



# NICEVILLE

FLORIDA

Waterfront Placemaking  
**HISTORIC OLD TOWN VILLAGE**  
**CONCEPTUAL DESIGN**

12/14/2021

## 1. Site Review / Project Area

## 2. City Concepts / Desired Features

- Desired Uses
- Site Constraints

## 3. Preliminary Old Town Village Concepts

- Option 6    Uses/Square Feet
- Option 7    Uses/Square Feet

## 4. Revised Old Town Village Concept

- Option 8    Uses/Square Feet

## 5. Public Realm Improvement Cost Estimates

## 6. Next Steps



# 1.0

*Project Area*







Project Area outlined in **YELLOW**

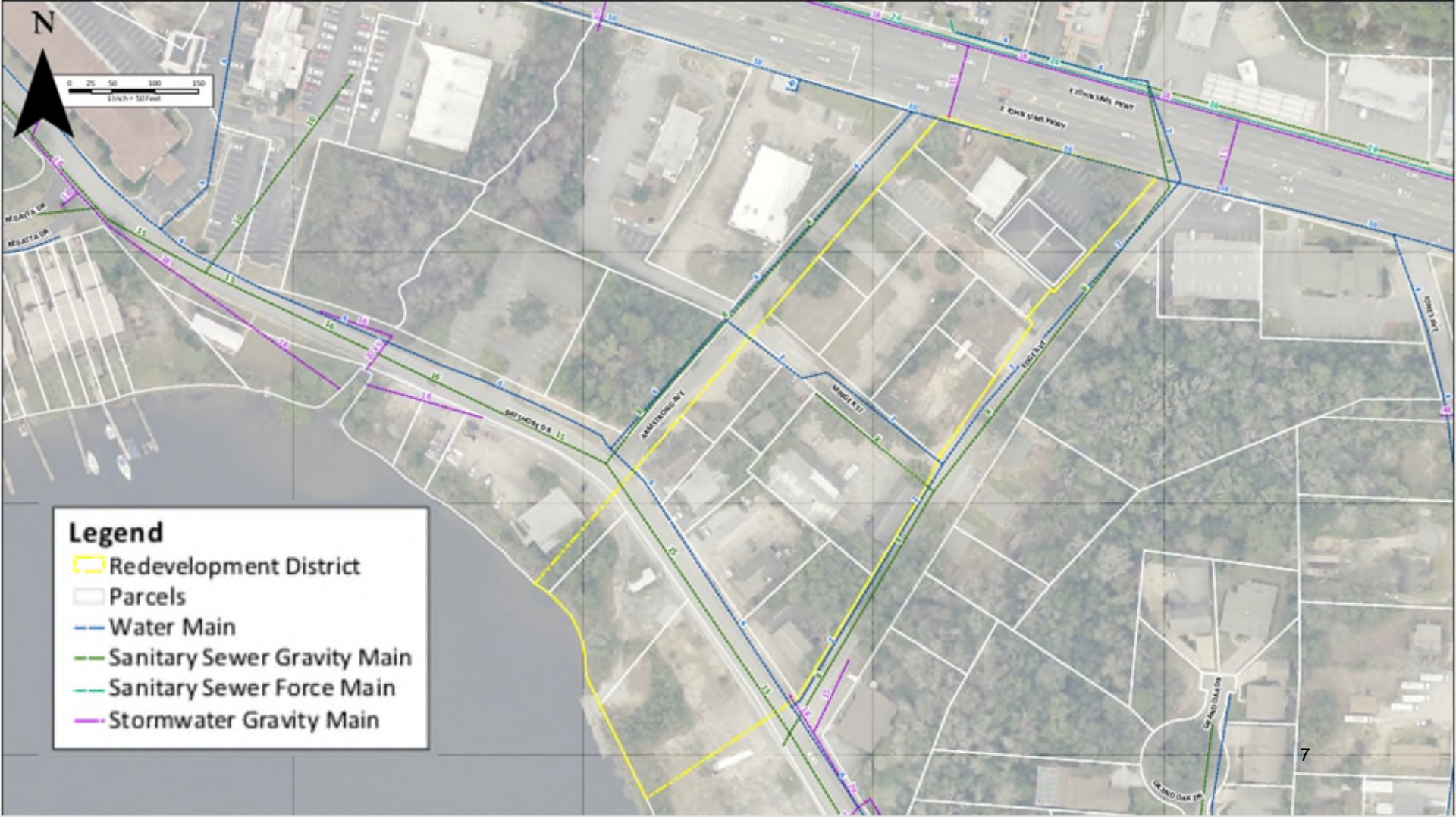
# PART OF A LARGER PICTURE



- Improved water access
- Gateway improvements
- Stormwater improvements
- Recreational improvements
- Streetscape and trail improvements







## Legend

- Redevelopment District
- Parcels
- Water Main
- Sanitary Sewer Gravity Main
- Sanitary Sewer Force Main
- Stormwater Gravity Main





# 2.0

## *City Concepts and Desired Uses*

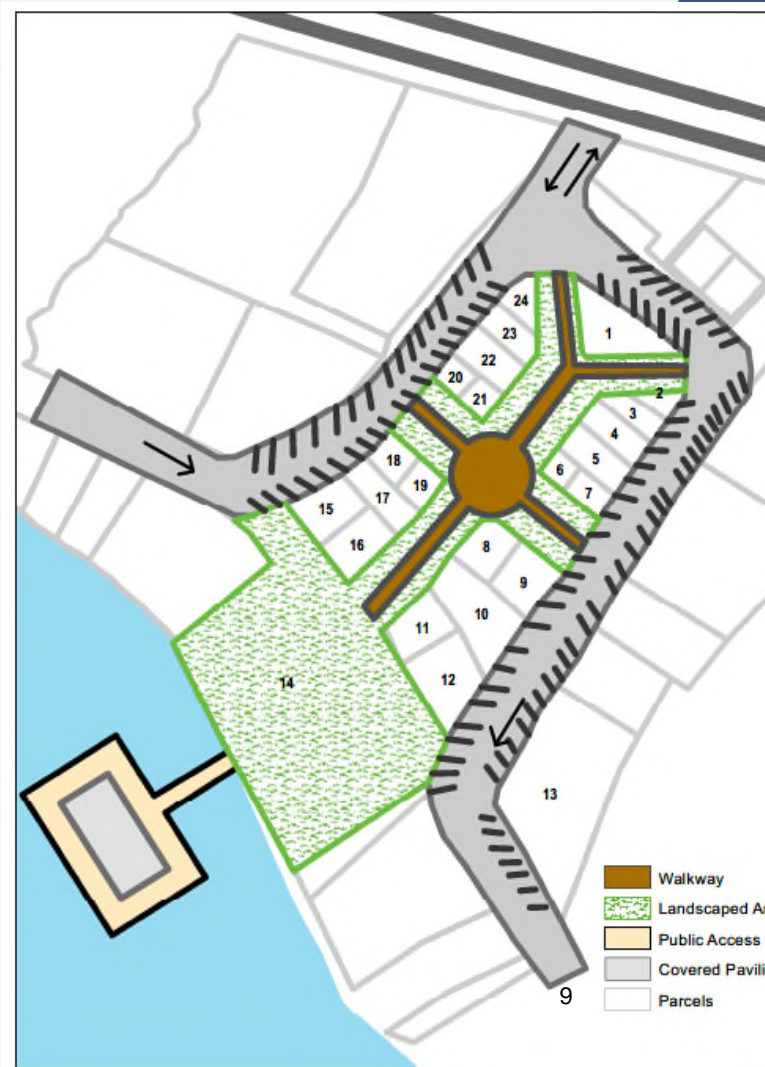




# Historic Old Town Village Concept

## Desired Uses

- |                           |                                  |
|---------------------------|----------------------------------|
| 1. 12-18 unit B&B         | 13. Deli                         |
| 2. Organic Farmers Market | 14. Wine & Beer Sales            |
| 3. Organic Farmers Market | 15. Wine Bar                     |
| 4. Hair & Nails Salon     | 16. Books & Music                |
| 5. Spa                    | 17. Women's clothing             |
| 6. Fitness/Gym            | 18. Bakery                       |
| 7. Florist                | 19. Performing Arts              |
| 8. Billiards              | 20. Performing Arts              |
| 9. Game Room              | 21. Performing Arts              |
| 10. Pizza Parlor          | 22. Art Exhibit Sales            |
| 11. Ice Cream/Sundries    | 23. Art Exhibit Sales            |
| 12. Raw Bar               | 24. Food Truck and Other Vendors |





# 3.0

## *Preliminary Old Town Village Concepts*







# SITE DATA

BLOCK A														
ADDITIONAL: 1.1.1														
BUILDING	USE	NEW (N) / EXISTING (E)	SQUARE FOOT	STORIES	COMMERCIAL UNITS	COMMERCIAL SQUARE FOOT	RESTAURANT UNITS	RESTAURANT SQUARE FOOT	RESIDENTIAL UNITS	NEW SQUARE FOOTAGE	EXISTING SQUARE FOOTAGE	COMMERCIAL PARKING REQUIRED	RESTAURANT PARKING REQUIRED	RESIDENTIAL PARKING REQUIRED
A1	REST	E	1,586	1	0	0	1	1,586	0	0	1,586	0	2.2	0
A2	REST	E	2,349	1	0	0	1	2,349	0	0	2,349	0	3.3	0
A3	COMM	E	2,118	2	2	4,236	0	0	0	0	4,236	25	0	0
A4	COMM	N	2,000	1	1	2,000	0	0	0	2,000	0	0	0	0
A5	COMM	N	3,000	1	1	3,000	0	0	0	3,000	0	0	0	0
A6	COMM	N	2,000	2	2	2,000	0	0	0	2,000	0	0	0	0
A7	REST	N	3,000	2	0	0	2	3,000	0	3,000	0	0	4.2	0
A8	COMM	N	2,000	2	2	2,000	0	0	0	2,000	0	0	0	0
181	COMM	N	6,000	2	0	0	0	0	1.4	12,000	0	0	0	18
TOTALS			6,673		0	6,236	4	6,935	1.4	25,000	8,171	66	9.7	18

## NOTES:

1. Plan is conceptual and is subject to change.
2. Parking requirement for Restaurant is 14 spaces per 1,000 SF. Parking requirement for Commercial is 5 spaces per 1,000 SF. Parking for B&B is 1.3 spaces per unit.
3. Total parking shown on the plan is 181, including 6 handicapped parking spaces per ADA Standards for Accessible Design. Final parking layout is to be determined by final engineering drawing.

PARKING PROVIDED  
181



## SITE DATA

BLOCK A															
ACREAGE: 1.11															
BULIDING	USE	NEW (N) / EXISTING (E)	SQUARE FOOT	STORIES	COMMERCIAL UNITS	COMMERCIAL SQUARE FOOT	RESTAURANT UNITS	RESTAURANT SQUARE FOOT	RESIDENTIAL UNITS	NEW SQUARE FOOTAGE	EXISTING SQUARE FOOTAGE	COMMERCIAL PARKING REQUIRED	RESTAURANT PARKING REQUIRED	RESIDENTIAL PARKING REQUIRED	PARKING SPACES REQUIRED
A1	REST	E	1,586	1	0	0	1	1,586	0		1,586	0	22	0	181
A2	REST	E	2,349	1	0	0	1	2,349	0		2,349	0	33	0	
A3	COM	E	2,118	2	2	4,236	0	0	0		4,236	21	0	0	
A4	COM	N	2,000	1	1	2,000	0	0	0	2,000		10	0	0	
A5	COM	N	3,000	1	1	3,000	0	0	0	3,000		15	0	0	
A6	COM	N	1,000	2	2	2,000	0	0	0	2,000		10	0	0	
A7	REST	N	1,500	2	0	0	2	3,000	0	3,000		0	42	0	
A8	COM	N	1,000	2	2	2,000	0	0	0	2,000		10	0	0	
B&B	COM	N	6,000	2	0	0	0	0	14	12,000		0	0	18	
TOTALS			32,171		8	13,236	4	6,935	14	24,000	8,171	66	97	18	

### NOTES:

1. Plan is conceptual and is subject to change.
2. Parking requirement for Restaurant is 14 spaces per 1,000 SF. Parking requirement for Commercial is 5 spaces per 1,000 SF. Parking for B&B is 1.3 spaces per unit.
3. Total parking shown on the plan is 181, including 6 handicapped parking spaces per ADA Standards for Accessible Design. Final parking layout is to be determined by final engineering drawing.

PARKING PROVIDED
181





# 4.0

*Revised Old Town Village  
Concept*





PARK AS FOCAL POINT  
@ PRIMARY ENTRY

ANCHOR BUILDING AS FOCAL POINT

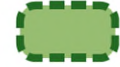
PRIMARY PEDESTRIAN CONNECTION

SECONDARY PEDESTRIAN CONNECTION

## LEGEND



POTENTIAL TENT/FOOD  
TRUCK SITE DURING EVENT



PARK/OPEN SPACE



PRIMARY PEDESTRIAN CONNECTION



SECONDARY PEDESTRIAN CONNECTION



ENTRY VIEW



NODE W/ SPECIAL DESIGN TREATMENT



EXISTING BUILDINGS										
BULIDING	USE	SQUARE FOOT	STORIES	COMMERCIAL UNITS	COMMERCIAL SQUARE FOOT	RESTAURANT UNITS	RESTAURANT SQUARE FOOT	RESIDENTIAL UNITS	EXISTING SQUARE FOOTAGE	EXISTING PARKING SPACES
A1	REST	1,586	1	0	0	1	1,586	0	1,586	10
A2	REST	2,349	1	0	0	1	2,349	0	2,349	14
A3	COM	2,118	2	2	4,236	0	0	0	4,236	14
A4	OFF	3,480	2	0	0	0	0	0	4,842	8
A5	COM	3,120	1	1	3,120	0	0	0	3,120	13
TOTALS			N/A	3	7,356	2	3,935	0	16,133	59

NEW BUILDINGS													
BULIDING	USE	SQUARE FOOT	STORIES	COMMERCIAL UNITS	COMMERCIAL SQUARE FOOT	RESTAURANT UNITS	RESTAURANT SQUARE FOOT	RESIDENTIAL UNITS	NEW SQUARE FOOTAGE	COMMERCIAL PARKING REQUIRED	RESTAURANT PARKING REQUIRED	RESIDENTIAL PARKING REQUIRED	PARKING SPACES REQUIRED
C1	COM	1,000	2	2	2,000	0	0	0	2,000	10	0	0	101
C2	COM	1,250	2	2	2,500	0	0	0	2,500	13	0	0	
C3	COM	1,000	2	2	2,000	0	0	0	2,000	10	0	0	
C4	COM	1,000	2	2	2,000	0	0	0	2,000	10	0	0	
C5	REST	1,500	2	0	0	2	3,000	0	3,000	0	42	0	
B&B	COM	6,000	2	0	0	0	0	16	12,000	0	0	16	
TOTALS			N/A	8	8,500	2	3,000	16	23,500	43	42	16	

TOTAL PARKING NEEDED 160<sub>5</sub>



# City/CRA Objectives Addressed

- **Creates a Destination Land/Water**
- **Extended Linear Waterfront Festival Park**
- **Secondary Internal Festival/Market Area**
- **Commercial, Retail and Hospitality uses**
- **Lower Development intensity**
- **Surface parking only**





# 5.0

*Development Costs*



	<u>Item</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Quantity</u>	<u>Total Cost</u>
<b><u>A. DEMO</u></b>					
	Building	EA	\$50,000	4	\$200,000
	Clearing & Grubbing	AC	\$15,000	4.6	\$69,000
<b><u>B. SITEWORK</u></b>					
	Silt Fence	LF	\$2	2,500	\$5,000
	Cut & Fill	CY	\$20	7,500	\$150,000
	Roadway Base	SY	\$30	13,350	\$400,500
	Asph Conc FC	TN	\$200	1,500	\$300,000
	Striping	LS	\$20,000	1	\$20,000
	Conc Curb	LF	\$55	4,000	\$220,000
	Conc Sidewalk	SY	\$52	2,850	\$148,200
	Drainage	LF	\$115	2,000	\$230,000
	Manhole	EA	\$5,700	6	\$34,200
	Electrical Service and Controllers	LS	\$200,000	1	\$200,000
	Electric Car Charging Station	EA	\$3,500	1	\$3,500
<b><u>C. HARDSCAPE</u></b>					
	Paver - Vehicular	SF	\$15	24,000	\$360,000
	Paver - Pedestrian	SF	\$10	13,000	\$130,000
	Boardwalk	SF	\$85	4,000	\$340,000
	Removable Bollards	EA	\$1,000	6	\$6,000
<b><u>D. LANDSCAPE &amp; IRRIGATION</u></b>					
		LS	\$150,000	1	\$150,000
<b><u>E. SIGNAGE &amp; SITE FURNISHINGS</u></b>					
		LS	\$300,000	1	\$300,000
<b><u>F. UNDERGROUND UTILITY</u></b>					
		LS	\$1,000,000	1	\$1,000,000
<b>Subtotal</b>					<b>\$4,266,400</b>
<b><u>ADDITIONAL</u></b>					
	General Conditions (12%)				\$511,968
	Soft Cost (Design, Engineering, Permitting, Site Survey, etc.) (15%)				\$639,960
	Contingency (20%)				\$853,280
<b>Subtotal</b>					<b>\$2,005,208</b>
<b>Total Construction Costs</b>					<b>\$6,271,608</b>

\*THIS IS AN OPINION OF PROBABLY COSTS. ALL UNIT PRICING SHALL BE VERIFIED BY CONTRACTOR DURING BIDDING PROCESS.

**\$6,271,608**





# 6.0

*Next Steps*





- 1. Adopt preferred design concept**
- 2. Prepare Public Realm improvement designs, schedule improvements, secure funding**
- 3. Position (Due diligence, environmental, geotechnical) and Market available sites and facilities**