

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

5C4

Meeting Date: March 12, 2024

Consent
 Ordinance

Regular
 Public Hearing

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

Motion and Title: Staff requests Board direction: Regarding the master planning of the 45th Street Complex and the implementation of the capital improvement project for the replacement of the Community Services Department (CSD) building.

Summary: The current CSD building is located at 810 Datura St., West Palm Beach. Built in 1955, the 3-story, approximately 30,000sq.ft. facility has reached the end of its useful life. As a result, its replacement was included as part of the Infrastructure Sales Tax (IST) project plan with funding appropriation in FY25 and FY26. The new CSD building is to be built on the County-owned 45th Street Complex (on the corner of Australian Avenue and 45th Street). The 45th Street Complex property is the site of the former County Home facility and was intentionally retained as a strategic holding to accommodate future programming. On August 31, 2021, while considering the possibility of entering into a Development and Conveyance Agreement (DCA) with the University of Florida (UF) for development of a Urban Campus on the County-owned real estate holdings commonly referred to as Government Hill and including the CSD building, the Board of County Commissioners (Board) directed staff to accelerate implementation of the CSD replacement building project (Project) and to master plan the entirety of the County-owned 45th Street Complex to provide for long-term development of approximately 300,000sq.ft of planned future office space displaced from Government Hill as a result of the DCA with UF. The direction provided by the Board was later reaffirmed on December 7, 2021, February 8, 2022 and August 23, 2022, via separate agenda items brought for consideration by the Board, all of them related to the DCA. On March 14, 2023, the Board approved a contract with Alfonso Hernandez Architects, LLC (AHA) for the provision of architectural/engineering professional services for the design and master planning of the Project. Per its conditions, the DCA automatically terminated on May 22, 2023 as UF did not issue the required Notice to Proceed in order for development to proceed. As of the termination date of the DCA, design and master planning efforts for the Project were underway. Staff and AHA have continued as per previously provided Board direction and completed programming, surveying efforts, and preliminary architectural products to inform development of a conceptual master plan. Attachment 3 to this agenda item graphically depicts current status of the conceptual master plan but for a +/-4-acre commitment of land area for the expansion of the Carver Canal at the southeast corner of the property to advance the IST funded Australian Avenue drainage improvement project in collaboration with the County's Engineering and Public Works department (EPW). On November 28, 2023, the Board held a workshop meeting which included a presentation on the County's approved 5-year CIP. During the workshop meeting, the Board directed staff to return with separate agenda items providing an overview of the completed designs being recommended for implementation. This agenda item seeks to fulfill Board direction. The Project is funded under the approved IST project plan with a total appropriation of \$26.26M. Encumbrances and expenses as of February 15, 2024 total \$2,367,953. **(FDO Admin) Districts 2 and 7 (MWJ)**

Background & Policy Issues: Staff requires direction if to proceed with the Project as previously authorized by the Board. If directed to continue to move forward, staff will authorize AHA to proceed to the next phase of design (i.e., design development drawings).

Attachments:

1. Location Map Government Hill / CSD Building
2. Location Map 45th Street Complex
3. Conceptual Master Plan (working document subject to change)

Recommended By:

[Signature]
Department Director

2/20/24
Date

Approved By:

[Signature]
County Administrator

3/5/24
Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:


Fiscal Years	2024	2025	2026	2027	2028
Capital Expenditures	_____	<u>\$5M</u>	<u>\$18.66M</u>	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u>N/A</u>	<u>\$5M</u>	<u>\$18.66M</u>	<u>N/A</u>	<u>N/A</u>
# ADDITIONAL FTE POSITIONS (Cumulative)	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Is Item Included in Current Budget:		Yes	<u>X</u>	No	
Is this item using Federal Funds?		Yes	_____	No	<u>X</u>
Is this item using State Funds?		Yes	_____	No	<u>X</u>

Budget Account No: Fund 3950 Dept. 411 Unit Q018 Object Varies

B. Recommended Sources of Funds/Summary of Fiscal Impact:

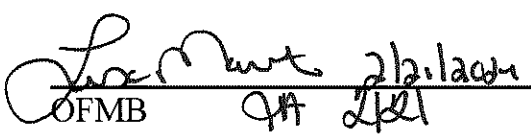
This project is included in the IST Project Plan with a total allocation of \$26.26M upon the final scheduled allocation in FY2026. The fiscal impact of this item is contingent upon Board direction.


C. Departmental Fiscal Review:




III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development & Control Comments:


OFMB
2/21/24
MD 2/21


Contract Development and Control
2/23/24

B. Legal Sufficiency:


3-4-24
for Assistant County Attorney Mike Jones

C. Other Department Review:

Department Director

This summary is not to be used as a basis for payment.

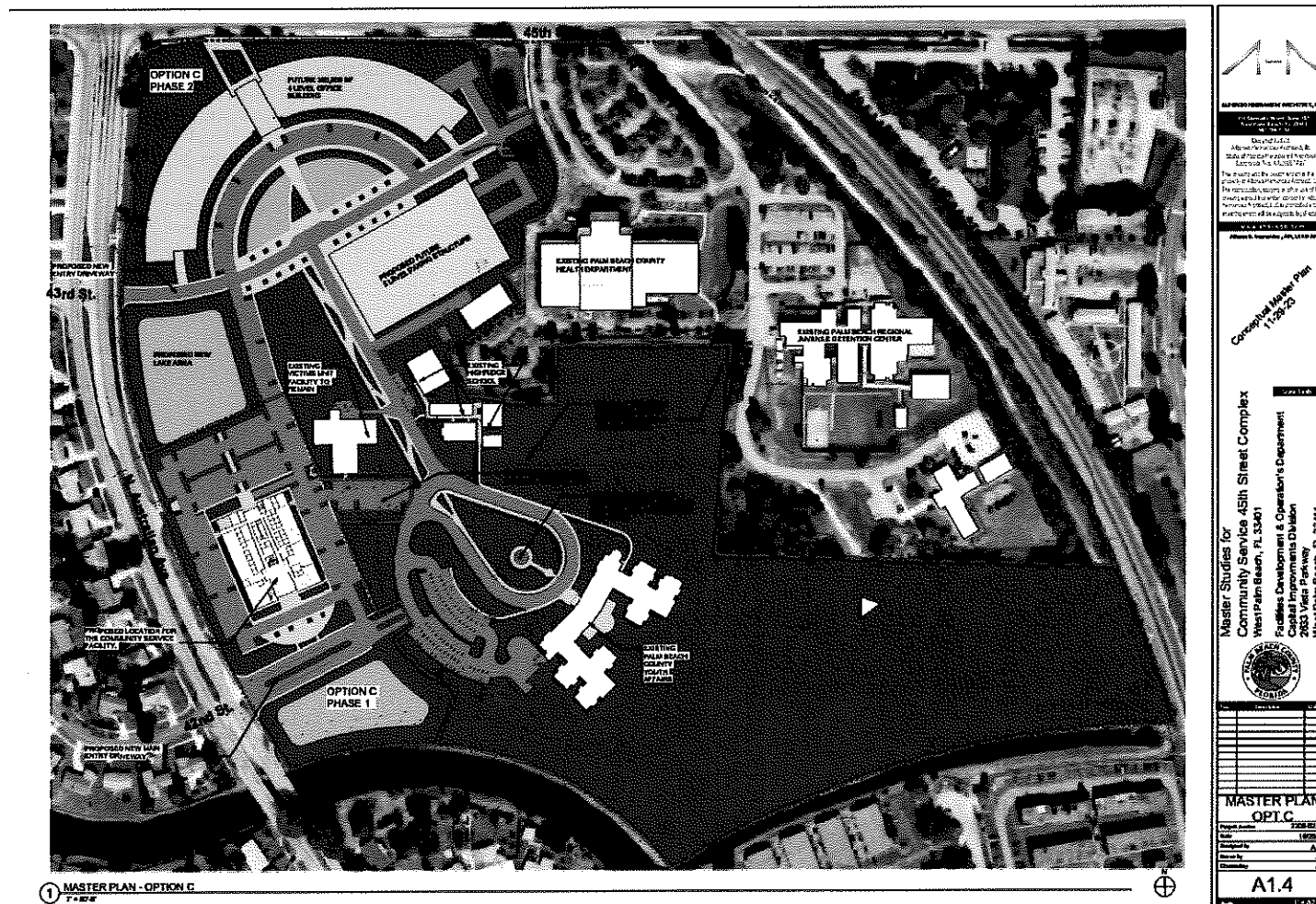
ATTACHMENT 1
Location Map
Government Hill / CSD Building



ATTACHMENT 2
Location Map
45th Street Complex



**ATTACHMENT 3
 Conceptual Master Plan
 (subject to change)**



<p>CONCEPTUAL MASTER PLAN</p>
<p>West Palm Beach, FL 33411</p>
<p><i>Conceptual Master Plan</i> 1-20-25</p>
<p>2025.10.16</p>
<p>Master Studies for Community Service 45th Street Complex West Palm Beach, FL 33411 Facilities Development & Operations Department Capital Improvements Division 2633 Vista Parkway West Palm Beach, FL 33411</p>
<p>MASTER PLAN OPT.C</p>
<p>Project No: 2025-02-011 Revision: 01/20/25 Date: 01/20/25 Author: JPL Checker: JPL</p>
<p>A1.4</p>