

City of Palm Coast, Florida

Agenda Item

Agenda Date: March 9, 2021

Department	STORMWATER	Amount
Item Key	10029	Account
Subject	PRESENTATION REGIONAL RACQUET CENTER MASTER PLAN	
Presenter :	LAUREN JOHNSTON AND CARL COTE	
Background : For over a decade, the Palm Coast Tennis Center has been providing our local community and visiting players with a variety of tennis programs, events, and league play on their 10 lighted clay courts. The Palm Coast Tennis Center has played host to numerous Pro Tennis Tournaments, Junior USTA tournaments, the Palm Coast & Flagler Beaches Senior Games, and other local league play. From novice to elite players, the Palm Coast Tennis Center offers court time, daily match setting, instructional clinic options, workouts, private and group lessons, hitting sessions, and a junior program. In 2010, the Palm Coast Tennis Center received the "Outstanding Tennis Facility Award" from the United States Tennis Association (USTA). The current improvements were only the initial phase of the ultimate development of this site that include additional courts and replacement of the temporary modular clubhouse with a permanent facility. In 2019 the City had entered into an Agreement with a construction management firm (BBI) to construct Phase 2 Improvements at Holland Park and to construct 6 pickleball courts at Ralph Carter park. Upon further discussion city council directed staff to not proceed with construction of the pickleball courts at Ralph Carter Park and to analyze the feasibility of adding this courts to the existing tennis center. This would allow ability to add more pickleball courts in the future, utilize clubhouse for similar needs <ul style="list-style-type: none">• Restrooms• Locker & Shower Rooms• Staffing• Programs & Events• Maintenance• Food / Beverage City staff presented at October 13th Workshop for City Council's consideration and feedback on a Master Facility concept and an Advisory Committee implementation. Staff and the advisory committee hosted a series of Public Input Meetings on Jan 13th, 20th, and 27th. At the conclusions of the meeting a survey was sent out to the tennis and pickleball communities. On February 2, 2021 City Council approved a piggybacking contract with Ohlson Lavoie Corporation (OLC) to provide professional services. City staff compiled the information and engaged OLC to assist in the preparation of a Master Plan for a Regional Racquet Center. This item is to present a Master Plan for a Regional Racquet Center with an implementation plan to City Council. City staff is currently awaiting qualification proposals for architectural & engineering design		

services. City staff also advertised for construction management at risk services in accordance with the City's purchasing policy (RFSQ-SWE-21-20). The City received eight (8) qualification proposals. The evaluation committee unanimously ranked and recommends award of the project to the most qualified bidder, Gilbane Building Company. City Staff is currently finalizing the agreement and negotiating fees including pre-construction services and fees for construction phase services. Upcoming action by City Council will be to approve a contract for design services and agreements with Gilbane Building Company for construction management services.

Recommended Action :
FOR PRESENTATION ONLY

Regional Racquet Center

Advisory Council Report

March 9th, 2021

Currently the Palm Coast population – both adults and children – have access to tremendous amenities including: Fishing, Camping, Boating, Bicycling, Hiking, Baseball, Softball, Basketball, Soccer, Rugby, Tennis, Volleyball, Golf, Swimming, Bocci ball, Splash Pad, Playgrounds and Shuffleboard.

Pickleball is the fastest growing sports in the United States. Palm Coast residents flock daily and set up portable nets to play on “shared” courts (tennis courts with painted pickleball lines). This is creating a challenge as there are no dedicated, permanent Pickleball courts in Palm Coast.

Pickleball facts:

- More than 3 million pickleball players nationwide.
- Over 10% annual growth for past 10 years.
- Palm Coast Senior Games had over 200 pickleball participants.
- Over 150 people from our area pay travel 60 minutes to play pickleball at the Pictona facility in Holly Hill.
- Pickleball is both great exercise and easier to play than tennis.

Palm Coast's Growth

Palm Coast's estimated population is expected to grow an additional 50,000 people over the next 15 years – nearing 150,000 by 2035. In order for the city of Palm Coast to continue to provide first-class recreational facilities for the residents, we have to invest in our future.

Workgroup/Committee Activity

The Palm Coast City Recreation Director, Lauren Johnston, formed a workgroup/committee containing both city employees, tennis and pickleball ambassadors in the Community. The workgroup/committee was requested to look into three future requirements: 1) What did city tennis players want/need; 2) What did city pickleball players want/need; 3) What would be

needed in a new clubhouse facility. Three public input meetings were held on January 13, 20, 27. More than 80 people attended the three public meetings which provided hundreds of suggestions listing a wide array of wants and needs. Several trips to other Florida facilities provided the committee members with more information to consider. The Friends of Tennis original proposal documents which helped to create the PCTC were also reviewed in detail. All of the source information listed above were used in crafting our two-phase recommendation as follows.

Recommendation: The Palm Coast Tennis Center has performed its mission well during the last 13 years. However, with a growing population and new racquet sports always developing, it's critical for the Palm Coast Tennis Center to evolve into a modern facility that will serve the future needs of our projected population. Our recommendation comes in two separate phases which are detailed below.

Phase I -New Clubhouse Facility with Pickleball Courts

- Top floor Balcony to view Tennis & Pickle Balls players
- Separate Men & Women Restrooms with Shower Stalls.
- Welcome Desk with 2 Separate Offices for Staff with Lockers.
- Area for Retail sales of Tennis & Pickleball Apparel and equipment.
- Area for Repair of Tennis & Pickleball equipment.
- Coffee Shop and/or Juice Bar
- Fully equipped kitchen available to accommodate Special Events
- Lounge area for players
- Major Event Room with moving walls for privacy & confidentiality.
- Meeting Room for groups of 16 with tables, computer screen, etc.
- Exercise Room for classes and players and/or Community use
- 8 Lighted Pickleball Courts
- Additional Parking Spaces

Phase II - Additional Tennis & Pickle Ball Courts

- Add 6 lighted tennis hard courts
- Add 6 lighted tennis clay courts
- Add 8 lighted Pickleball Courts
- Surround tennis & pickleball courts with permanent seating
- Concrete hitting wall for tennis practice

- Lighted Stadium Court for major events/presentations



Regional Racquet Center Public Input Meeting – Jan. 13, 2021 Meeting Notes

Attendance: Approximately 15

- **What do you like about the existing facility?**
 - Clay courts
- **How could we improve the existing facility?**
 - More clay courts added
 - Welcome building expanded and offer more than restrooms (shower facilities, coffee area) **x14**
 - Hitting wall to practice by yourself
 - Lounging area for players; current welcome area too small
 - Hard courts, modern lighting, permanent seating, better viewing, showcase court, WiFi, streaming
 - Youth tennis programs, youth courts, staffing (professionals to give clinics and lessons), expanding facility means expanding those programs
 - Stadium court; better viewing
 - More of an inviting feel for players and guests
 - More evening opportunities especially for attracting younger demographic
 - More courts; FPC has 27 courts and you can show up anytime; PCTC needs more opportunities for play **x2**
 - More club atmosphere; after matches, you can get a coke or beer and watch friends play their matches (it builds comradery)
 - More options for people new to tennis; racquets available to demo and purchase; socks available for purchase; need equipment in general such as backpacks and clothing; need drinks, snacks, water, beer, wine, etc.
 - grass courts as an option
- **What do you like about the existing operations?**
 - Staffing is terrific

- Round robin program is wonderful; expanded days of week are great
- Clinics and programs need to be expanded; need to save space for pickleball courts
- Wonderful job hosting the Palm Coast Futures event; events are a good calling card for the City; kudos to City; need to tell that story more
- On behalf of Friends of Tennis, enjoy playing at the facility; City works with them; enjoy special events; attracts people to move to the City
- Enjoys the clinics; loves the coaches who offer clinics; loves Santi, Nancy, and Sandy; loves the clay courts a lot; everybody talks about how they love the Round Robins, so it might be a good opportunity to involve the youth
- **How can we improve existing operations?**
 - Hire another pro to host additional clinics at different times of the day
 - Additional programming: pizza nights, glow-in-the-dark tennis, challenge ladders, Friday afternoon free for everyone with loud music, free programs for kids **x2**
 - Need to take a look at Jacksonville facility as they have great afterschool programs
 - Kids can have lessons at same time as parents
 - Partnerships/sponsorships to help maintain facility, support kids programs
 - Need to expand adult programs by adding more staffing (this would help to level programs)
 - Look into partnerships with other clubs (exchange programs, creating tennis villages)
 - Volunteer program to help bring youth programs with more energy; donate old tennis racquets and balls for the youth
 - With the universities coming, it's a good idea to start programs to attract students to the tennis center
- **What is the most important feature to be added to the facility?**
 - Enlarge the office space and more restrooms
 - Real clubhouse; needs to be large and statement
 - New clubhouse to improve feeling and make it more inclusive; Ormond Oceanside had a great lounge area

- **Open discussion**

- Palm Coast has tremendous tennis history and we need to do this project right
- More clay courts
- Would prefer to see the word racquet spelled with 'cqu' instead of 'ck'
- Expanding what we have first before adding different options; hours need to be improved for those working
- Next week the room will be packed with pickleball enthusiasts; need to find the balance since there is also an interest and need in tennis
- Minorca, Plantation, and Jacksonville allow pass holders to groom their own court
- Tennis players all love Palm Coast Tennis Center; pickleball players do not have dedicated courts
- Pickleball can bring in tourism and needs to be played on hard courts; pickleball is not limited to certain ages
- Need to think in the future (i.e. 15 years from now)
- One issue with funding is that the City of Palm Coast cannot go into debt



Regional Racquet Center Public Input Meeting – Jan. 20, 2021 Meeting Notes

Attendance: Approximately 40

- **What are you looking for in a combined racquet facility?**
 - Host events to bring in revenue to Palm Coast
 - Number of courts is very important
 - Four courts are not enough x40
 - Need at least a dozen for tournaments to be successful
 - Will there be fees to use the pickleball courts?
 - Prefer Holland Park as a location
 - Courts are a priority; pro shop and restaurant not necessary
 - Pickleball does not generally reserve in advance; usually more of a drop-in
 - Enjoy social environment and rotating players
 - People are willing to pay to play on clay courts
 - Hard pickleball needs a hard surface to bounce off of
 - Pro shop that includes tennis and racquetball supplies; rental program would be great
 - Plenty of seating
 - Place to gather and watch
 - Food options are favorable; can be beneficial for tournaments
 - Plays \$300/year to play at Pictona; would not pay \$550 to play in Palm Coast; would continue to go to Pictona if that is the price
 - Teaching pro at Pictona; disappointed she has to drive over an hour away for Pickleball courts when she lives in Palm Coast
 - Pictona has decoturf which is softer on joints
 - This project needs to be done big for it to be successful
 - Pricing needs to be competitive
 - Culver County made \$2.5 million in 10 days for their tournament
 - Need dedicated pickleball courts as numbers are very high; stats are there to support this sport
 - Putnam County – 40 players every night

- Group courts together in a large location
- Council support is important for proper funding
- Go bigger on project to be able to bring in money
- Loved having dedicated tennis courts but understands the need to share resources; would like to see pickleball moved off of tennis courts
- How much did splash pad cost and why is the City not planning to charge for usage; City needs to think about that before they propose fees for pickleball facility
- Spec tennis is something new and the City needs to modernize
- **What pickleball features are most important to you?**
 - Individually fenced in courts
 - Windscreens are important
 - One size does not fit all
 - Lights are very important; primarily for tournaments
 - Grand Reserve is a great example
 - High fence, lighted, music
 - Uncovered courts with shaded seating area in between turn
- **What activities would you like to see offered?**
 - Leader league
 - Open play
 - Tournaments
 - Lessons
 - Designated times for levels of play (i.e. beginners, advanced, etc.)
 - Windscreens
- **Open discussion**
 - Flagler County was looking to partner and help with funding; what happened with that?
 - The larger the facility, the higher the cost of maintenance; that increases tax dollars
 - Are there plans to resurface/redo Holland Park courts?
 - If you don't spend the right amount upfront, you won't get quality courts and they won't last
 - Recommend converting Holland Park tennis courts into pickleball courts; ideal solution

- Recommendation for punch card for fees
- Previous plans called for 6 courts to be constructed for \$600K at Ralph Carter Park; several felt that pickleball courts could be constructed for \$30-\$35K



Regional Racquet Center Public Input Meeting – Jan. 27, 2021 Meeting Notes

Attendance: Approximately 27

- **Open discussion**

- Q: Wanted to know about acreage available for development
 - A: Could have space for up to 30 courts
- Q: What is research showing on mixed use of tennis and pickleball?
 - A: Similar to what the City of Palm Coast is looking to do; not looking to take away current services
- Q: Are there any other parks that could have dedicated pickleball courts or is the tennis center the only location?
 - A: The tennis center is the first location and priority and then other parks can be looked at
- Q: Why can we line the third tennis court at Holland Park for pickleball?
 - A: That court is designated for junior play. The City can do more research on if the junior court is being utilized
- No need for pro shop and restaurant; just want dedicated courts
- Q: Is the tennis center financially solid?
 - A: Parks & Recreation facilities are not 100% cost recovery and are provided as amenities to the public
- Q: Is the City working within a budget? What can the budget provide?
 - A: Project supported by recreation impact fees, CRA funds, and local sales tax (Be Local, Buy Local). Looking to do two things in Phase I of this project: upgrade pro shop to permanent structure and construct pickleball courts
- Town Center complex should be supported by developers; Palm Coast residents want community parks to be supported; tax payer dollars should not be supporting private tennis players; allow YMCA to come back

- Implement 4 tennis courts at Holland Park; implement 8 pickleball courts with nets at Belle Terre Park
- Q: Could original \$600K for pickleball courts at Ralph Carter be used to fund pickleball courts at another park?
 - A: Potentially, portion of those funds could be but City does not want to take away current services. The City is looking to add capacity not take away.
- Need to build a project for longevity that can meet needs for next 10-20 years
- Petition with 100 signatures to renovate MalaCompra
 - A: Need to take that to County
- Would like to see the lined courts at Holland and Belle Terre be together for pickleball rather than split
 - Dedicated pickleball times need to be expanded
- Suggest to add pickleball lines to tennis courts at Flagler Schools
- Need to find a way to compromise; determine goals and needs and how to work within the budget
- There are zero dedicated pickleball courts in Palm Coast; the need right now is dedicated pickleball courts
- Q: What are the next steps with using this data? How will it be portrayed to Council and what is the timeline?
 - A: Will be presented to Council covering the data collected from feedback and surveys. Timeline will be going to Council in March for contract in design.
- We are getting distracted from the project at hand. Need to focus on the Regional Racquet Center and what we can accomplish with this project. Making strong effort to include pickleball. If anyone knows of any donors, please bring them to this project.
- Maybe the Regional Racquet Center is not the right location for pickleball courts
- Palm Coast is listed as one of the top 8 locations to retire in magazine
- Reached out to CES and they will convert 1 tennis court into 4 pickleball courts for \$100K
- Membership prices at Tennis Center continue to increase; wondering if that is how it will be with the pickleball courts in Regional Racquet Center

- Don't call it a racquet center as pickleball is not a racquet sport; it's a paddlesport
- Q: Is the proposed racquet center set in stone?
 - A: It is a current City Council priority. Those priorities are based off the Strategic Action Plan which is influenced by the National Citizen Survey.
- Where was the old tennis center? Heard it wasn't profitable. Tennis players want a lot of costly amenities, pickleball players just want to bring their own snacks and play for free. She feels that membership will be supporting tennis players and that pickleball players continue to be underserved.
- Suggestion to just use some of the money to refurbish the Tennis Center and keep it just as tennis and build pickleball courts at another park.
- City has advertised that it has dedicated pickleball courts to retirees. City continues to increase membership at Tennis Center without adding additional amenities. Discontinued senior discount. Membership fees as they are currently not competitive with local market. Nicer clubs up to Jacksonville are \$75-\$125/year with an offered senior discount.

Constant Contact Survey Results

Survey Name: Regional Racquet Center Tennis Feedback

Feb 03, 2021 9:52:28 AM

1. What do you like about the existing facility?

Courts are kept up very well. All conveniently close to entrance/office. The round robin tennis on Tuesday night and Sunday morning are usually well-attended and organized.
Clay courts are nice and well maintained
Location, soft courts, staff
Well run facility. Great staff.
Courts kept in great condition and friendly staff
Well maintained. Courts are in excellent condition.
Staff is friendly!!
Seems well maintained and efficiently run.
Staff is very nice.
Court surfaces are very nice. Teaching pros very helpful and positive.
Soft Courts
Friendly Staff
It's easy to access, friendly, easy to get play time.
I like the surface.
The courts are maintained well. Landscaping is nice.
It is close, great folks working there, good ground keeping
Location, pricing, options
The courts
The clay courts
Good location, great courts, courteous staff, reasonable fees.
I think current facility is excellent. Could use a little bigger club house with expanded pro shop of tennis paraphernalia
The clay court playing surface.
The clay courts
Plenty of parking
Employees are very courteous
It is off the main road, making it quieter and a more peaceful place to play.
Location and setting.
Access to courts & close proximity to matches for viewing. Surface is very forgiving.
It houses a very, very excellent and friendly staff. I also like that it provides water and toilets for the tennis players. I certainly like that there are 10 clay courts which are completely used on some hours.
good tennis, adequate facility
It is nearby and rates are reasonable.
Facilities are well taken care of.
Clay courts, and the people who work there
The layout of the building and grounds were well thought out. It is very modern, has spacious bathrooms and the floor plans with sliding doors to make a room larger or to make it smaller were well thought out and the variety of programs offered are excellent. And enough room to add more programs in the future. I was enjoying so many options to learn, meet people or just to enjoy a day of exciting experiences. I love receiving the newsletter as it helps me to be aware of options being

The Courts
That it exists. We older players also need a clay facility to avoid stress and damage to joints
Courts are well maintained
10 Clay courts and a well run office/reservation system
Clay Courts.
Friendly staff
Location. Friendly. Staff
Excellent courts.
Good drop in clinic schedule
Great clay courts!
I like that we have hard tru courts.
Mostly, I like seeing friends
Plenty of courts
clay courts
I have never used it.
Courts are in good condition.
Location of facility.
Well maintained and staffed
Morning exercise, fresh air, really nice instructors

2. How could we improve the existing facility?

I'd like to see, instead of a round robin a quad type play in which people get to play a full set or close to it. I've seen it in places before where you would play with one partner for eight games then switch to one of the other players for eight games and then the third player for same. Adding up who won the most games each "set" you would have a winner and maybe get a can of balls.
Have a clubhouse that had more facilities. Also ensure that lights were always working - too often too many lights are out on courts. Also, some sort of high roof would be great to allow play during light rain. Some of the nets are in very poor shape.
Larger clubhouse, updated and more bathrooms (many times, especially in the warmer months) there will be 6/8 people waiting in line..one time someone had an accident while waiting....
Add Pickleball courts
Improve lighting
Allow others to play for less than \$15. There is barely every anyone using the courts.
Outreach to new residents of Palm Coast could be better. As the population grows at such a rapid pace the new residents need opportunities to be included in the existing programs. Or to create new programs to welcome new players and full time AND part time residents.
Adding pickleball courts in the unused space to accommodate this exploding sport. It is becoming increasingly difficult to find courts in our area that arenât overpopulated. The ability to host local tournaments would be an added bonus.
Better bathroom facilities.
Welcome Center with showers, bathrooms, and seating (post-COVID). Other options like pickleball, bocce,... Add shade protected areas. Add gates to O/S for easier ball recovery
I'd say nothing for what it supports currently. It's great.
I am a beginner. I went out to the "beginner's" informal tennis and those people out there were not

We need a large clubhouse with showers. It would be nice to have a hitting wall. I learned how to play on a wall so all ages would benefit from this.
Build more tennis courts and some pickle ball courts. Maybe an area to grab a bite
Add pickleball courts, eating facility, more parking
Definitely need a bigger clubhouse and everything that comes with it. Pro shop, snack bar etc.,
more friendly reception area
more shaded areas for viewing matches
solid hitting wall
More courts, better landscaping that enhances the facility, increased staff, a tennis manager to assist in getting groups together and more opportunities to play with comparable skills. Right now, very few social groups, and many good players like myself left out. this causes players to sign up for league just to get to play or be included..but who almost never play. Suggest certain days, courts and times for main level of play. Example 3.0s, 3.5s. If no one organizes their own group, no one plays. Better snacks and drinks. Bigger club house with amenities, agree with proposed plan for pickleball, etc..also would be nice to have ping pong table and corn throw game set up daily to keep players around after tennis and enjoy ping pong and cornball.
See above
Some of the courts are in poor condition. Some seem to stay damp. There are many dead spots in the courts. When the ball hits them, it basically dies and becomes unplayable.
When a court light burns out, it seems to take weeks before it is replaced.
The pro shop needs a complete remodel.
Fix the lights several courts have more than one light out
Add rest rooms outside
Add one more day of round robin maybe a thursday evening
Bathrooms outside, change where the seating is (you face the sons when watching your kids!
Better. Court maintenance
Bathroom facilities.
A shower and/or dressing room would be great.
more top on the courts. more grooming of the courts after play
It would be nice to have a better facility to pass through.
More restrooms are needed . Create more shaded areas.
It needs a locker room and an in door lounge area would be nice.
For tennis a challenge ladder would facilitate broader member interaction and provide competitive growth opportunities.
Pickle ball courts and an area for horseshoes,Bouche ball and other like activities.
The only improvement I can think of would be to offer more programs to all age groups.
Lighting, many lights are out
Lockers, showers. Eliminate dead spots on courts. Fix lights that go out.
Lighting on courts could be better
Add pickleball, but far away that noise level doesn't impact tennis players. Locker room with showers.
Small restaurant with sandwiches and drinks. More shaded rest areas on courts.
Shade on courts. Nicer office - bathrooms. Food. Showers.
Court maintenance. Play Coordination for matches according to level
Open at night
Add services so the the Silver Sneakers membership program would cover membership.
More courts, locker rooms, clubhouse.
Locker rooms and more bathrooms
More social tennis and not just competitive teams
Find a way to make it pay for itself, or at least minimize the amount of tax dollars used to support it.
Better bathrooms

Have a pro shop selling tennis equipment and related items
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3. What do you like about the existing operations?

Aside from issues with the lights and nets I am happy with the facility.
Clinics, round Robin programs
User friendly
Tennis youth programs are great! Coach Eureka , Coach Kat and Coach Sky are great with the children.
Seems efficient and well run.
Coaching.
Courts
Advance reservations
Easy to use, making reservations online and classes is great.
The staff is very friendly and helpful. I like the online reservation system. We have a nice assortment of drop ins and clinics. Leagues are welcomed.
Everything except the parking could be expanded.
well run, pricing and options and location
I canât name anything to like.
great staff
Good staff. Nice courts, clinics and walk one really helps.
Availability of courts. Condition of courts. Facility staff.
The staff is extremely nice and helpful. Generally a very well run facility.
Everything the players
The courts
The employees
Court scheduling and desk employees.
Well run and efficient. Don't know that anything needs to be changed.
The staff is excellent and always helping with schedules whenever they can.jNot
Ease of check-in
Staff and the new check-in process is great.
Facility clerks and tennis staff are friendly and knowledgeable.
They serve my needs efficiently.
I was enjoying making new friends and meeting other people and participating with the many activities offered. I loved the movies, Sew and Chat, exercise classes, the games offered and wood carving. I was impressed at the center offering classes for little ones. I loved the playground and picnic tables with shady trees to sit out and enjoy the outdoors.
Nice staff, well maintained
Availability of drop in for a reasonable fee
It's ok the way it is
Great team presently running facility.
Easy check in (10) courts.
Affordable with monthly options
All good
Good personnel!
Like the pass holder program
Friendly staff

4. How can we improve existing operations?

Revise your online booking system, I am constantly asked which area of palm coast I live in and how I heard about PCTC every single time I register for a round Robin. Its ridiculous that you make it so difficult to register and pay online.

Closely monitor round robins so everyone gets to play with everyone....beginning to notice groups that stay together...remember its intended to interduce new people to the facility...and to other players...all for \$5...

Add Pickleball courts

Allow for more benches outside of the facility to watch the youth play.

It would be nice if they could digitize the court assignments and post them online.

More available social play opportunities.

Improve maintenance

Ensure gates to the o/s are unlocked

I think adding staff and programs could effectively be done with the current situation. Love to see local tournaments for all skill level's. Would take some planning but certainly would be fun!!

When my kids were younger, my older child took lessons, but the times were too late for my younger one. This is a problem with the city's programs for children. The times seem to get later the younger the child is.

The manager of the tennis center could offer monthly socials and maybe some club tournaments for adults. My former tennis club did this. The socials were usually themed around a holiday and non-members paid to play. There would be a charge for everyone who played club tournaments.

Evenings are not used enough.....maybe the socials could be in the evening or have monthly mixed doubles nights.

Use your members to help.....many would volunteer to help with social/tournaments.....also to bring food for socials.

Add pickleball courts, eating facility, more parking

better court maintenance

improved court reservation system

Some type of organized courts for those in same rating and skill level that would allow certain courts days and times to be used for these players only. Those who need prearranged courts times, etc instead of depending on friends or the very few who organize matches..

Increase the budget for better overall maintenance.

You are doing a good job just fix the lights add rest rooms outside and one more round robin and you have a first class operation.

Have a tennis director that made new people welcome. Setting up games to get them involved. Play a bigger part in organizing social play and USTA leagues.

Happy the way they are now.

Not sure how operations could be improved.

Perhaps offer opportunities for youth to volunteer to receive volunteer hours.

I can only think of one improvement. The entrance way is not inviting and dark. People do not understand how to access the building and to first find out about the programs you offer. It is very low key. I was hesitant to enter first time around. I did ask the question at the desk were i go to find out more about the center.

Verification of court times and reservations online so you can see who is on what court

More round robins - easy to play without being on a team. Improve coaching/drill options

Same answer as 2. In club tournaments. Programs to include players that don't have someone to play

Add more clay to courts.
Make it for affordable for public.
Have times available for no charge.
More night programs.
Intermediate and advanced clinics for adult recreational players.
Let us have computer access to the reservation system for drills and clinics. Offer early signup cancels and there is no way for us to know if there is a place available except to call

5. What is the most important feature to be added to the facility?

Club house with more facilities, bigger bathrooms, showers, coffee machine, or cafe/deli, etc.
Updated and more bathrooms
Senior friendly
Possibly add some hard courts
Benches
Pickleball courts
Bathrooms
Welcome/social center with facilities and sales and food / drink options
Facility full time Pro to not only teach but oversee added programs.
A large clubhouse with showers.....maybe a pro-shop.
Night lights, eating facility
pickleball courts
Bathrooms outside of the building
reception area with a friendlier welcome desk and no partially walled offices
I agree with the addition of pickleball courts, better snacks and drinks and ping pong, etc cornball to keep players around and active.
Larger pro shop
Improved court surfaces.
Upgraded pro shop.
For me rest rooms outside
Clubhouse with locker room.
The courts and the lighting for play in the evening.
A shower and/or dressing room.
A better clubhouse would be nice.
Restroom facilities and or permanent building.
Locker room and larger welcome area
I think the entrance and helping people get started.
Pickleball courts
Clubhouse
Add a pro shop like the golf course have
No price increase. Make sure additions can pay for themselves.
Restaurant. Pickleball
Court maintenance. Play coordination
Pickleball seems like a good idea
An exercise building with machines and instruction.
Rest rooms
Bathrooms
Pro shop

6. What do you love most about tennis?

It's the sport I have been playing for almost 50
Winning
Fun to play, does not take all day, good exercise
Exercise factor
Social interaction
Great exercise for all ages
Playing with others
Great exercise
Fun way to exercise
Friends and fun exercise
The Exercise.
It's good exercise.
You can play at any age. Fun way to exercise
A chance to interact with folks that enjoy the game
great outdoor sport
outside activity and meeting new players
Social aspect and friendships
The exercise and meeting new people.
The exercise, competition and the people who play.
The friends that I made the competition and exercise
That my son loves it
Recreation for all ages and levels of play.
The exercise & being outdoors.
the staff and their helpfulness
group play with friends
I am very passionate about tennis - great sport
Tennis is for all ages.
Exercise and friendly people
I love tennis but I am too old to participate.
comradery, competition
Friendship, exercise, well-being
Exercise and comradery
Meeting people and exercising
Comradery
Fun. Good Exercise. Does not take all day. People
Exercise. Playing with friends
Great people. Fun. Exercise
Exercise and interpersonal interaction
Can play at any age. Competition. Exercise. Friend
Meeting new people
Great exercise without a high cost
Fun. Exercise
Exercise. Fellowship. Play improvement
Social and exercise together
Comradery
Friendship, physical activity
Anyone, any age can enjoy. Only requires 2 people

Nothing
Competitive matches, exercise, meeting people
Great exercise, social contacts, competitive level

7. Are you a current pass holder at the Palm Coast Tennis Center?

	Number of Response(s)	Response Ratio
Yes	34	54.8%
No	25	40.3%
No Responses	3	4.8%
Total	62	100%

8. What services would you like to see offered? (Please rank 1 through 5 with 1 being the highest and 5 being the lowest)

respondents selecting the option. Bottom % is percent of the total respondents selecting

	Highest				
	1	2	3	4	5
Racket stringing	25 51%	9 18%	9 18%	4 8%	2 4%
Tennis equipment for sale	2 4%	16 33%	11 22%	18 37%	2 4%
Tennis apparel for sale	7 14%	6 12%	9 18%	11 22%	16 33%
Equipment repair	5 10%	11 22%	8 16%	8 16%	17 35%
Beverage and snacks for sale	10 20%	7 14%	12 24%	8 16%	12 24%

9. How important are adding shower/locker room facilities? (select one)

	Number of Response(s)	Response Ratio
Very important	19	30.6%
Somewhat important	17	27.4%
Not important	25	40.3%
No Responses	1	1.6%
Total	62	100%

10. For future concessions at the Regional Racquet Center, would you prefer: (select one)

	Number of Response(s)	Response Ratio
Coffee/juice bar with snacks	31	50.0%
Restaurant (similar option to Palm Harbor Golf	27	43.5%
No Responses	4	6.4%
Total	62	100%

11. Would you prefer more clay courts or adding hard courts? (select one)

	Number of Response(s)	Response Ratio
Hard courts	4	6.4%
Clay courts	43	69.3%
Both hard and clay	12	19.3%
No Responses	3	4.8%
Total	62	100%

12. What are your preferred hours of operation? (select one)

	Number of Response(s)	Response Ratio
8am-8pm	11	17.7%
8am-1pm; 4-10pm	20	32.2%
8am-10pm	7	11.2%
Monday through Friday: 7:30am-9pm; Saturday:	22	35.4%
No Responses	2	3.2%
Total	62	100%

13. What is your preferred time of play? (select one)

	Number of Response(s)	Response Ratio
Morning	42	67.7%
Afternoon	2	3.2%
Evening	15	24.1%
No Responses	3	4.8%
Total	62	100%

14. Tennis Special Social Events - What frequency would you participate? (select one)

	Number of Response(s)	Response Ratio
Weekly	7	11.2%
Monthly	34	54.8%
Quarterly	13	20.9%
Yearly	2	3.2%
Not at all	4	6.4%
No Responses	2	3.2%
Total	62	100%

15. How often would you enjoy seeing professional tennis played at the Regional Racquet Center? (select one)

	Number of Response(s)	Response Ratio
Monthly	5	8.0%
Quarterly	18	29.0%
Yearly	35	56.4%
Not at all	3	4.8%
No Responses	1	1.6%
Total	62	100%

16. In growing tennis programs, which age group do you feel needs more activities? (select one)

	Number of Response(s)	Response Ratio
Senior (55 and up)	20	32.2%
Adult (18-54)	12	19.3%
Youth (17 and under)	25	40.3%
No Responses	5	8.0%
Total	62	100%

17. Provide the names of other tennis facilities that you feel do a great job.

Ocean Pines Racquet Center (Ocean Pines, MD)
Trails
Portland Tennis Center.
Florida Tennis Center has many programs and socials. I think Oceanside does, too.

Florida Tennis Center
Trails Ormond Beach
Atlantic Beach Club St Augustine
Florida Tennis Center
Trails
Oceanside, FTC, HAMMOCK
Rock Hill Tennis Center, Rock Hill, SC.
Palmetto Dunes, Hilton Head Island, SC.
FTC
Vandermeer @ Hilton Head Island; St Augustine Beach & Racquet Club
I haven't play at other facilities that I would rather play at.
Tennis Center of Daytona Beach
NA
The Players Club use to be awesome.
Florida Tennis Center
Yacht Club - Hammock
Oceanside
USTA Tennis Center
Plantation Community
Palm Beach Tennis Facility
Hammock Beach
Most tennis facilities that have golf focus on golf. That is one of the unique selling properties for Palm
FTC - more round robins
Florida Tennis Center
Jonesville Tennis Center
Daytona Tennis Facility
Ocean Hammock, Yacht Harbor Tennis
Hammock Dunes,
Plantation Bay Country Club, 10 soft courts, full time tennis pro Director; City of Raleigh, NC has very successful municipal tennis center with fulltime pro director. But hard courts, over 15
LPGA

18. Would you be interested in renting/demo tennis equipment? (select one)

	Number of Response(s)	Response Ratio
Highly interested	17	27.4%
Somewhat interested	19	30.6%
Not at all	15	24.1%
No Responses	11	17.7%
Total	62	100%

19. What is your level of satisfaction with the current facilities available? (select one)

	Number of Response(s)	Response Ratio
Highly satisfied	22	35.4%
Somewhat satisfied	18	29.0%
Not at all satisfied	4	6.4%
No Responses	18	29.0%
Total	62	100%

20. Is there anything else you would like to add?

Although there is a list of people looking for other players it doesn't seem to be that active. It also needs to give more specifics -- age, ratings, doubles or singles player (both), times available.
Should be an up charge for paying monthly...also should be made VERY CLEAR, that when paying monthly it is commitment for a year...
Iâd like to be able to play as parent with my child if I am signing them up for youth programs.
Thank you for all your hard work in keeping the facility active and safe. Exercise is one the biggest activities we can do to fight this pandemic fatigue. I enjoy everyone who works there. Nancy is the best.
I am very excited about the proposed racquet center. Many tennis centers around the country are adding pickleball facilities and it grows both sports. Palmetto Dunes in Hilton Head is a nice example to look at for ideas.
This center will not only benefit the health of the community, but will attract many new visitors and residents.
pickleball courts a must
I recently became a member of the Florida Tennis Center because of the programs they offer. Our tennis center does not come close to how FTC is run. They offer a lot more.
a system to direct newcomers to appropriate levels of play in-house organized round robins with a 6 to 8 week commitment a dynamic reservation system so that empty courts become available when the original reservations get cancelled or are no-shows.
There is a big lack of players of a 3.5 level which I am. I choose to not play league..almost all players are on leagues so they are included in play so unable to play socially as they are either pplaying league, sitting out or in practice. There is only 1 social group of 3.5ish on Mondays which are strictly friends together. 4.0s have league. No social group of 3.5s availabke on Tuesdays either..They are involved in 11oclock mixed or 6.5 league. Wed 3.5s have league, no social. Thursday no 3.5 social groups, Friday 3.5 league again. I've had to join another club to be able to play with available 3.5s. And I know lots of players and have been around 20 years and played at old PC club before this one opened.
Clubhouse, locker room, restaurant
No. Highly satisfied the way things are now.
No everyone is so helpful and kind I really like our facility.
Great staff.
No
Love the emails. Continue to keep the public informed of all of your activities. Just love all the
A pro that manages testing for levels.
Addition of clinics/lessons
And active doubles and singles ladder for members

My daughter took lessons there for several years. So I am familiar with the facility. However when she and I wanted to play or practice, we went to a public park to avoid a fee.
Is it now possible to reserve a sport for drills and clinics online? If so, we could see if there are any spots available or if there have been any cancellations. This would save is and the staff time calling constantly.
Backboard Dressing room

Constant Contact Survey Results

Survey Name: Regional Racquet Center Pickleball Feedback

Response Status: Partial & Completed

Filter: None

Feb 03, 2021 9:50:15 AM

1. What do you like about pickleball?

The game. Exercise. Social nature. Challenge. Being outside
Sorry, I don't play pickleball.
Nice people, all walks of life, but mostly my age. Close to home. Free to play, fits my budget. Not much equipment needed. Easy to make friends. Not too stressful on knees and hips.
Pickleball is a wonderful sport. All ages can play. Games are quick. Can be around other people.
Easy to learn, fun, and very social
It's a great social game. Have made so many new friends. A fun no pressure game.
Pickleball is great if you don't consider yourself athletic. I enjoy the social aspects along with being outside and getting exercise.
Easier than tennis like the fast movement
Fun, low impact, social
Really fun social activity- great exercise for young and old.
It's fun, doesn't cost anything except a paddle, proper shoes, and buying a net since we don't have many dedicated courts in Palm Coast. I love the game and the friendships made with fellow players. It's great exercise!
Everything
Social, playing, close to home.
Social
Good exercise for seniors without overdoing it. Fun without being too competitive.
Social sport
Very social sport
Social aspect is great, but more it keeps us active, moving, and healthy. All ages can play. Have fun with all levels of ability.
It's a great game that pretty much anyone can play, but it takes a long time to master so it never gets boring. I love how toned my body has become with this great exercise. I also enjoy the social aspects in playing with others.
Love playing. Social part. Love having dedicated courts.
Great exercise. Getting together with the community. Enjoying outdoors in our beautiful town.
Exercise
Fun game.
Great sport. Fun to play. Has all the attributes of tennis
Exercise. Social atmosphere. Fun
Great exercise
The pace of the game. Great exercise
Social aspects. Exercise in fresh air
Everything. Great sport that is physically safe. Comradery. Outdoors
Exercise.
Physical exercise
The game itself, not as intense as tennis. Sense of community
you can just show up and play. It is easier on the knees, shoulders etc than tennis.

It is fun and good exercise.
Great Sport, easy to pick up for all ages.
the people and exercise
Social Fun and Fitness
Games take less time to play than tennis
Good exercise
Exercise , Social contacts...
I like the social aspect of the game it's great for your reflexes and cardio workout When you can not play tennis anymore this is a great way to keep playing and competing it does not take too much maintenance and everyone any age can play
Competition
Exercise. Fun. Social activities. Eye hand coordination
It is something to that I can do to get exercise and meet others in a casual outdoor environment.
Fun, friendlier people, always ez to get a game..
Exercise, socializing
I like the physical and social aspect of the game. Playing with a diverse group of people.
It gets me outside and moving.
exercise, skill, team play, social, improve reflexes and range of motion
Fast game; great exercise; social interaction; fun and addictive.
Fast, fun, ability to play with new people of all levels.
Its an excellent way for seniors to get much needed exercise and stay social. The game is just plain fun!
Great physical and social activity for all age groups. Desperately need more public courts for the 36000 65 plus citizens of Flagler county. Think about it shouldn't government spend money on a healthy past time for it largest voting demographics. Its. the fastest growing sport among senior citizens Palm coasts largest demographic group. It sure makes sense to me. It should also make sense to you Melissa and Nick.I hope it does. "Build the courts and they will come" Joe Barnett.
Easy to learn, active, fast moving
Love the game.
To me, it helps me mentally as it provides physical and social activity.
Being outside and moving.
The game.
Exercise and commarodity. Like to pickup games without pre planning..making appointments. Like that visitors could come and play without a lot of trouble. Easy game to learn...good for beginners. Easier on your body compared to other paddle and racquet sports. Good fun for all ages.
Easier on the body than tennis. More calories burner per hour.
fun, exercise
It's fun and good exercise. Good way to meet people with the same interest
Easy for older adults, and it's a lot of fun! Good place to meet new people, too.
Easy for beginners, fun game , meeting new people
I have no idea what it is.
the exercise,meeting new people,just getting out
It's good for all ages, and can be played at different levels - highly competitive or just for recreation, which makes it appealing to a broad audience.
Enjoyable Exercise. Mixture of fast moving and slow depending on pace of game and players. Can be played by all ages. Only 2 people are required for a game.
It's a fun, social activity. It provides exercise and skills challenge.
It is an active sport seniors can participate in.
It's a fun sport, good exercise, and socialize with nice people.
Great social sport which any age can learn to play!

Its my exercise of choice because the games are fun and Ive met the most people and friendliest people from all walks of life. Ive played pickleball in several states because the paddle and balls are small enough to make traveling with them easy. I like to play on the permanent courts because the surface is kinder to aging body parts and there is less ball chasing with more game playing in a short amount of time. Typically, but not always, the permanent courts provide a sufficient amount of shaded space for use in between games. I enjoy participating in pickleball tournaments and promoting the game by helping others, of all ages, get started in the sport.
Fantastic game for all ages but excellent for the older generation due to the limited running required, yet faster and vigorous play, becoming a great cardio workout. I play 4 or 5 times a week, and totally enjoy the fitness and social aspects of the game. WE NEED MORE COURTS!
Remember when you were in elementary school and you looked forward to going to PE every day. Well, Pickleball makes you feel like youre going back in time to your early school age days. Also, people of all ages, sizes and shapes can have fun at it.
Great exercise for older residents. Great place to socialize and make new friends. I also enjoy the competition especially when we have local tournaments.
Exercise, low impact, social sport!
It is a very enjoyable sport that allows people to be active, especially as one gets older, and a great way to make new friends.
I am always encouraged by the friendliness found in each group I've played with. As I continue to learn and improve, I like the friendly competition(s).
I like the comradery, it seems that the players I have played with are more out to enjoy the game and the outdoors. The two groups I play with have grown from about ten people to thirty in just a few months. I also enjoy the game itself. It lends itself to a more mature player because of the smaller court and we always play doubles, not that it doesn't have young people too. It is a very social game and the groups tend to form strong bonds.
Pickleball is easy to learn and can be a great fast pace game.
exercise
I have some injuries. I like that pickleball allows me to play a fast paced and challenging sport without having to run around too much.
Everything
Playing pickleball can boost your mood and overall mental health, you burn calories, and fewer injuries occur due to the low impact nature of the game. Pickleball specifically works on your balance and agility while it also offers the same benefits of other regular exercise. Above all it is an excellent sport to meet people in your community.
IT DOES NOT COST TO PLAY. pALM cOAST IS A CITY OF RETIRED PEOPLE ON A FIXED INCOME. pLEASE DO NOT TRY AND GET PICKEL BALL PLAYERS TO PAY FOR PLAYING. YOU DON'T DO THIS FOR TENNIS PLAYERS ON PUBIC COURTS.
Pickleball can be played by all ages. Relative beginners can have fun and there is no upper limit to skill levels. Compared to tennis it is easier to learn, it is more conducive to conversation, the games are quicker, and the equipment is not as expensive.
It is fun & a great game for all ages. Offers a good work out, and a degree of mastery after only a few lessons. It requires a little less strength and energy than tennis, and people with average athletic ability and agility can experience success.
Friends, Free, and Joe Joe
Great game. Enjoy the exercise and meeting new people.
Friendship, anyone can learn to play, fun
Exercise, Friendship, Jo Jo!
Social. Easier than tennis. Fun
Great Competition
Fun. Not too much running.
Getting outside. Meeting people. Exercise. Fun of the game for older people.

Exercise, socializing in outdoors
People. Activity.
The camaraderie of all the great people we meet. It's great exercise.
Meet great friends. Exercise
Exercise. Outside. Social.
Friendship
A great way to meet new people. Get some exercise and have fun.
The Friendship
Great exercise and promotes good mental health
Free, socializing, recreational, Holland park
Everything
I love the game and the friendships.
Exercise. Socialization
The comradery of players. The fun of the game.

2. What are your preferred hours of operation?

	Number of Response(s)	Response Ratio
8am-8pm	43	31.8%
8am-1pm; 4-10pm	26	19.2%
8am-10pm	16	11.8%
Monday through Friday: 7:30am-9pm; Saturday:	44	32.5%
No Responses	6	4.4%
Total	135	100%

3. What racquet sport(s) do you play?

	Number of Response(s)	Response Ratio
Tennis	24	19.0%
Pickleball	123	97.6%
Racquetball	8	6.3%
Handball	0	0.0%
Total	126	100%

4. Where do you currently play pickleball?

	Number of Response(s)	Response Ratio
Holland Park	72	57.1%
Belle Terre Park	39	30.9%
MalaCompra	52	41.2%

Pictona	36	28.5%
Old Dixie Park	20	15.8%
A1A Tennis Courts	17	13.4%
Grand Haven	8	6.3%
Other	22	17.4%
Total	126	100%

5. What is your preferred time of play?

	Number of Response(s)	Response Ratio
Morning	111	82.2%
Afternoon	7	5.1%
Evening	12	8.8%
No Responses	5	3.7%
Total	135	100%

6. How often would you enjoy seeing professional tennis played at the Regional Racquet Center?

	Number of Response(s)	Response Ratio
Monthly	10	7.4%
Quarterly	25	18.5%
Yearly	29	21.4%
Not at all	63	46.6%
No Responses	8	5.9%
Total	135	100%

7. For future concessions at the Regional Racquet Center, would you prefer:

	Number of Response(s)	Response Ratio
Coffee/juice bar with snacks	54	40.0%
Restaurant (similar option to Palm Harbor Golf Course)	59	43.7%
No Responses	22	16.2%
Total	135	100%

8. How important are adding shower/locker room facilities?

	Number of Response(s)	Response Ratio
Very important	12	8.8%
Somewhat important	21	15.5%
Not important	97	71.8%
No Responses	5	3.7%
Total	135	100%

9. How many courts would appeal to you most?

	Number of Response(s)	Response Ratio
4-6	13	9.6%
6-8	22	16.2%
8+	85	62.9%
No Responses	15	11.1%
Total	135	100%

10. Would you be interested in renting/demo pickleball equipment?

	Number of Response(s)	Response Ratio
Highly interested	9	6.6%
Somewhat interested	47	34.8%
Not at all	68	50.3%
No Responses	11	8.1%
Total	135	100%

11. Do you prefer to play on covered or uncovered courts?

	Number of Response(s)	Response Ratio
Covered courts	29	21.4%
Uncovered courts	20	14.8%
No preference	72	53.3%
No Responses	14	10.3%
Total	135	100%

12. How much would you pay for drop-in court time?

	Number of Response(s)	Response Ratio
\$8	64	47.4%
\$10	14	10.3%
\$12	4	2.9%
No Responses	53	39.2%
Total	135	100%

13. How likely are you to commit to a membership in order to reserve courts and utilize the amenity?

	Number of Response(s)	Response Ratio
Very likely	27	20.0%
Somewhat likely	42	31.1%
Not at all (utilize public courts only)	52	38.5%
No Responses	14	10.3%
Total	135	100%

14. Would you prefer lighting on pickleball courts?

	Number of Response(s)	Response Ratio
Yes	101	74.8%
No	23	17.0%
No Responses	11	8.1%
Total	135	100%

15. Pickleball Special Social Events - What frequency would you participate?

	Number of Response(s)	Response Ratio
Weekly	27	20.0%
Monthly	45	33.3%
Quarterly	31	22.9%
Yearly	8	5.9%
Not at all	14	10.3%
No Responses	10	7.4%
Total	135	100%

16. Would you be interested in ladder league play?

	Number of Response(s)	Response Ratio
Yes	75	55.5%
No	45	33.3%
No Responses	15	11.1%
Total	135	100%

17. Would you be interested in paying for pickleball classes/clinics?

	Number of Response(s)	Response Ratio
Yes	74	54.8%
No	49	36.2%
No Responses	12	8.8%
Total	135	100%

18. What services would you like to see offered? (Please rank 1 through 5 with 1 being the highest and 5 being the lowest)

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting

	Highest			
	1	2	3	4
Pickleball equipment for sale	34 36%	34 36%	21 22%	6 6%
Apparel for sale	4 4%	27 28%	31 33%	33 35%
Equipment repair	3 3%	21 22%	25 26%	46 48%
Beverage and snacks for sale	54 57%	13 14%	18 19%	10 11%

Regional Racquet Center



Council Priority Update

Tennis Center

Seek partnerships with local talent and complementing businesses while seeking grants to foster growth at the Tennis Center to expand on the community's rich sports history

Strategy

Evaluate the current business plan and make updates per stakeholder feedback, that focuses on enterprise and partnerships to attract new talents, identify opportunities for P3 partnerships.

Projected Outcomes in FY21

- Tennis Center Business Plan
- Master Facility Concept Plan (Has not been updated since 2004)
- P3 partnership proposal
- New recreational and special event programming plan.
- Hosted events with local talent, organizations and Flagler Schools.

Progress to Date

- Established Advisory Committee with committee goals to generate a Regional Racquet Center Facility Plan
- Report to City Council
- Hosted a series of Public Input meetings for Design of Future Facility
- Sent out a survey to gain feedback on the Design of Future Facility
- Updating Master Plan (2004) to present day needs/community wants

Report Summary

Advisory Committee

COMMITTEE MEMBERS

- Lauren Johnston, Director Parks & Recreation
- James Hirst, Outdoor Recreation Manager
- Carl Cote, Director Stormwater & Engineering
- Agnes Lightfoot, President of Friends of Tennis
- Joel Atwood, Vice President of Friends of Tennis
- Steve Mager, Treasure of Friends of Tennis, Pickleball Ambassador
- George Opelka, Tennis Ambassador

Committee Goals

- Areas of Focus
 - ✓ Programming
 - ✓ Site Master Planning
 - ✓ Preliminary Design
 - ✓ Schedule - Phasing
- Deliverables
 - ✓ Programming Report
 - ✓ Site Master Plan Drawings
 - ✓ Conceptual Building Floor Plans
 - ✓ Project Budget and Schedule

Pickleball

- More than 3 million pickleball players nationwide.
- Over 10% annual growth for past 10 years.
- Pickleball is both great exercise and easier to play than tennis.
- Palm Coast residents flock daily and set up portable nets to play on “shared” courts (tennis courts with painted pickleball lines).
- There are no dedicated, permanent Pickleball courts in Palm Coast.
- Palm Coast Senior Games had over 200 pickleball participants.
- Over 150 people from our area pay travel 60 minutes to play pickleball at the Pictona facility in Holly Hill.





Committee Recommendation

Phase I -New Clubhouse Facility with Pickleball Courts

- Top floor Balcony to view Tennis & Pickle Balls players
- Separate Men & Women Restrooms with Shower Stalls.
- Welcome Desk with 2 Separate Offices for Staff with Lockers.
- Area for Retail sales of Tennis & Pickleball Apparel and equipment.
- Area for Repair of Tennis & Pickleball equipment.
- Coffee Shop and/or Juice Bar
- Fully equipped kitchen available to accommodate Special Events
- Lounge area for players
- Major Event Room with moving walls for privacy & confidentially.
- Meeting Room for groups of 16 with tables, computer screen, etc.
- Exercise Room for classes and players and/or Community use
- 8 Lighted Pickleball Courts
- Additional Parking Spaces



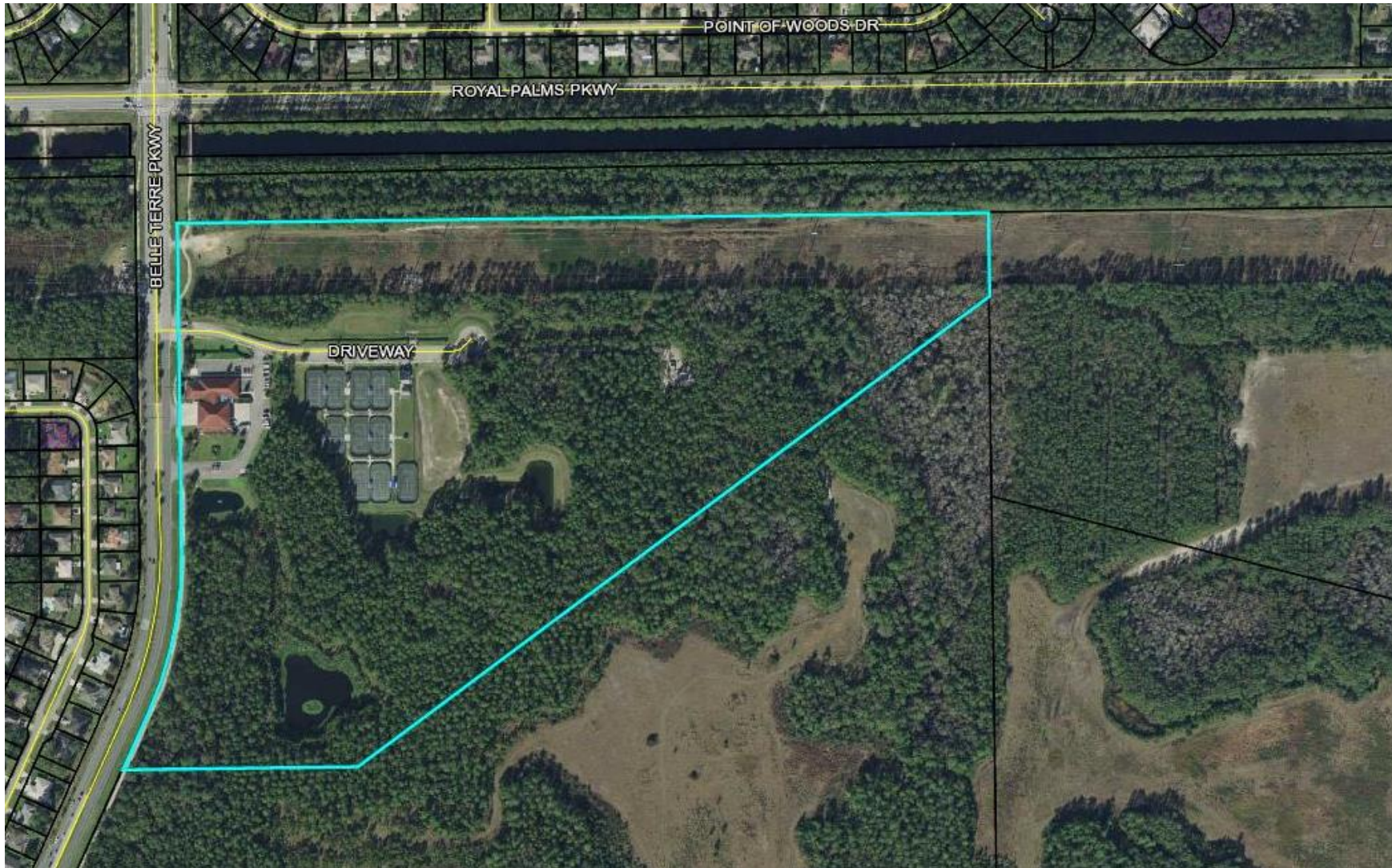
Phase II - Additional Tennis & Pickleball Courts



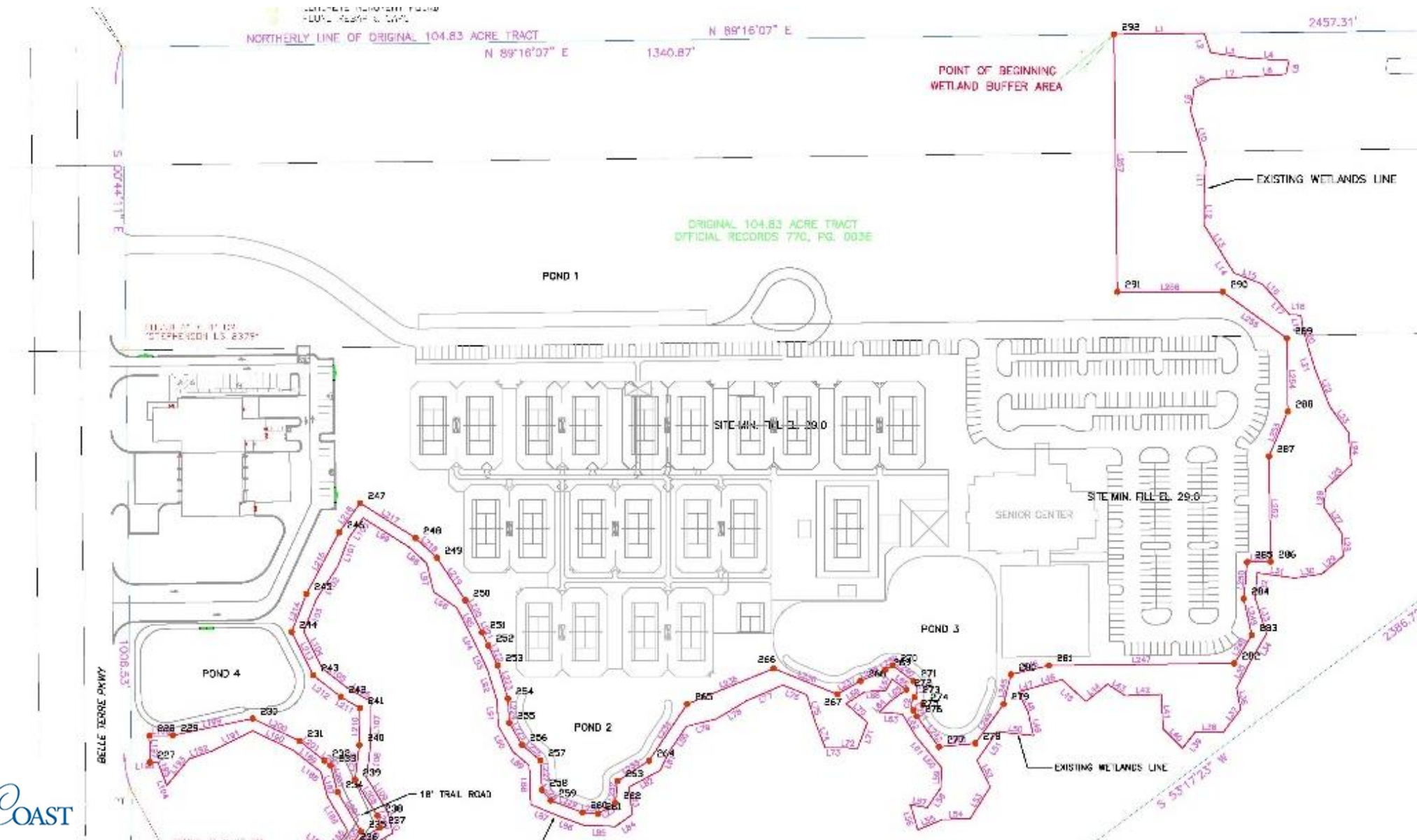
- Add 6 lighted tennis hard courts
- Add 6 lighted tennis clay courts
- Add 8 lighted Pickleball Courts
- Surround tennis & pickleball courts with permanent seating
- Concrete hitting wall for tennis practice
- Lighted Stadium Court for major events/presentations

Master Plan Update

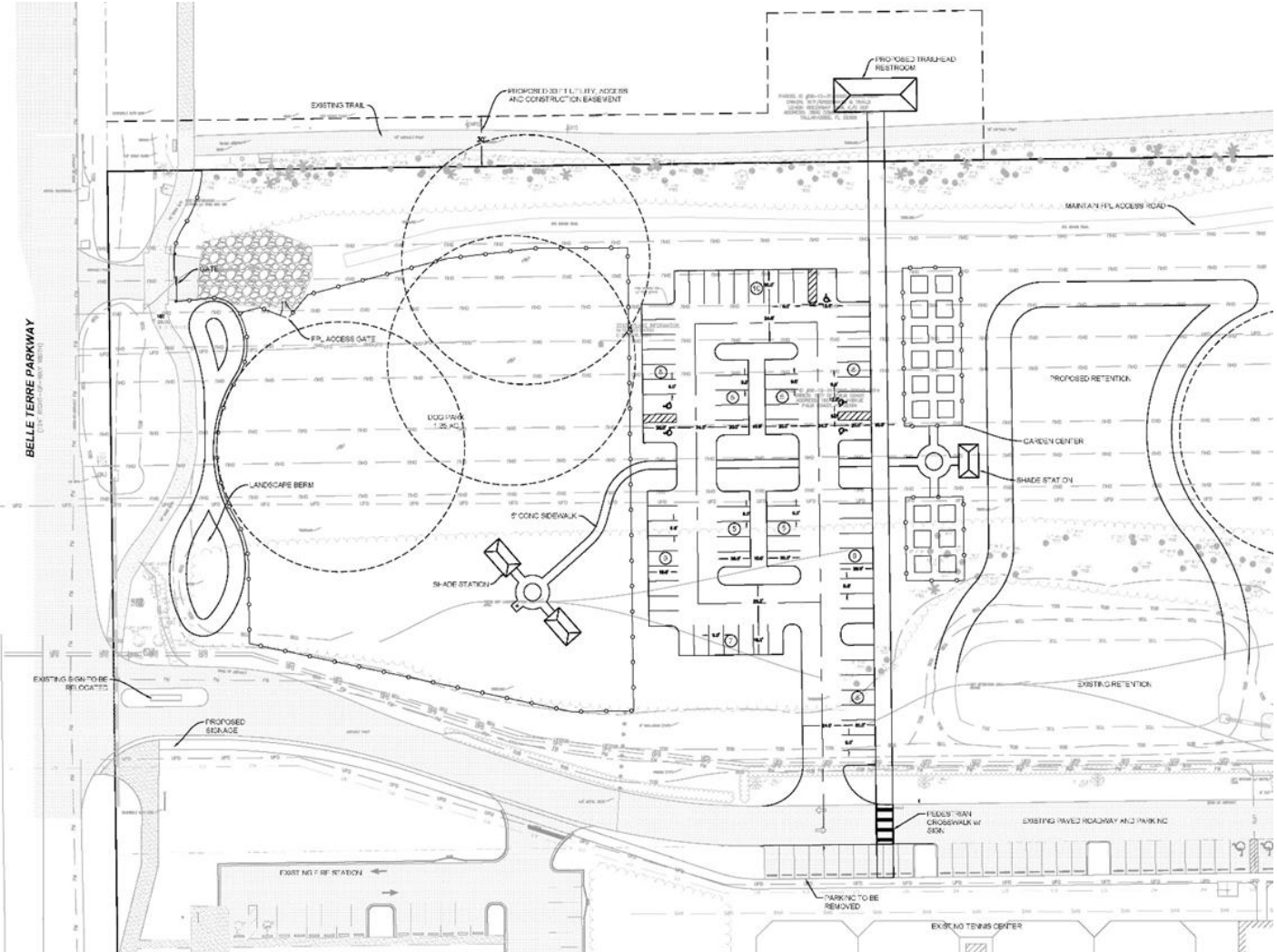
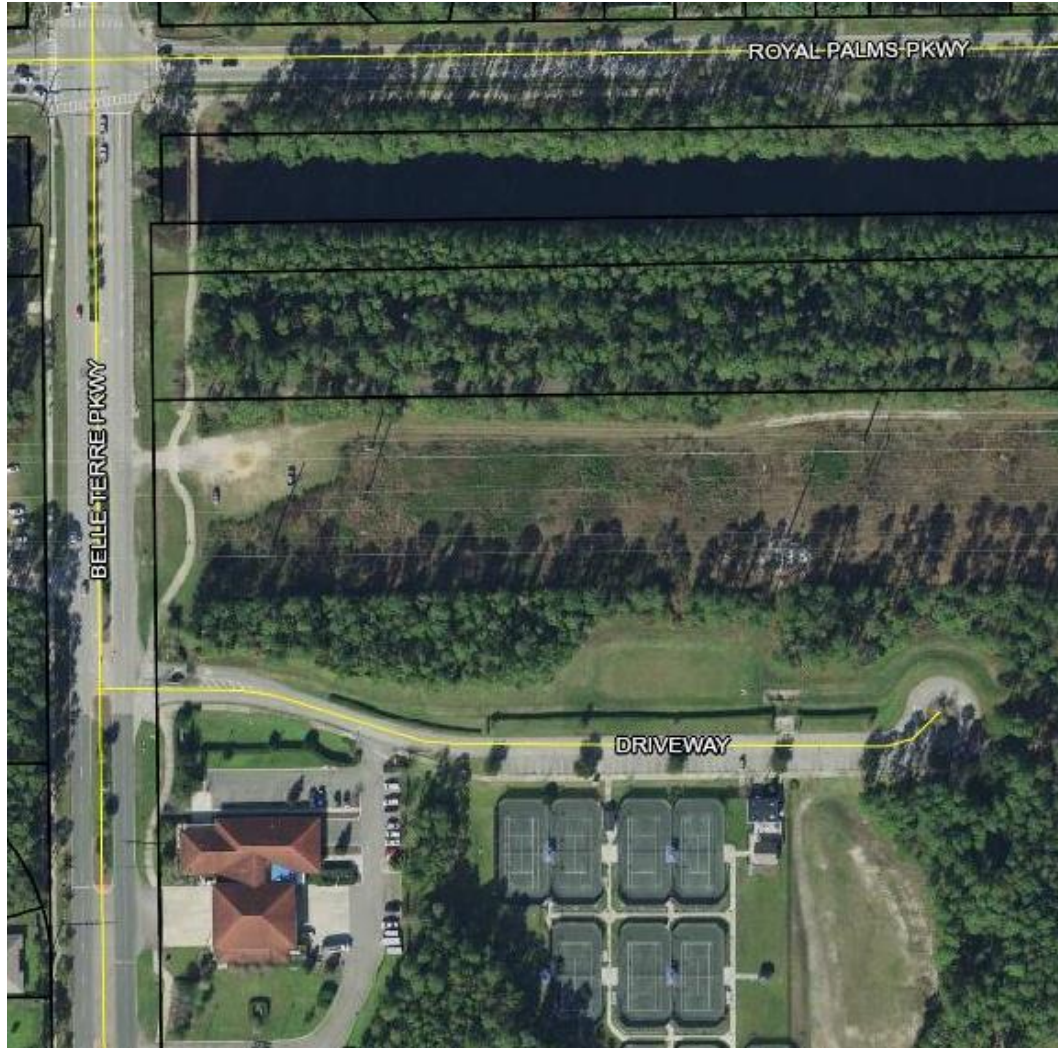
Tennis Center Site – (63.21 acres)



Tennis Center Site Master Plan ~ 2004



Lehigh Trailhead



Master Plan Update – Process



- Compiled Information from Public Advisory Committee, Public Meetings and Surveys
- Visited Numerous Tennis / Pickleball Facilities
- Conducted a Needs Analysis on Needs & Priorities Based Upon Current Court Utilization and Current and Future Programming
- Hired Consultant (OLC) to Assist in Updating Master Plan



Master Plan Update – Program Needs



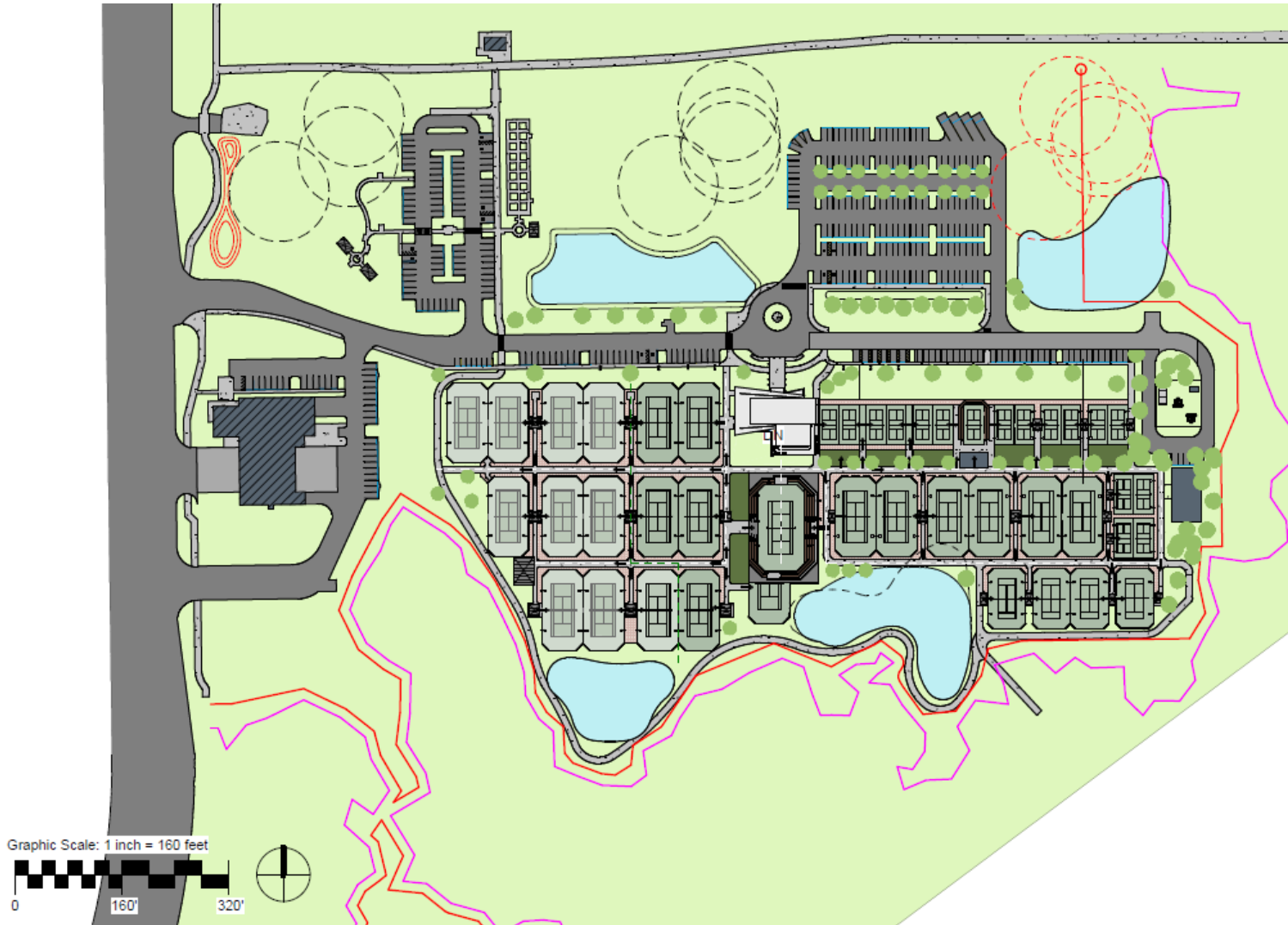
SITE

- Maintenance Building & Storage
- Stadium Court (tennis & pickleball)
- Minimum 12 pickleball courts
- Minimum 12 clay courts
- 6 Hard tennis courts
- Minimum 2 Junior tennis courts
- Hitting Wall
- Remote Restroom Facilities
- Event Space
- Shade Pavilion near pickleball

BUILDING

- Lobby
- Reception Area
- Pro Shop
- Locker Rooms with Showers
- Offices
- Storage
- Multi-Purpose Spaces
- Upper Level Court Viewing

Master Plan Update - 2021



- Clubhouse
- Maintenance Building
- Remote Restrooms
- 15 clay tennis courts
- 1 stadium clay tennis court
- 6 hard tennis courts
- 4 junior tennis courts
- 1 hitting wall
- 16 pickleball courts (12 covered)
- 1 covered stadium pickleball court
- Event Space
- Covered Pavilion
- Additional parking
- Path connection to Town Center

Master Plan Update – 2021



Master Plan Update – 2021



Master Plan Update – 2021



Master Plan Update – 2021



Master Plan Update – Implementation (Phase 1) < >



Master Plan Update – Implementation (Phase 1) < >



Master Plan Update – View of Tennis From Upper Deck



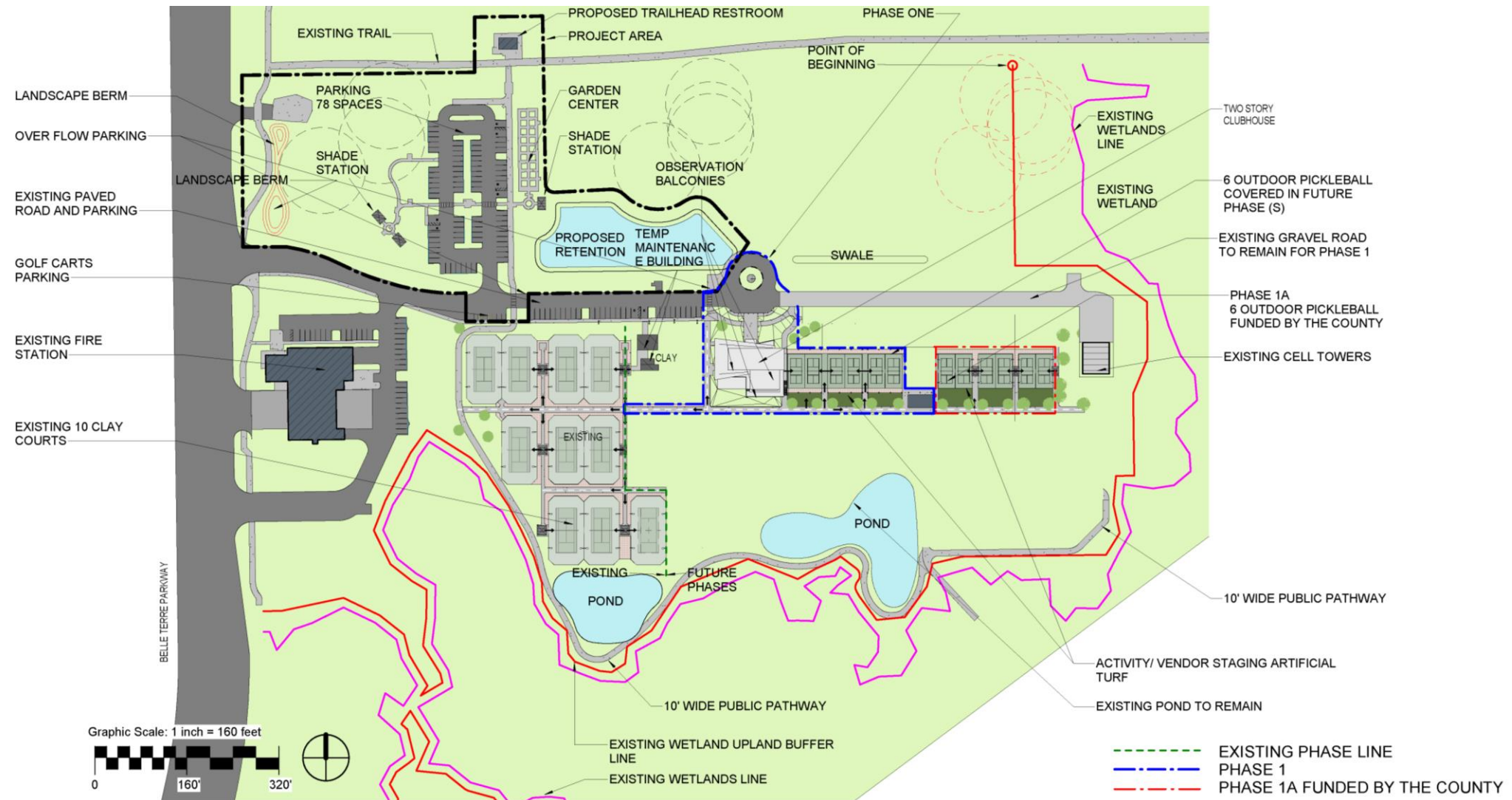
Master Plan Update – View of Stadium Court from Upper Deck >



Master Plan Update – View of Pickleball Courts from Upper Deck



Master Plan Update – Implementation (Phase 1) < >



PROJECT TIMELINE

Evaluate Revenues
Adjust Timing and Refine
Scope for Phase 1
Construction (Establish GMP)



Master Plan Update – Implementation Plan



Phase IA – Design

- 100% Design of Phase 1
- Design of Future Work
 - As Necessary in Order to Obtain FPL Approval for Work in FPL Easement Area
 - As Necessary in Order to Layout Site Elements and Allow for Proper Grading
 - As Necessary in Order to Obtain SJRWMD permit modification & verify existing ponds can accommodate stormwater needs
- Construction Management Firm
 - PreConstruction Phase Services
- Submit Application for Flagler County TDC Grant

Phase IB - Construction

- Establish Guaranteed Maximum Price (GMP)

Phase II+

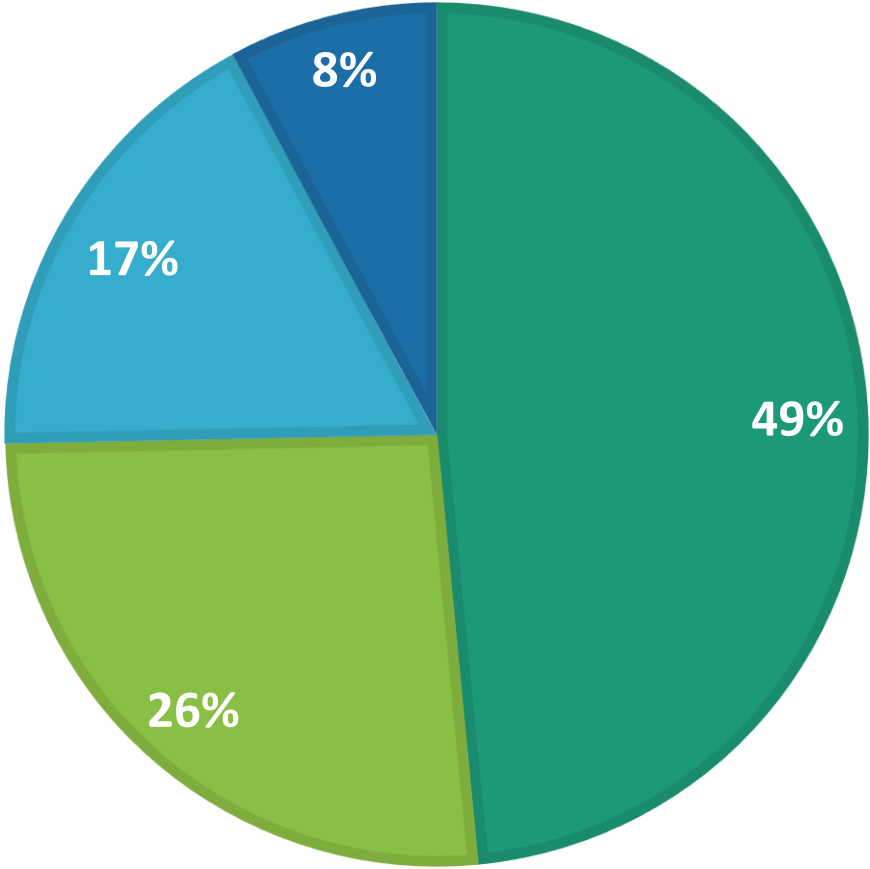
Remaining Work Based on Available Funding & Need

Master Plan Update – Phase 1 Project Funding



FUNDING

■ Park Impact Fee ■ SR100 CRA ■ Transfer ■ TDC Grant



TOTAL ESTIMATED PROJECT BUDGET = \$5,725,000

Master Plan Update – Council Action



Approval of Design Services Agreement

- RFSQ-SWE-21-37 Regional Racquet Center – Architectural & Engineering Services
 - Qualifications Due April 8, 2021

Approval of Construction Management Services Agreement

- RFSQ-SWE-21-29 Regional Racquet Center - Construction Management Services
 - 8 Qualification Packages were Received
 - Gilbane Building Company was the top-ranked firm
- Scope of Services
 - Provide Design and Construction Administration Services
 - Currently Negotiating Scope and Fee