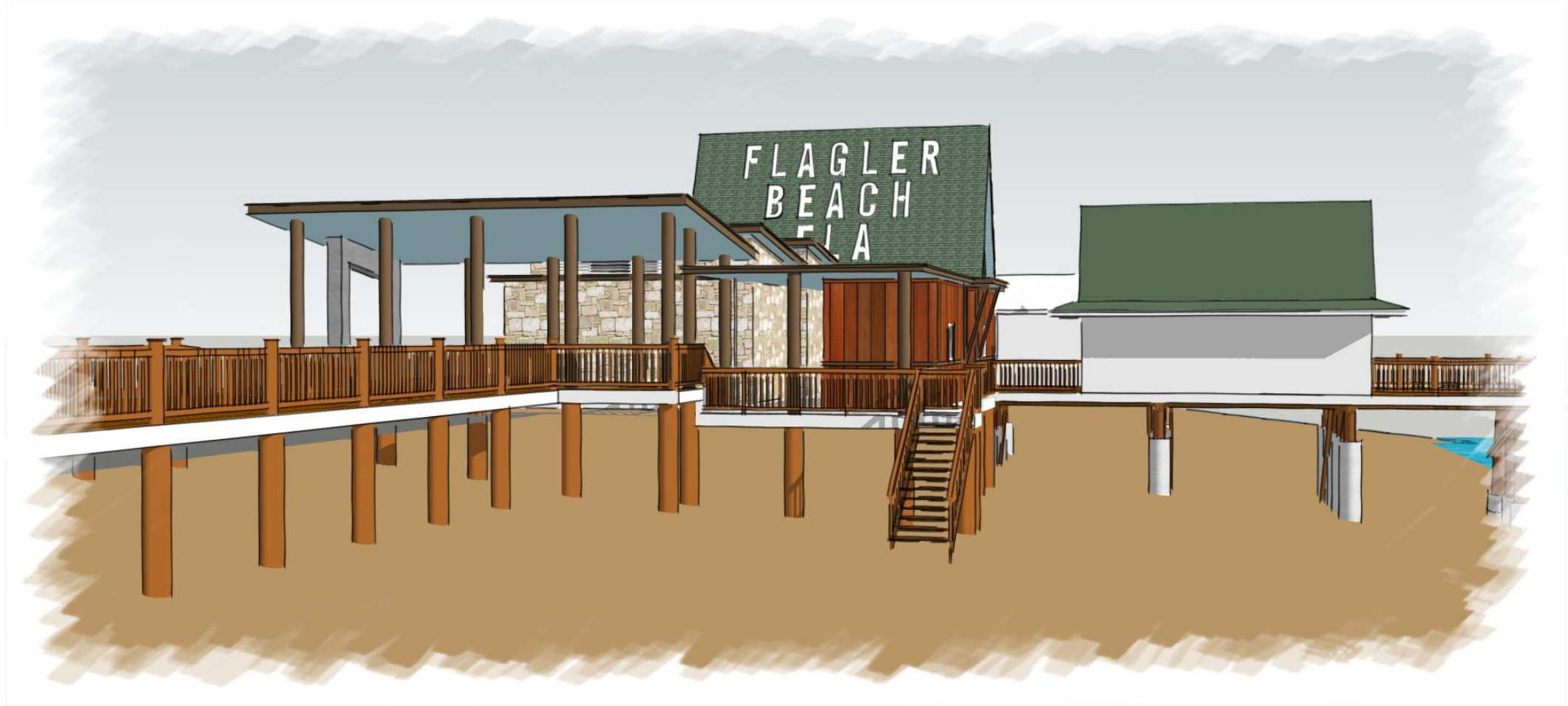


Summary of Changes

- No changes to the A-Frame roof, FLAGLER BEACH FLA lettering, or the adjacent Funky Pelican Roof
- TPO (thermoplastic polyolefin) roofing instead of aluminum standing seam
- No rejuvenating, pressure washing, or painting the interior of the A-Frame structure/roof deck

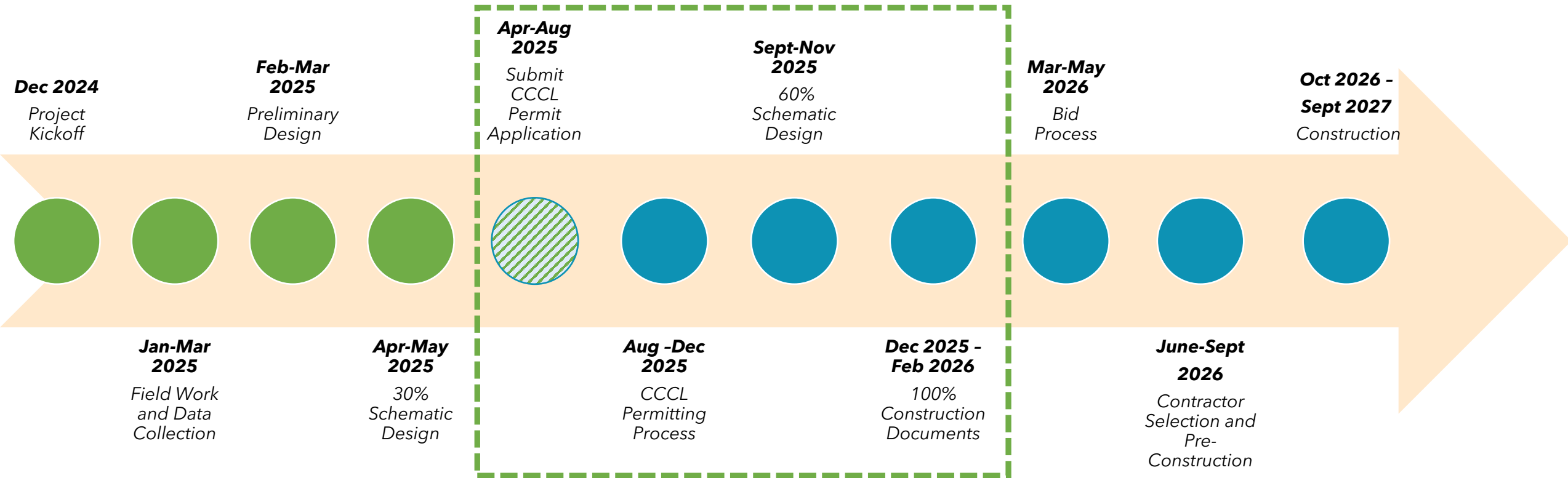


SCHEDULE



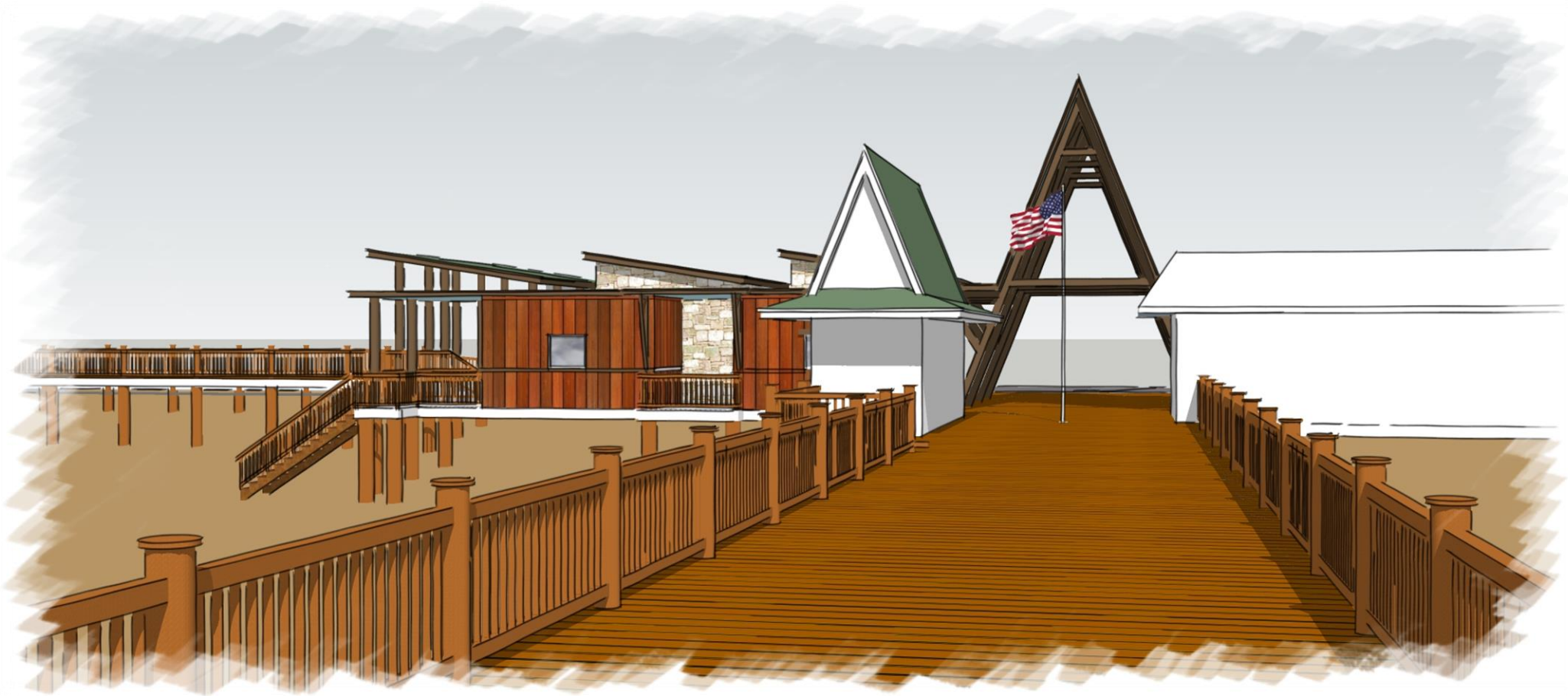
Beachwalk Phases 1 and 2

Project Timeline



1. Permitting is the critical path for design.
2. Existing building demolition and Beachwalk construction is dependent on the Pier construction trestle removal.

NEXT STEPS



Next Steps - Permitting

1. Continue coordinate with FDEP on the 30-year erosion projection line.
2. Finalize and submit the CCCL permit application and drawings.



Next Steps - Design

1. Receive approval to proceed with 60% Design Development
2. Provide guidance on branding/colors and benches
3. Determine electrical service entrance and panelboard location
4. Determine commercial space utility requirements
5. Coordinate with Surf 97.3 about utilities needed in the new radio studio and potential relocation options during construction.

THANK YOU



July 24, 2025



moffatt & nichol

QUESTIONS OR COMMENTS

