

## Family Services Center Expansion and Remodeling

### Quality of Life

Dept. & Contact: **Human Services — Emily Lewis, Family Services Division Manager, Emily.Lewis@CharlotteFL.com**

Area: **Mid**

Location: **21450 Gibraltar Drive, Port Charlotte 33952**

#### Need:

The Mid-County Family Services Center is located in mid county and houses non-profit agencies that provide community services. The building, acquired in 2005 by the Board of County Commissioners, was originally a church. While in a very desirable location, the building design does not fully accommodate the intended purpose and requires remodeling to facilitate public access to programs and services offered at the Family Services Center. In addition, plans include an expansion of the current site to replace a structurally deficient building with a new structure which will allow for an expansion of programs and services to the community.

#### Purpose:

Redesign the current structure to allow for maximum usage of wasted space. This will include the potential for expansion of current offices as well as provide break-out rooms for conferences and a larger meeting room that accommodates approx. 50 people). In addition, a new structure would be built on existing land to replace the rear building that was demolished due to structural inadequacies. The new building would provide approx. 16,000 – 25,000 additional sq. ft. which would help provide additional services.

#### Objectives:

- Removal of baptismal creating a usable backstage area
- Addition of certified kitchen for congregate meals, summer feeding programs and educational workforce programming.
- Remodel of prior choir area (located behind auditorium)
- Decreasing size of lobby and access to children’s areas thus reducing liability and risk. This would allow for a larger conference room and possibly additional office suite.
- Bring public restrooms and elevator access into ADA compliance.
- Improve acoustics and sound in the auditorium. Add audiovisual and technological advances to enhance learning.
- Redesign upstairs office suites to provide customer-friendly and conducive working environments. Current upstairs is difficult to navigate and is poorly designed. We would expect that we could increase rental space by at least twenty-five percent.
- Add additional playground equipment and redesign landscaping and sidewalks to provide more ease and public access to the facility, playground and community gardens.

<b>PROJECT COST PRIOR FUNDING:</b>	<b>NONE</b>
<b>PROJECT COST PRIOR FROM SALES TAX:</b>	<b>NONE</b>
<b>TOTAL PROJECT COST:</b>	<b>\$7,095,000</b>
<b>PROJECT COST REQUIRED NEW SALES TAX:</b>	<b>\$7,095,000</b>
<b>ANNUAL OPERATING COST:</b>	<b>\$77,827</b>

*Project to be funded by the 1% Local Option Sales Tax Extension if passed by the voters of Charlotte County*

Will the project impact public health and safety?

The project will improve the safety of the families and children served by the center. In addition, the Parkside community gardens will be more accessible to the general public.

Will the project foster economic development and create long-term jobs?

There is potential to bring additional workforce development programming to the site as a result of expansion and renovation.

Will the project result in decreased, increased, or no operation and maintenance (O&M) costs?

The project will result in increased O&M costs that may be offset by user fees and tenant rentals.

Will sales tax allow for application of grant funds from another entity?

It is unknown at this time if additional grant funds would be available

Will the project enable furtherance of phased projects from 2008 sales tax extension?

No.

Is this a joint project with another entity?

No.

Will the project meet a community obligation to serve a special needs segment of the County's population, such as: low-income, aged, or minorities?

Placed in an economically disadvantaged neighborhood, the Family Services Center seeks to be an impetus of neighborhood revitalization and redevelopment, providing programs and services to strengthen families and the community. The Family Services Center offers intergenerational programming and services for low-income families.

Is the project included Master Plan and/or Comprehensive Plan?

No.

Will the project impact environmental quality of the County?

No.

Percentage of population served

The Family Services Center is a neighborhood Center located in Parkside; however, the services provided at the center serve the entire county population.

Will the project improve quality of life in Charlotte County?

Placed in an economically disadvantaged neighborhood, the Family Services Center seeks to be an impetus of neighborhood revitalization and redevelopment, providing programs and services to strengthen families and the community at large.

Is the project state or federally mandated?

Not necessarily. The Family Services Center does house the Guardian Ad Litem program. The County is required by state statute to provide office space and operational support for this program.



# CHARLOTTE COUNTY

## Sales Tax Projects - Family Services Center Expansion and Remodeling



Stateplane Projection  
Datum: NAD83  
Units: Feet  
Source: Community Development,  
SWFWMD  
Metadata available upon request



0 12.5 25 50  
Feet



# Family Services Center - Aerial View





## Family Services Center - Current Tenants

Boys & Girls Clubs of Charlotte County

Virginia B. Andes Community Healthcare

Charlotte County Public Schools Adult & Family Literacy

Charlotte County Public Schools New Visions

Florida Center for Early Childhood

Guardian Ad Litem

Comprehensive Housing Resources

Experience Works

Hearing Impaired Persons

Children's Advocacy Center



# Family Services Center – Current Building Layout

## Family Services Center Floor Plan

- Suite 4 E 205 & E 206 Family Literacy Center (CCPS)  
Suite 6 E 203 & E 204 Classrooms
- Suite 8-A E 102A  
New Visions (AWD)
- Suite 8 E 102  
Hearing Impaired Persons
- Suite 5 E201 & E202  
Guardian Ad Litem
- Suite 9 N 101, N 102, N 103, N 104, & N 105  
Healthy Families
- Suite 3 E 207 & E 208  
Experience Works, Inc.
- Suite 10 CA 100  
Boys & Girls Club of Charlotte County
- Suite 11 CA 200  
4-H
- Suite 2 E209 & E210  
Children's Advocacy Center of Southwest Florida
- Lobby
- Auditorium  
Event & Banquet Area
- Conference Room E 101
- Suite 1 E 211, E 212, & E 213  
Comprehensive Housing Resources

