

Analysis of Programming for a Nature Center-Senior Center Joint Facility at Palm Coast Yacht Club



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Purpose

- Analyze compatibility of combining community/senior center services and the functions/programs of a nature center within a shared facility
- Potential programs which may be provided at a shared facility
- Identify programming conflicts which may arise from a shared facility
- Potential of Palm Coast Yacht Club as a dual facility
- Other items for consideration
- Next steps and need for additional information



Function of a Nature Center

- Development of Long Creek Nature Preserve (LCNP)/Nature Center
 - Requirement of LCNP Management Plan with Florida Communities Trust (FCT) for acquisition of Long Creek Nature Preserve
 - Design of Nature Center is approximately 5,000 sq. ft. of interior area.



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Function of a Nature Center



- Management Plan requires approximately 1,200 sq. ft. for classroom programs (environmental and cultural programs in conjunction with School District) and on-going exhibits



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Elements of a Senior Program



- Meeting Rooms and Kitchen:
 - Programs and activities to keep seniors mentally and physically active
- May include counseling and support groups, volunteer opportunities, wellness programs, meals, financial and medical paperwork, etc.
 - Provides opportunities for socialization and friendships, social interaction, stimulation, and the chance to stay involved in the community
 - Programs address a need for those who elect to stay and age in place in their own homes (aging in place within a community)



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Palm Coast Yacht Club - Background



- 4.1 acres
- Located across College Waterway from the Long Creek Nature Preserve (LCNP)



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Palm Coast Yacht Club - Background



- 7,722 sq. ft. building constructed in 1992
- 200 ft. dock with 5 power stations and 6 water hook-ups.



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Palm Coast Yacht Club – Background



- Commercial kitchen with furnishings along with walk-in cooler and freezer



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Palm Coast Yacht Club – Background



- Seating Area



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Yacht Club as a Nature Center

- Proximity to LCNP is important factor in the facility's potential use as a nature center
- FCT has indicated that the site can fulfill City's commitments for LCNP
- Yacht Club as a Nature Center would require improving the pedestrian connection across the College Waterway
- Other Phase II improvements to LCNP site would still proceed (these improvements include gazebos, trails, and interpretive signs)
- At 7,722 sq. ft. of existing space, there is opportunity for other use.



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Yacht Club as a Facility for Senior Programs

- Opportunities exist from existing facility
- Kitchen and seating area provides opportunity to provide meals or feeding program on site
- There is adequate space available for potential meeting rooms/classrooms and provides the opportunity to provide a variety of programs and activities typically available in a community center.



Conclusions - Yacht Club as a Nature Center/Senior Center

- There is no inconsistency in combining uses (needs of both uses are for meeting/classroom space)
- There is adequate room to provide for at least 1,200 sq. ft. nature center with permanent display area as well as classrooms/meeting space to provide for educational programs at the site
- Other potential site improvements could serve both functions (additional parking or bus drop-off, etc.)

Facility Space In Yacht Club	Nature Center Use	Senior Center Use
Kitchen/Seating Area	Special Events (Weddings, Receptions, etc.)	Meal Programs
Meeting Rooms/Classroom Space	Educational Programs/Activities	Educational Program/Activities
Museum Permanent Display	Open to the Entire community	Provides Volunteer Opportunities



Other Considerations

- Palm Coast Community Center is scheduled for major improvements over the next 3 years, includes increase in space from 6575 sq. ft. to 18,330 sq. ft. including kitchen facilities
- Additional space provides opportunities to expand programming options which may fit the programming needs of a senior center.
- Yacht Club site is approximately 3 miles from Community Center. Expansion of services at the Yacht Club does not remarkably improve the availability of city services to other areas of the community.



Next Steps - Need for Additional Information and Analysis

- Building analysis and estimates for conversion of site (interior/exterior improvements) to meet requirements for a nature center/senior center (i.e. permanent display areas, classrooms/meeting rooms, dining areas, etc.).
 - Due diligence on needed upgrades to meet code standards, ADA requirements, special flood hazard area requirements, and additional site improvements (additional parking, pedestrian connection to LCNP, drop-off/pick-up areas, etc.)
 - Comparison of conversion versus building new Nature Center
- Determine Acquisition Cost/Property Appraisal
- Evaluate adjustment to CIP
- Operation/Maintenance Cost of Facility – staffing, utilities, equipment, etc.



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