

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Five Points Complex Master Plan

DEPARTMENT: Administrative Services **DIVISION:** Support Services

AUTHORIZED BY: Speed Thomas **CONTACT:** Meloney Lung **EXT.** 5256

Agenda Date <u>03/28/06</u> Regular <input type="checkbox"/> Consent <input type="checkbox"/> Work Session <input type="checkbox"/> Briefing <input checked="" type="checkbox"/>
Public Hearing – 1:30 <input type="checkbox"/> Public Hearing – 7:00 <input type="checkbox"/>

MOTION/RECOMMENDATION: Staff is seeking direction on which concept to finalize for the Five Points Complex Master Plan.

BACKGROUND:

In August 2005, the BCC directed staff to issue a work order to ZHA, Inc. to conduct a master plan for the Five Points Complex.

The Five Points Complex is a 119 acre property comprised of several parcels which house a number of County operations including Criminal Justice Center, Sheriff's Office/Public Safety Building, Fleet Services, Road Operations, Traffic Engineering, Animal Services, Historical Museum and Facilities Maintenance. The area also houses substantial warehouse and material storage space for Public Works, Facilities, Fleet, and Parks. Over time, this area developed with little planning and has created a hodgepodge collection of small buildings and trailers, most of which are older and out of date.

During the past ten years, Seminole County has made some improvements to the complex with major renovation to the Juvenile Justice Center, construction of the Sheriff's Office/Public Safety Building, and most recently completing the Criminal Justice Center.

The County has facilities and properties throughout the County, some of which need expanded or are in substandard condition. The master planning process was designed to identify which County facilities and functions could/should be consolidate into a properly organized complex at Five Points and how the complex could evolve over time as County departments and services grow.

Reviewed by:
Co Atty: _____
DFS: _____
Other: _____
DCM: <u>SS</u>
CM: <u>[Signature]</u>
File No. <u>BASSS01</u>

The master plan process included many tasks and was broken down into the following major categories:

- Visioning
- Inventory and Assessment
- Alternative Development and Analysis
- Master Plan Documentation
- Master Plan Presentation

During the visioning task, ZHA, Inc. met with all commissioners, representatives from departments that are effected by the master plan, Seminole Community College and Glatting Jackson (CRA). They also reviewed previous studies by HKS, Bentley and Strollo that addressed various areas of the complex.

The inventory and assessment task included defining the stakeholders, data collection (existing buildings, lease space, condition of buildings, etc), identifying spacial needs and relationships, forecasting operational needs and market planning, identifying issues and analyzing urban interface.

ZHA, Inc. has prepared the attached alternatives which provide a broad look at several concepts. Staff is seeking guidance for finalization of the Master Plan.



Five Points Government Center
Land Use Master Plan

MARCH 2006

DEVELOPED BY: **ZHA**

Master Plan Objectives

- Long-term plan to consider County growth and service requirements
- Consolidate appropriate County departments and services
- Reduce leasehold properties
- Organize the site
- Leverage County investment to maximize area growth

Five Points Overview

Site

- 119± acre site on 17-92 north of Seminole Community College
- Currently accommodates:
 - Juvenile Justice Center
 - Criminal Justice Center
 - Sheriff & Public Safety Building
 - Corrections
 - Facility and Fleet Maintenance
 - Public Works Office & Yards
 - Parks Office
 - Cooperative Extension
 - History Museum
 - Administrative Services
- 40 Buildings [350 SF - 220,000 SF]
- Site split by wetlands and outparcel

County

- Central segment of 17-92 CRA corridor
- Central location in County
- Strategic vehicular access

Master Plan Process

- Visioning
- Inventory & Assessment
- Alternatives Development & Analysis
- Master Plan Documentation
- Master Plan Presentation

County Commission and Staff input from visioning through master plan refinement

Future Land Use Determination

- What is appropriate for site
- What is not appropriate for site
- Development of building/area requirements
- Development of land use alternatives

Seminole County - Five Points Master Plan						
PROPOSED 5 POINTS USAGE						
Organizational Land Use	Existing Org Land Uses GSF	Future @ 2025	1.5%	Per YR 2045	Total Acres	Proposed Location
Corrections					20.8	
New JAC	5,780	7,758		10,449		
Polk Correctional and Expansion	192,500	259,270		349,199		
New Work Release	8,900	10,775		14,512		
County					18.2	New CSB, Consolidate PW, New Constitutional
New CSB	103,203	138,999		187,211		New CSB
New Other Office	86,519	89,591		120,667		Consolidate PW in New
New Constitutional	29,541	39,788		53,588		New Constitutional
Cultural					9.7	
New Office	21,443	28,881		38,898		Centralize
Other Expansion	13,700	18,452		24,852		Expand Existing and Add New Cultural
Fleet³	44,087	59,378		79,075	8.6	Move to New Location
Industrial / Warehouse³	74,142	99,859		134,495	14.4	Move to New Location
Judicial					33.8	
CJC and Expansion	158,615	213,631		287,731		
JJC and Expansion	32,629	43,847		59,190		
New Other Office	84,385	113,854		153,076		
New Civil Courthouse	88,775	119,567		161,039		New Civil CH, PD, SA Bldg. New CSB
Public Safety					22.3	
New Law Enforcement	80,000	107,748		145,121		New Facility
New Fire	44,000	59,282		79,817		New Facility
New EOC	50,000	67,343		90,701		New Facility
Fire Station No. 35	7,276	9,800		13,199		New Facility
	1,104,573	1,487,702		2,003,719	127.3	
PROPOSED SATELLITE USAGE						
Organizational Land Use	Existing Org Land Uses GSF	Future @ 2025	1.5%	Per YR 2045	Total Acres	Proposed Location
Animal Services	50,992	68,679		92,500	6.4	Move to ?
BOCC	75,362	101,502		136,706	9.5	Various County Locations
Constitutional	26,920	36,257		48,833	3.4	Various County Locations
Cultural	98,000	131,992		177,774	12.4	Existing
Fire	160,450	216,103		291,059	20.3	Various County Locations
Law Enforcement	2,500	3,367		4,535	0.3	Various County Locations
Judicial	4,904	6,605		8,896	0.6	Various County Locations
	419,128	584,505		760,306	52.9	

Land Use Expansion Alternatives

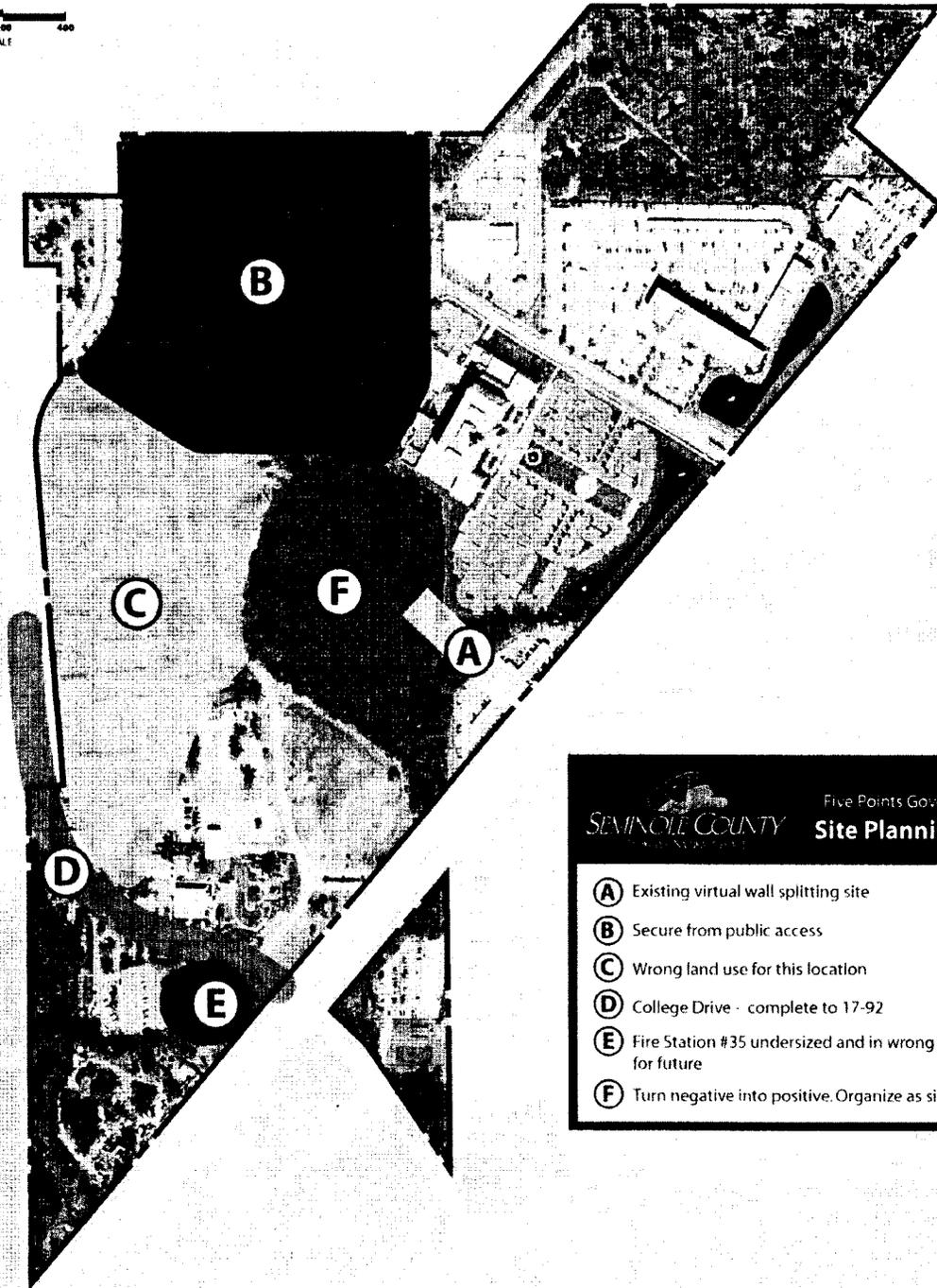
Buildings that stay with the same use:

- Corrections
- Criminal Justice
- Juvenile Justice
- History Museum

Buildings that stay with same/different use:

- Public Safety Building

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GRAPHIC SCALE



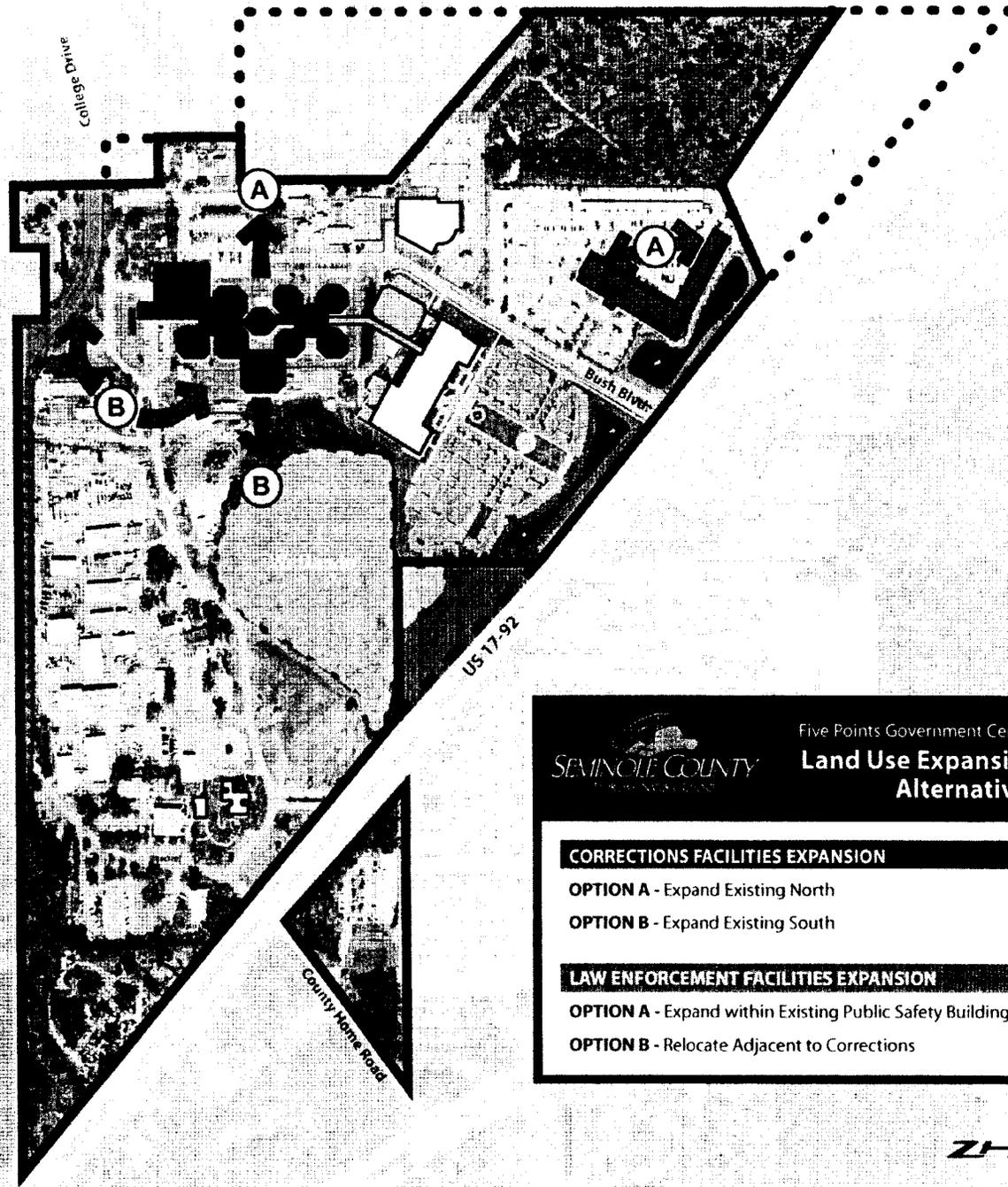
SEMINOLE COUNTY
FLORIDA

Five Points Government Center
Site Planning Drivers

- (A)** Existing virtual wall splitting site
- (B)** Secure from public access
- (C)** Wrong land use for this location
- (D)** College Drive - complete to 17-92
- (E)** Fire Station #35 undersized and in wrong location for future
- (F)** Turn negative into positive. Organize as site amenity



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NORTH

NOT TO SCALE

SEMINOLE COUNTY
FLORIDA

Five Points Government Center
Land Use Expansion Alternatives

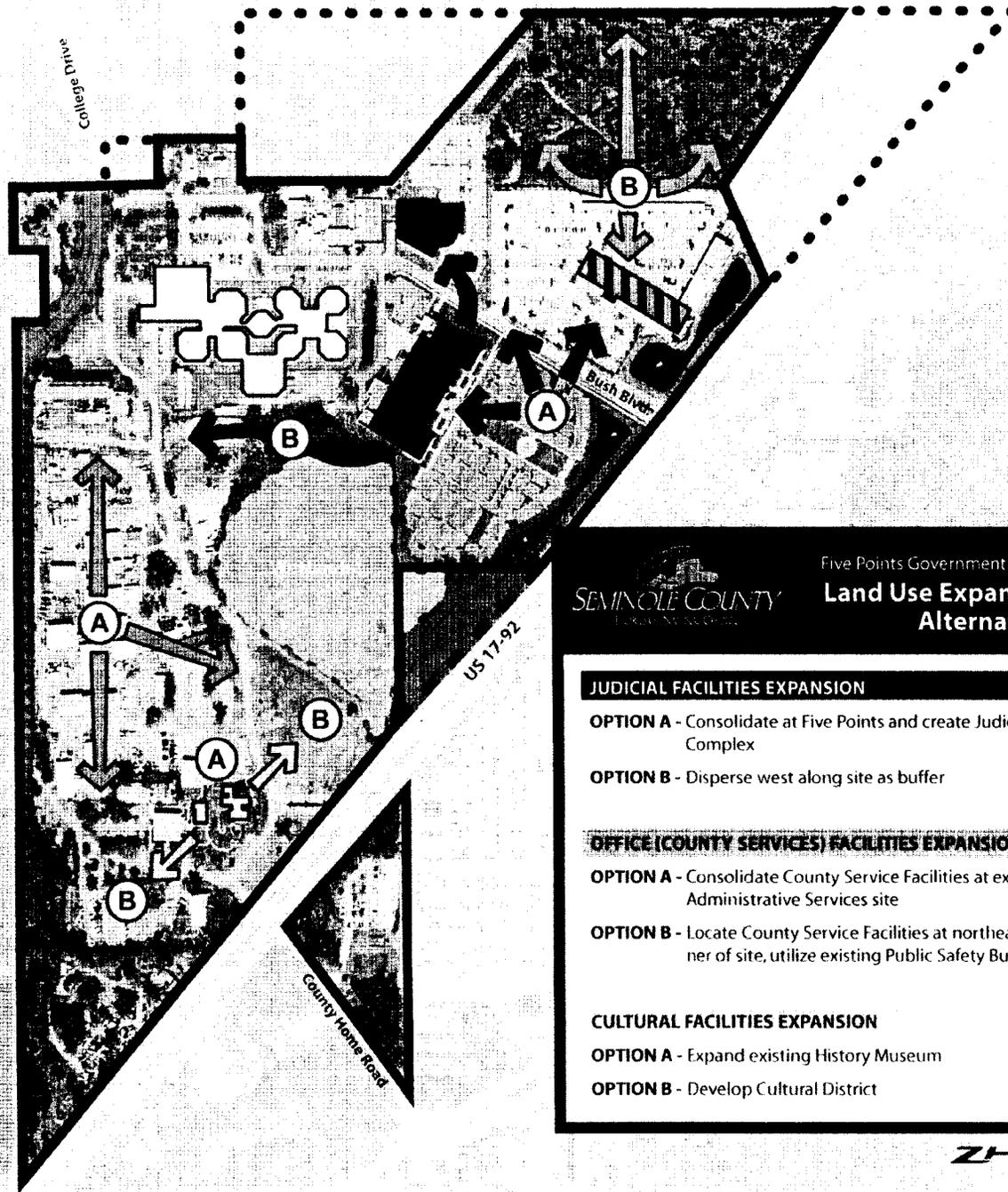
CORRECTIONS FACILITIES EXPANSION

- OPTION A** - Expand Existing North
- OPTION B** - Expand Existing South

LAW ENFORCEMENT FACILITIES EXPANSION

- OPTION A** - Expand within Existing Public Safety Building
- OPTION B** - Relocate Adjacent to Corrections

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Five Points Government Center
Land Use Expansion Alternatives

JUDICIAL FACILITIES EXPANSION

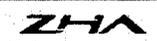
- OPTION A** - Consolidate at Five Points and create Judicial Complex
- OPTION B** - Disperse west along site as buffer

OFFICE (COUNTY SERVICES) FACILITIES EXPANSION

- OPTION A** - Consolidate County Service Facilities at existing Administrative Services site
- OPTION B** - Locate County Service Facilities at northeast corner of site, utilize existing Public Safety Building

CULTURAL FACILITIES EXPANSION

- OPTION A** - Expand existing History Museum
- OPTION B** - Develop Cultural District

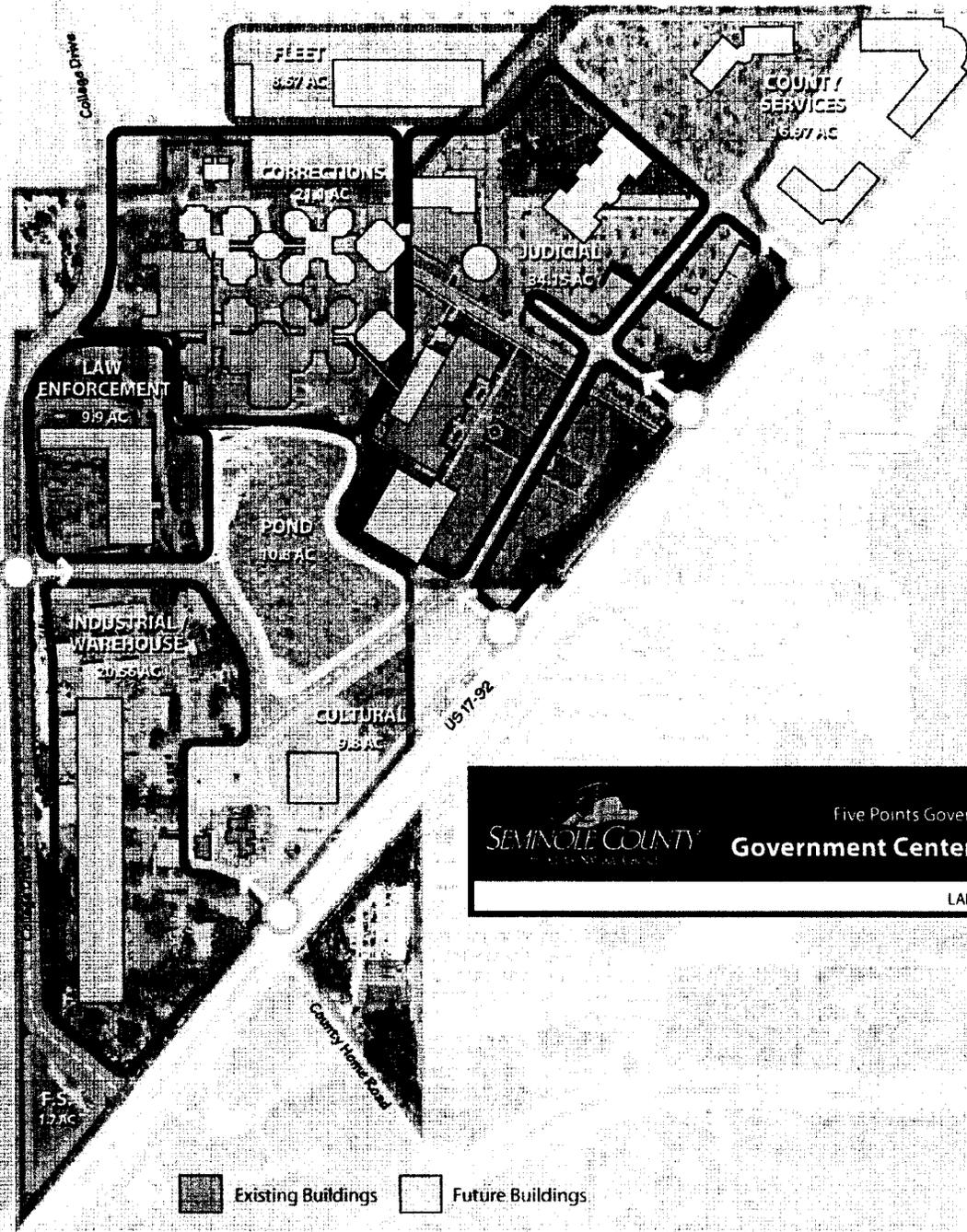


Land Use Plan Scenarios

Four Land Use Concepts developed

Two Land Use Concepts selected for analysis

- Government Center Complex
 - Maintains Public Works Yards on-site
 - Consolidates Judicial/County Services on north end of site
 - Limits Future on-site expansion
- Central Park Concept
 - Moves Industrial uses off-site
 - Orients Land Uses around revitalized wetland
 - Creates relationship to Seminole Community College
 - Allows for 40 year growth

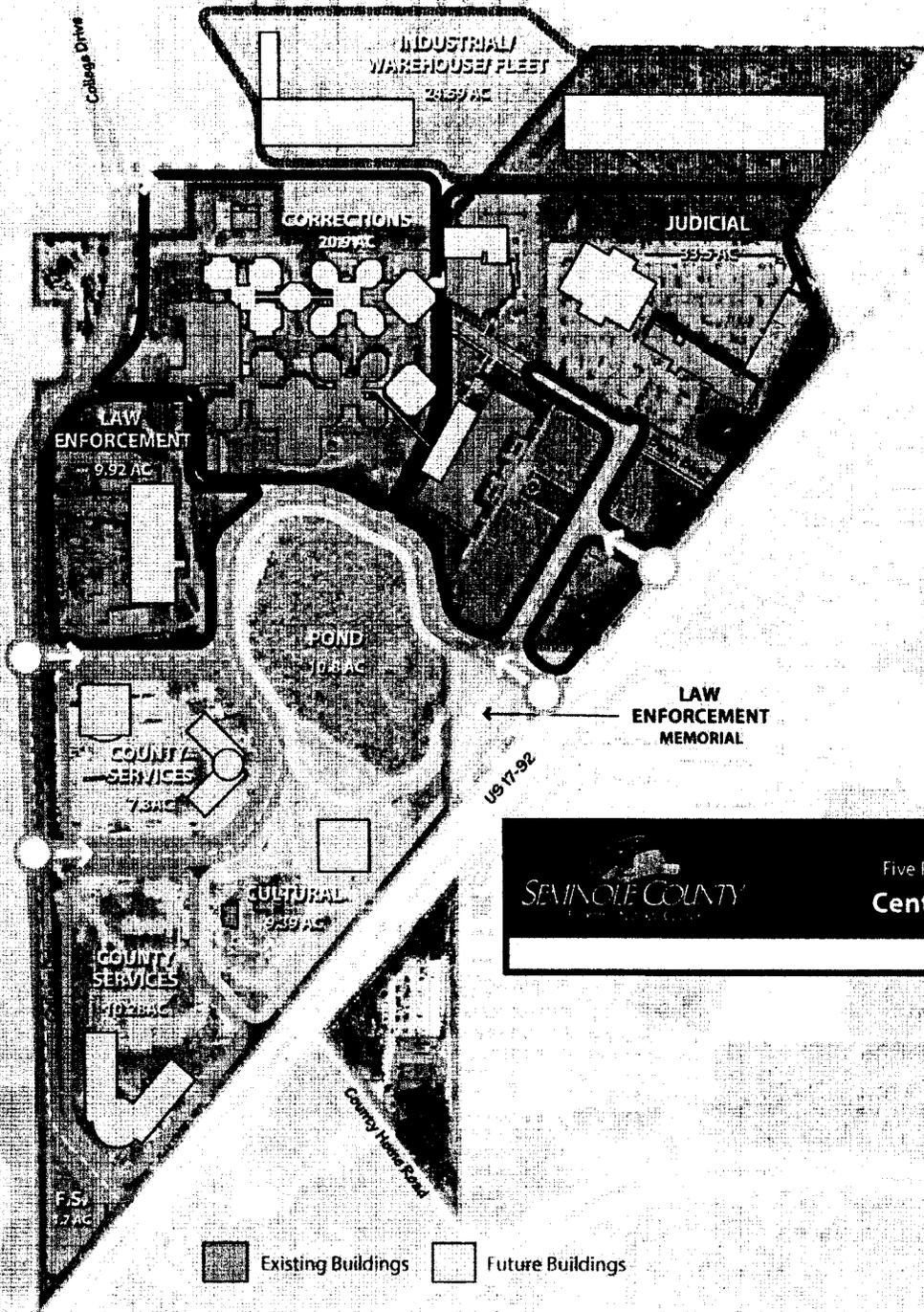


SEMINOLE COUNTY
 Five Points Government Center
Government Center Concept
 LAND USE ACREAGE


NORTH
 NOT TO SCALE

 Existing Buildings  Future Buildings

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 Five Points Government Center
Central Park Concept
 LAND USE ACREAGE


NORTH
 NOT TO SCALE

 Existing Buildings
  Future Buildings

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Central Park Concept Refinement

Refines internal circulation

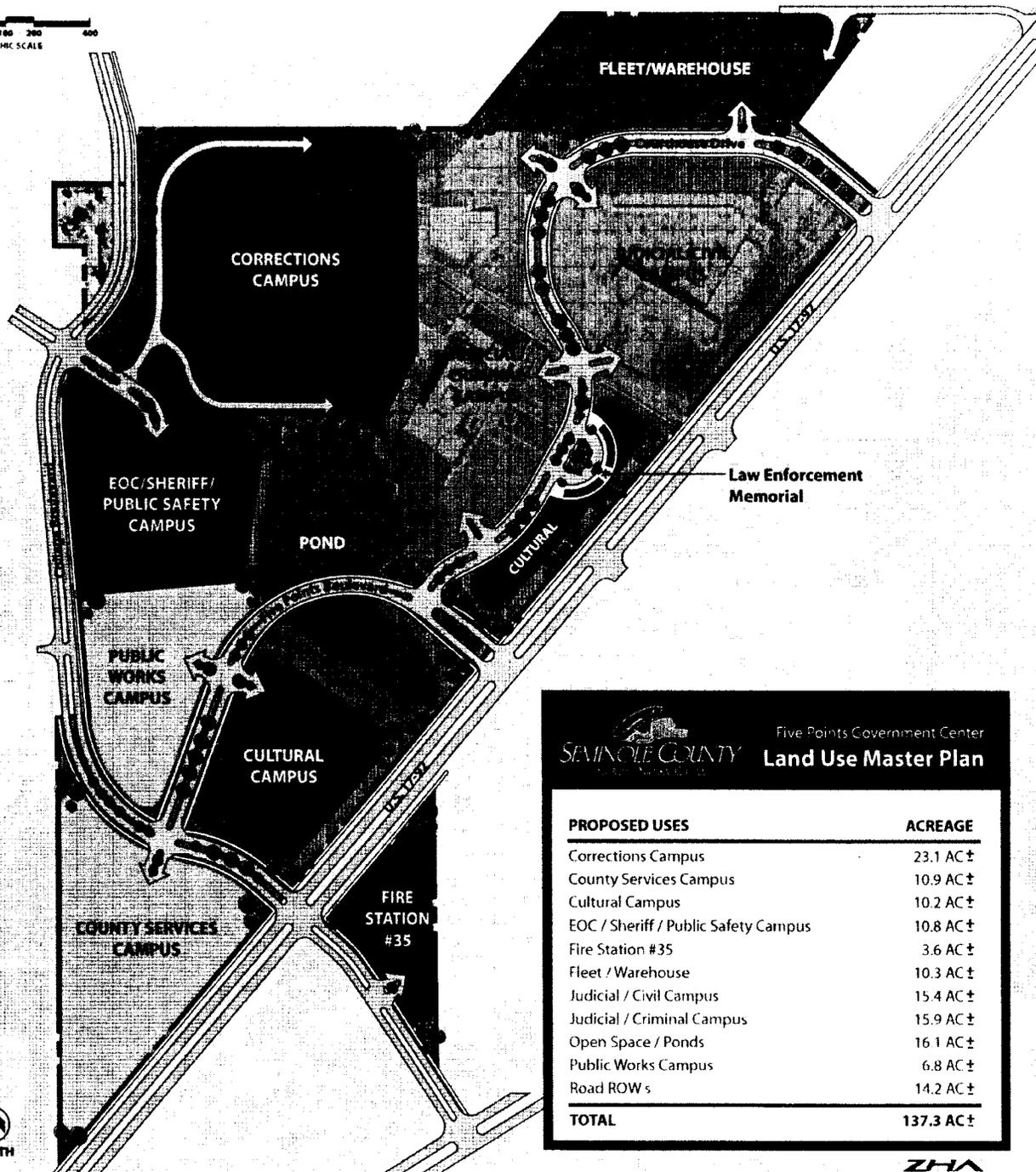
Refines Land Use campuses

Identifies required land acquisitions

Identifies individual campus development issues

Identifies potential development drivers

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GRAPHIC SCALE

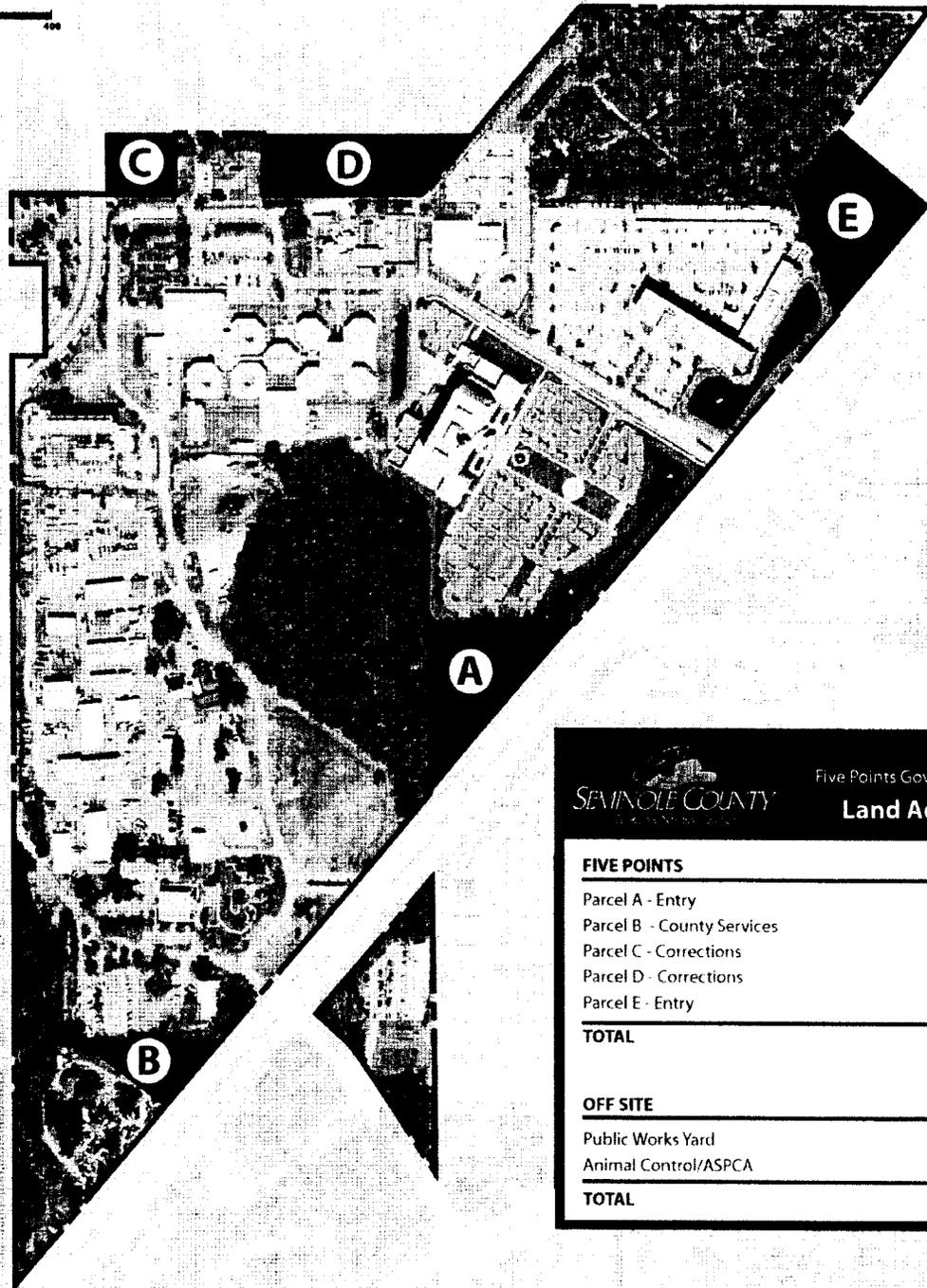



 Five Points Government Center
Land Use Master Plan

PROPOSED USES	ACREAGE
Corrections Campus	23.1 AC ±
County Services Campus	10.9 AC ±
Cultural Campus	10.2 AC ±
EOC / Sheriff / Public Safety Campus	10.8 AC ±
Fire Station #35	3.6 AC ±
Fleet / Warehouse	10.3 AC ±
Judicial / Civil Campus	15.4 AC ±
Judicial / Criminal Campus	15.9 AC ±
Open Space / Ponds	16.1 AC ±
Public Works Campus	6.8 AC ±
Road ROW s	14.2 AC ±
TOTAL	137.3 AC ±



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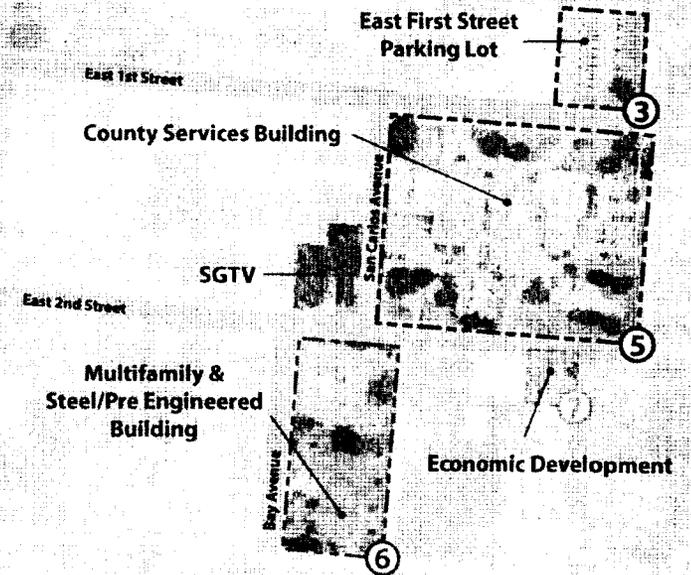
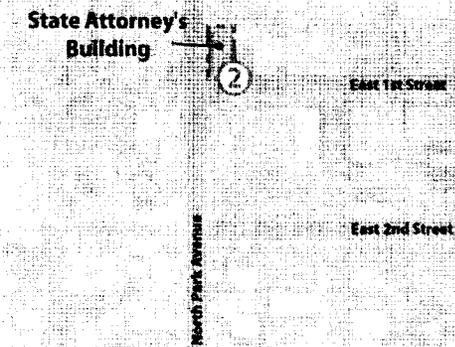
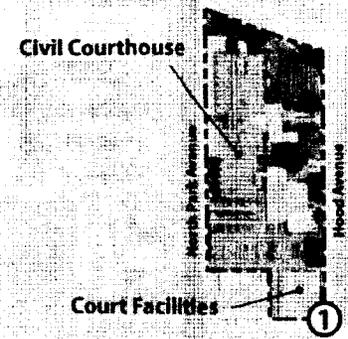


SEMINOLE COUNTY Five Points Government Center
Land Acquisitions

FIVE POINTS	ACREAGE
Parcel A - Entry	3.0 AC ±
Parcel B - County Services	1.2 AC ±
Parcel C - Corrections	1.1 AC ±
Parcel D - Corrections	2.8 AC ±
Parcel E - Entry	2.9 AC ±
TOTAL	11.0 AC ±
OFF SITE	
Public Works Yard	14.4 AC ±
Animal Control/ASPCA	10.0 AC ±
TOTAL	24.4 AC ±



BUILDING NAME	GSF	ACREAGE
① Civil Courthouse & Court Facilities Bldg.	80,975 SF	3.2 ±
② State Attorney's Building	20,000 SF	0.1 ±
③ East First Street Parking Lot	-	1.0 ±
SGTV	1,879 SF	0.6 ±
⑤ County Services Building	113,220 SF	5.7 ±
⑥ Multifamily and Steel/Pre Engineered Bldg.	10,380 SF	2.3 ±
⑦ Economic Development Bldg.	3,120 SF	0.3 ±
TOTAL	229,574 SF	13.2 ±



Land Use Campus Implementation

Each campus master planned when appropriate

Campus development will consider funding, phasing and growth

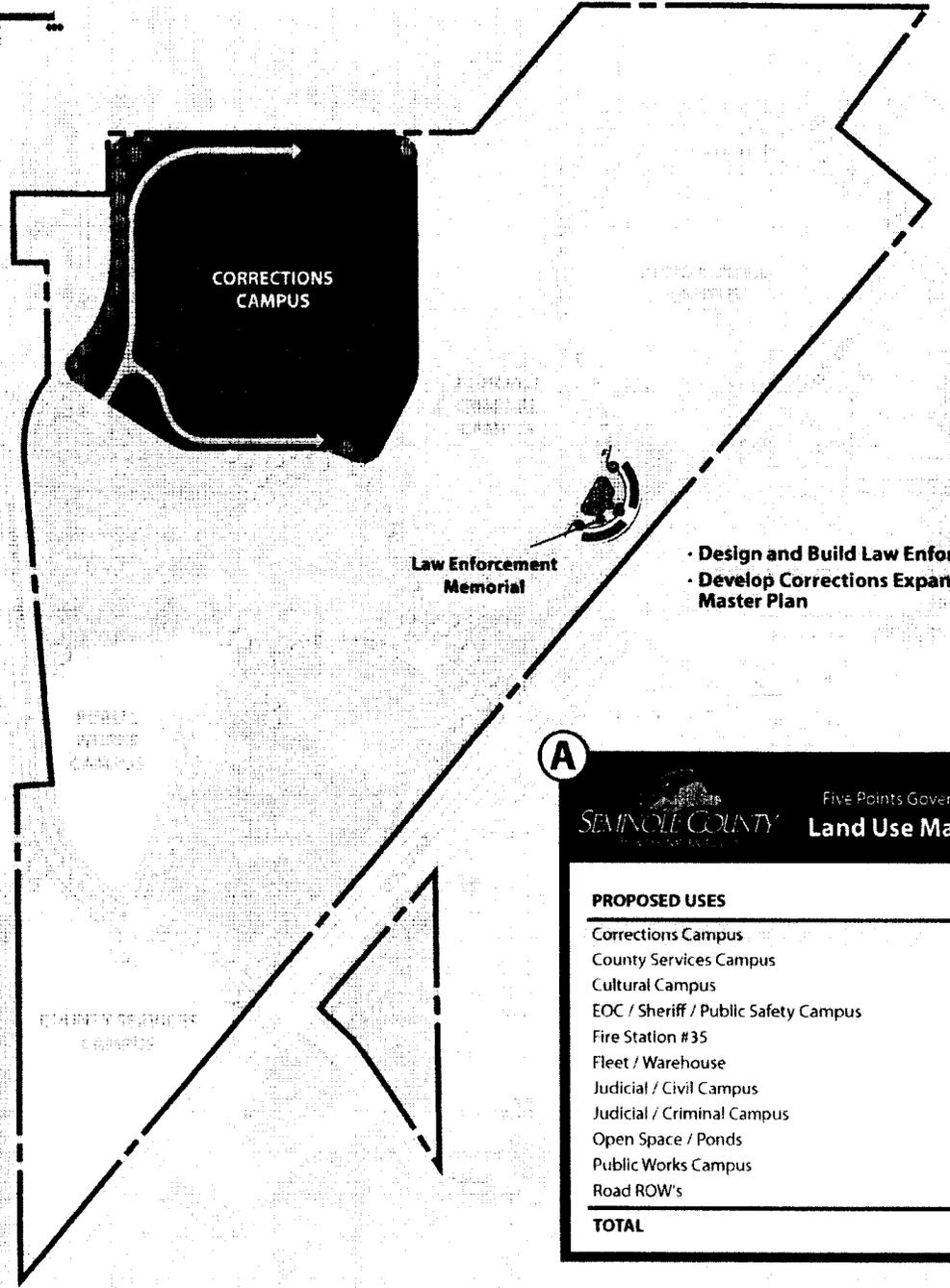
Total development 40 years

Master Plan Redevelopment Sequence

Implementation Activities

- A** Develop Corrections Master Plan and Jail Expansion
Design and Build Law Enforcement Memorial*
- B** Relocate Fleet / Warehouse Facilities to North Site
Relocate Public Works Yards Off-Site
Relocate Animal Control and ASPCA* Off-Site
- C** Develop Stormwater, Utility and Infrastructure Master Plan
Develop EOC/Sheriff/Public Safety Campus Master Plan and New EOC*
Develop Public Works Campus Master Plan and New Public Works Building
Vacate Leased Facilities
Extend College Drive
Develop Five Points Boulevard / Main Entry Features
- D** Develop New Public Safety / Sheriff Buildings
Develop Judicial Campus Master Plan
Construct Civil Courts / Public Defender / States Attorney - New and Renovation of Existing Public Safety Building
Develop Judicial Campus Parking Structure
Develop Courthouse Drive Improvements
- E** Relocate Fire Station #35*
Develop New County Services Campus Master Plan and Buildings
- F** Develop Cultural Master Plan and Expansion*

* Sequence Flexible



- Design and Build Law Enforcement Memorial
- Develop Corrections Expansion & Campus Master Plan

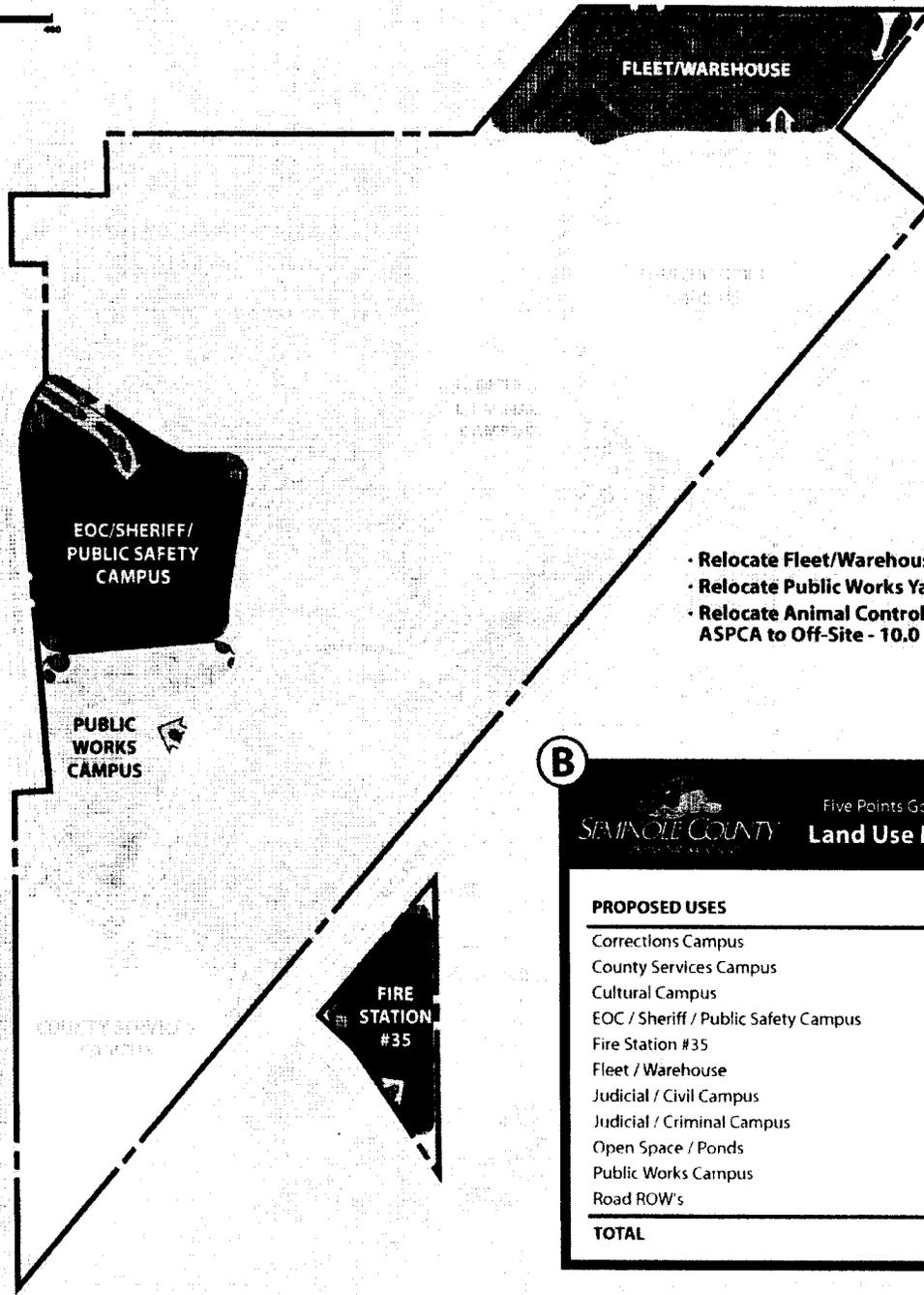
A

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- Relocate Fleet/Warehouse Facility to North Site
- Relocate Public Works Yards to Off-Site - 14.4 AC ±
- Relocate Animal Control / ASPCA to Off-Site - 10.0 AC ±

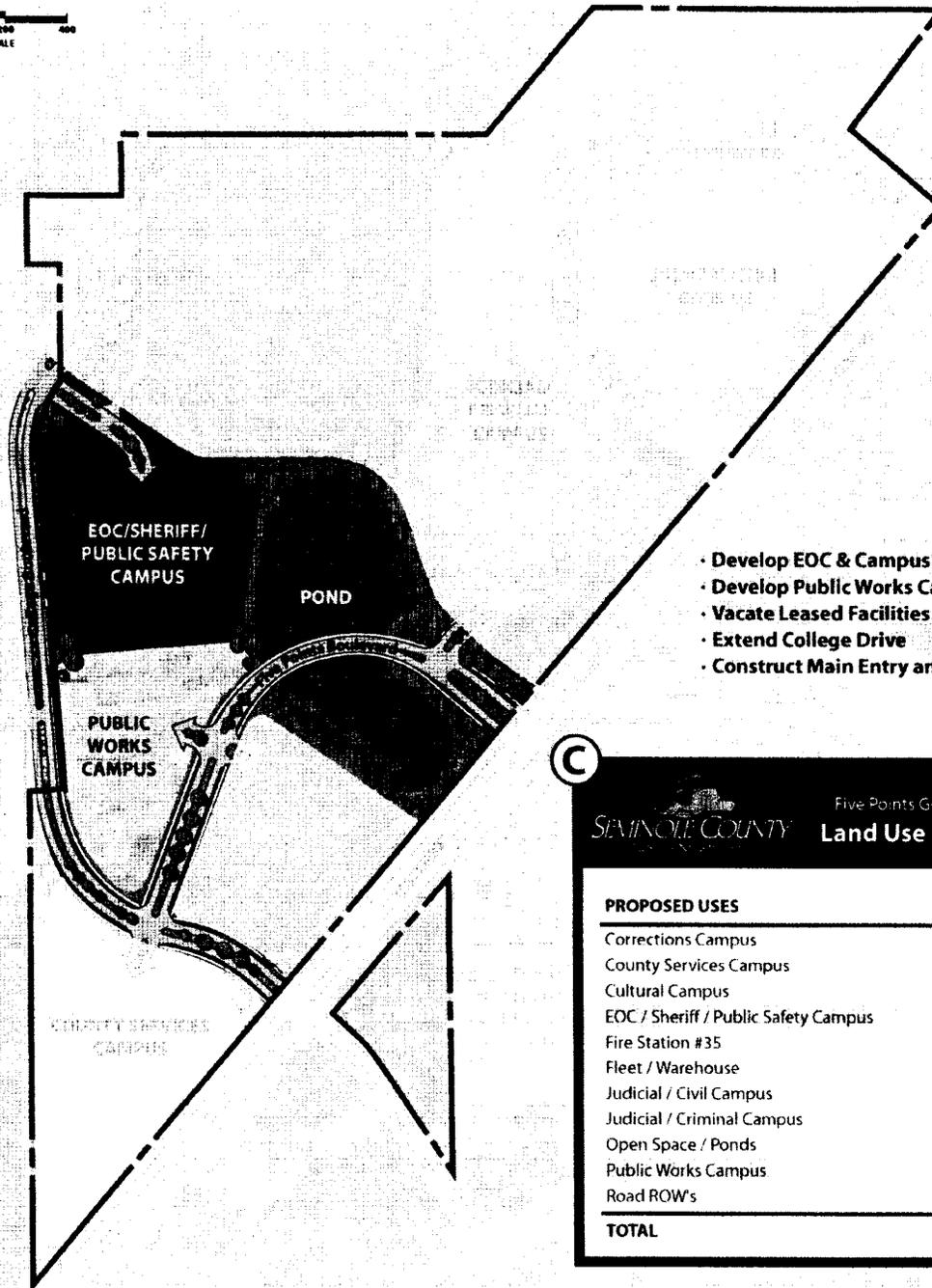
B

SEMINOLE COUNTY
 Five Points Government Center
Land Use Master Plan

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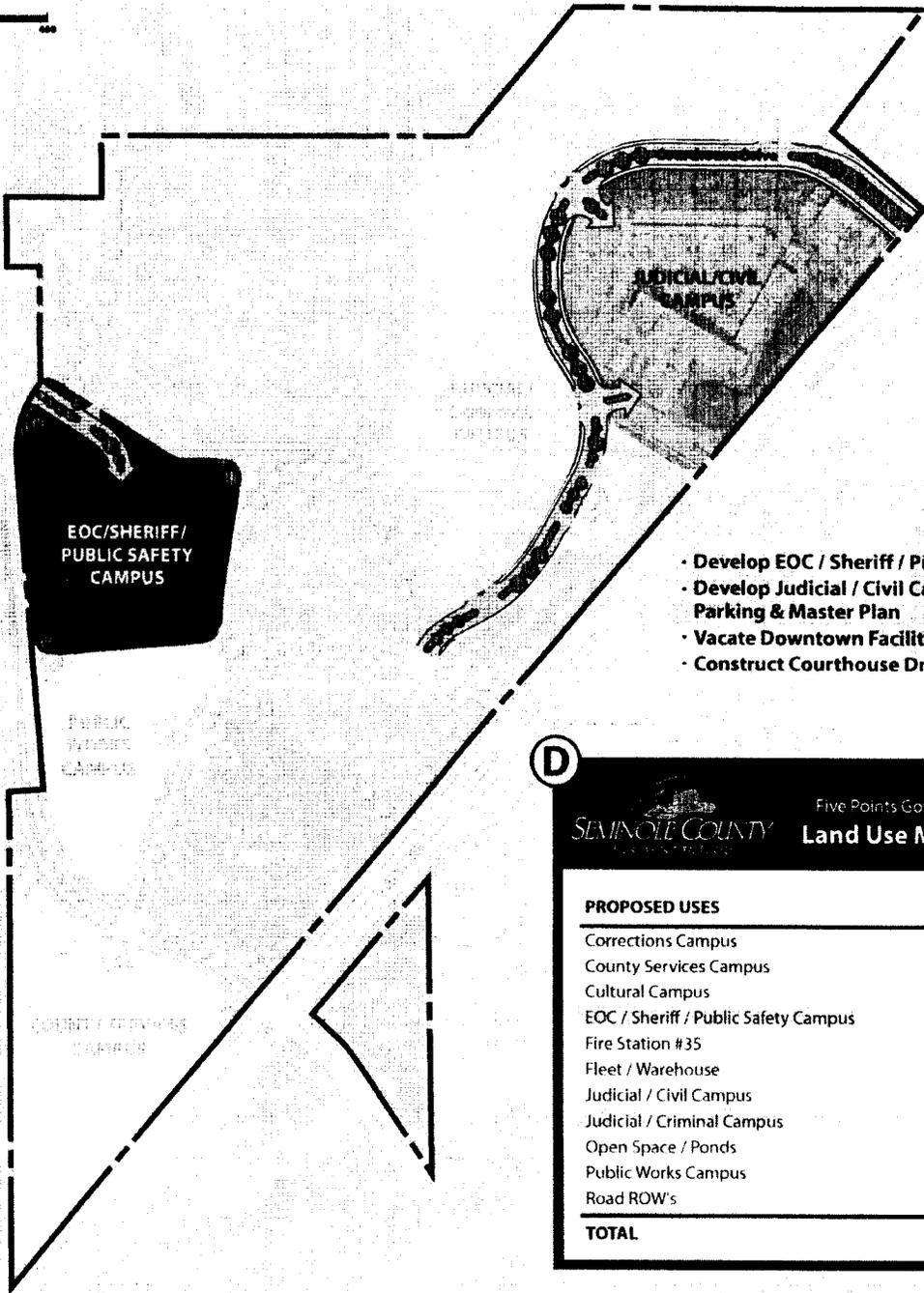
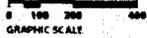
- Develop EOC & Campus Master Plan
- Develop Public Works Campus & Master Plan
- Vacate Leased Facilities
- Extend College Drive
- Construct Main Entry and Pond / Stormwater

(C)

SEMINOLE COUNTY
Five Points Government Center
Land Use Master Plan

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- Develop EOC / Sheriff / Public Safety Campus
- Develop Judicial / Civil Campus / Garage Parking & Master Plan
- Vacate Downtown Facilities
- Construct Courthouse Drive

D

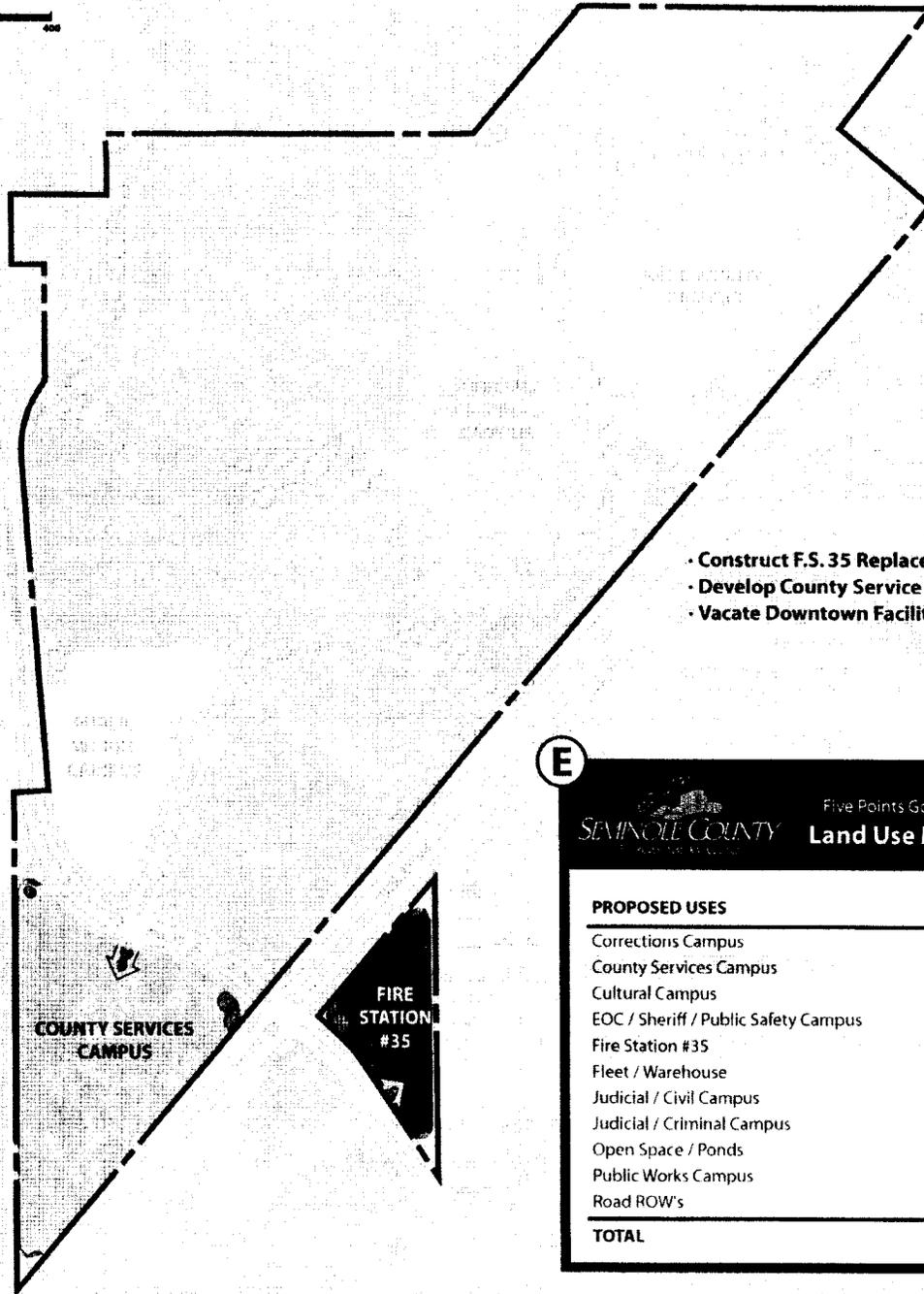
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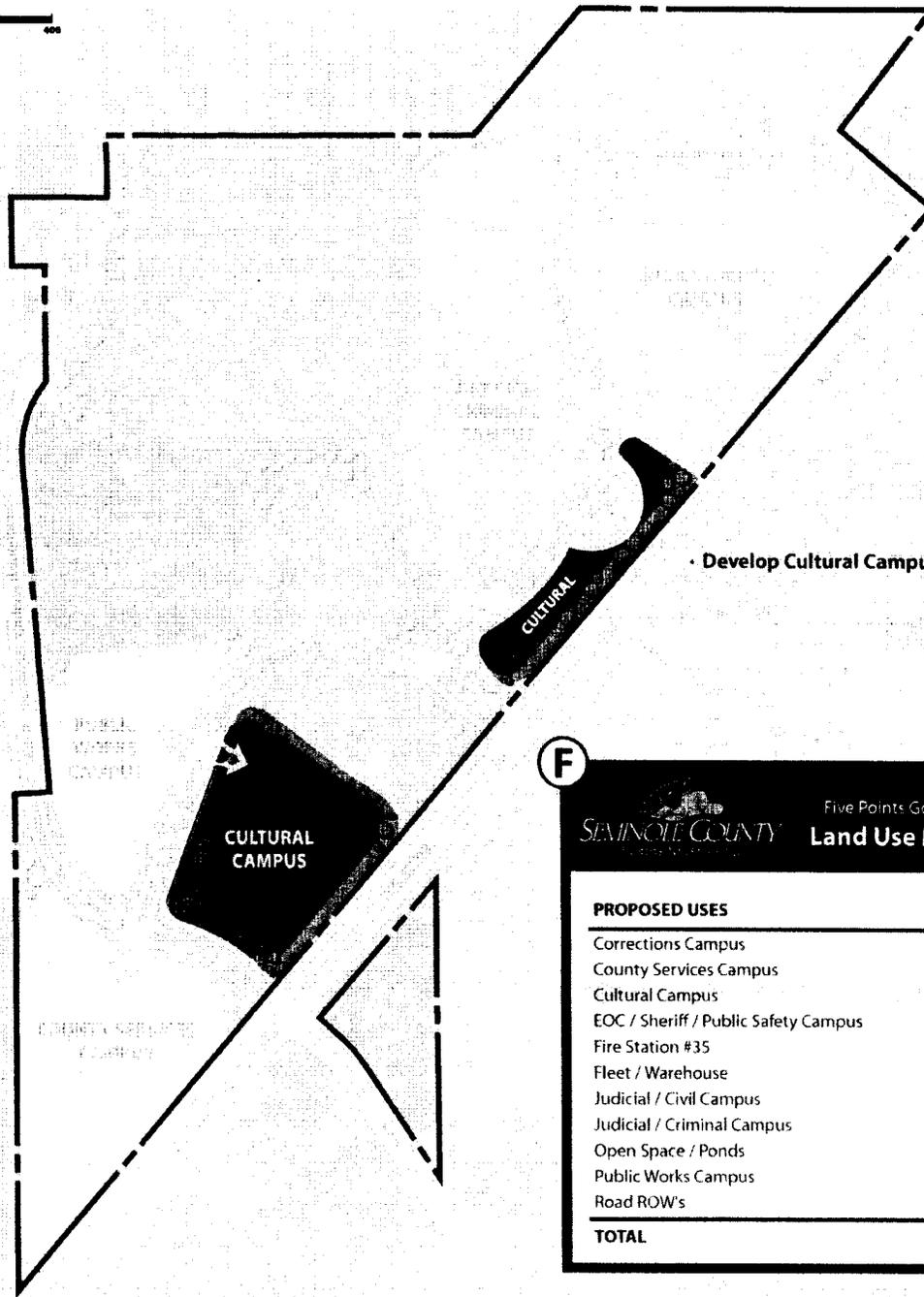
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Future Planning Activities

Land Acquisitions

- Acquire Additional Identified Parcels - Five Points - Entries, County Services, Corrections
- Identify and Acquire Additional Parcels - Off-site - Public Works Yards and Animal Control / ASPCA

Site Development

- Comprehensive Survey
- Stormwater Master Plan
- Utilities Master Plan

Individual Campus Plans

- Corrections Campus - in Conjunction with Jail Expansion
- EOC / Sheriff / Public Safety Campus - in Conjunction with EOC Development
- Cultural Campus - Prior to Expansion
- Public Works Administration Campus - Prior to Relocation from Reflections
- Judicial Campus - Prior to Civil Courthouse Relocation
- County Services Campus - Prior to Expansion

Next Steps

Adopt Master Plan

- Sets parameters for current Corrections expansion

Analyze potential drivers

- Movement from leased facilities
- Expenditures for Fire Station #35 upgrades
- Expenditures for Civil Court upgrades
- Need/Funding for E.O.C.

Set priority of development