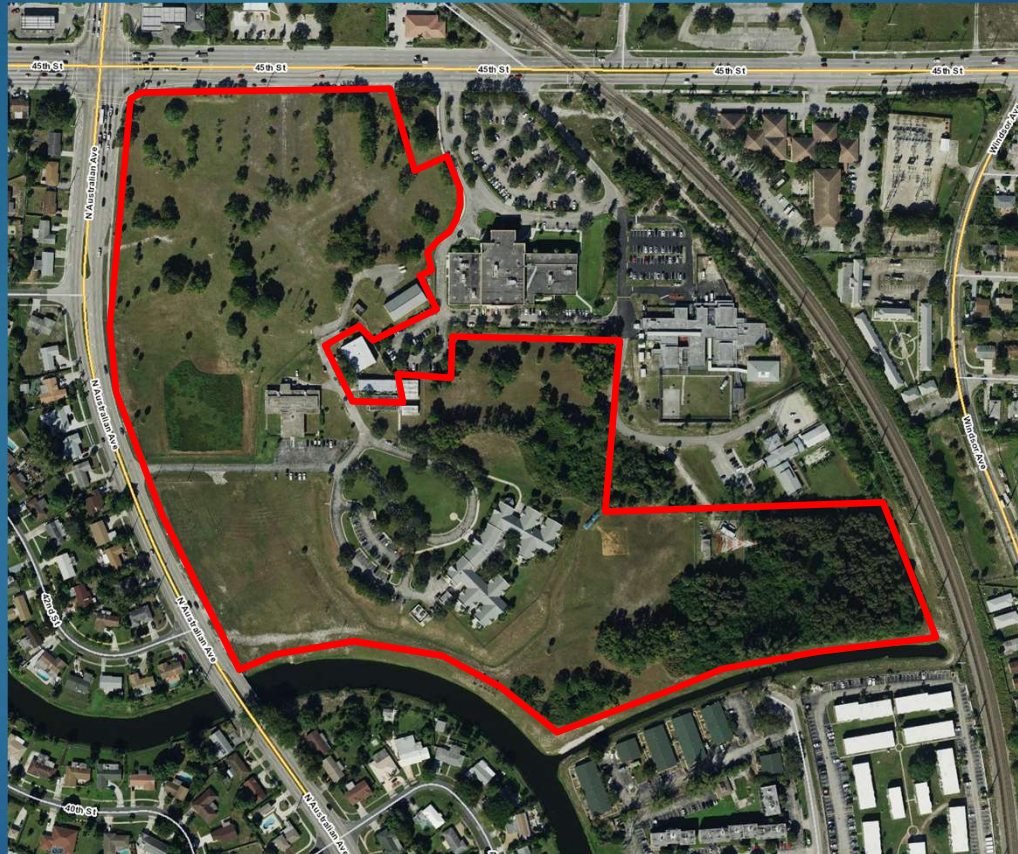




# Palm Beach County 45<sup>th</sup> Street Complex Master Plan

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Community Outreach Meeting  
April 30, 2024



# Palm Beach County 45<sup>th</sup> Street Complex Master Plan Project Team

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ISAMÍ C. AYALA-COLLAZO  
ACA & FDO DIRECTOR

TERRI WOLFE, PROJECT MANAGER  
CAPITAL IMPROVEMENTS DIVISION

FERNANDO DELDAGO, DIRECTOR  
CAPITAL IMPROVEMENTS DIVISION

ERIC MCCLELLAN, DIRECTOR  
STRATEGIC PLANNING DIVISION  
PH. 561-233-0253



JAMES E. GREEN  
CSD DIRECTOR

TARUNA MALHOTRA  
CSD DEPUTY DIRECTOR



ALFONSO HERNANDEZ ARCHITECT, LLC



# Palm Beach County 45<sup>th</sup> Street Complex Master Plan

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## Background Information

- +/-41.3 acres
- County use dates to early 1900s
- *County Home* demolished 2014
- Property retained for future County government needs



# Palm Beach County 45<sup>th</sup> Street Complex Master Plan

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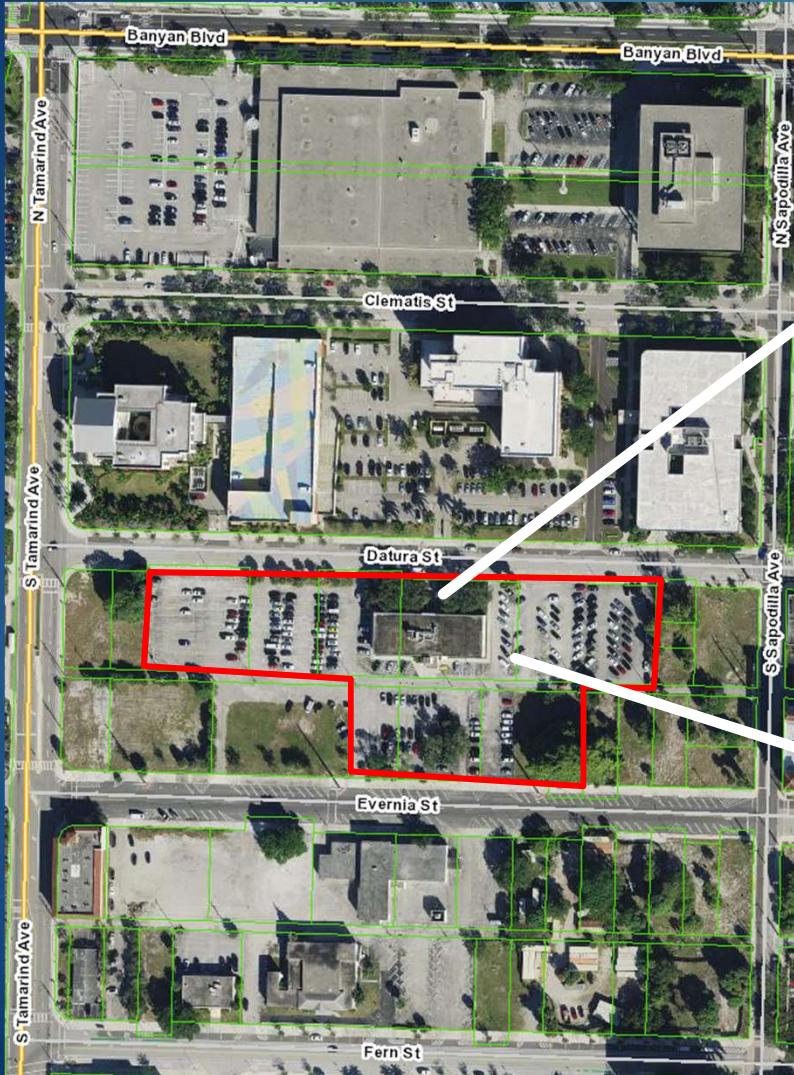
## Background Information (Cont.)

- One Penny Sales Surtax approved 2016
  - ✓ Project Plan includes 810 Datura Building Replacement w/ funding in FYs 2025 and 2026
- 810 Datura Street property committed to University of Florida (UF) in 2022
  - ❖ Staff directed to accelerate Building Replacement project and master plan the Complex



# Palm Beach County 810 Datura Street Property

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# Palm Beach County 810 Datura Street Property

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## Background Information

- +/-3.5 acres (of 5.03-acre County ownership)
- Site developed in 1955
- 28,755 sq. ft. building
- Supports daily operations of roughly one-half of CSD's 209 employees
- Formerly planned (long-range) to support a future 350,000 sq. ft. County office program



# Palm Beach County 45<sup>th</sup> Street Complex

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## Programming

- All existing operations to remain
- Australian Avenue road drainage
- 810 Datura Building Replacement @ ~60K sq. ft.
- Future 350,000 sq. ft. County office
  - Long-range plan
  - NOT in County's 5-Year CIP
  - Reservation for future



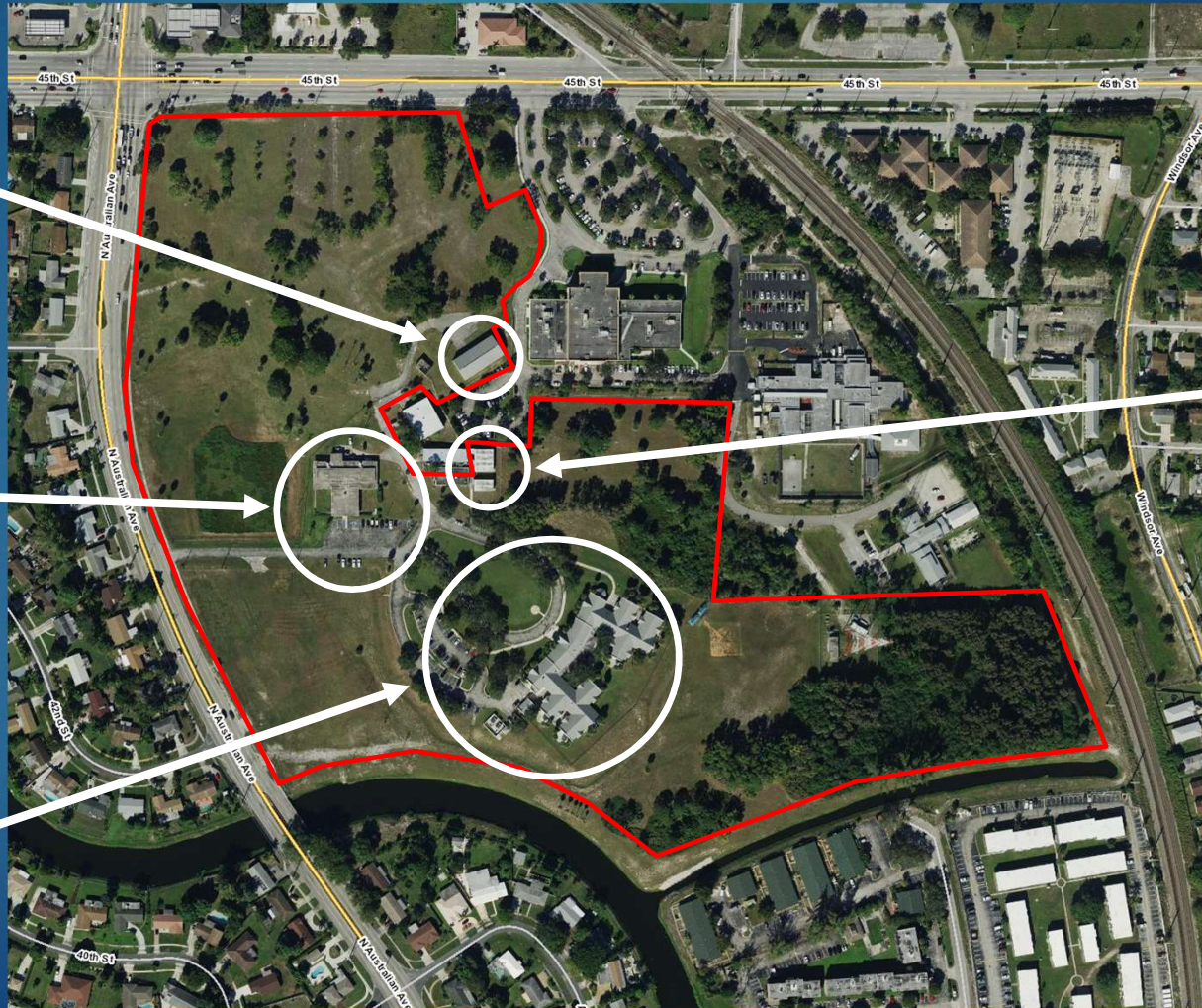
# Palm Beach County 45<sup>th</sup> Street Complex

## Existing Conditions

Warehouse  
(5,000 sq. ft.)

Victim  
Services  
(8,300 sq. ft.)

Highridge  
Family Center  
(32,100 sq. ft.)



School  
District  
(Lease;  
3,000 sq. ft.)





# Palm Beach County 45<sup>th</sup> Street Complex Constraints





# Palm Beach County 45<sup>th</sup> Street Complex Master Plan

## ARCHITECTURAL MASTER PLAN

### PHASE 2:

- 01. Future 350,000 SF 4 Level Office building
- 02. Proposed Future 5 Level Parking Structure
- 03. Proposed Future Water Retention Area
- 04. Future Development Area

### PHASE 1:

- 05. 60,000 sf 2 Level Community Service Facility
- 06. Proposed Renovated Surface Parking Area
- 07. Proposed Location Of Future Memorial Sculpture With New Connecting Sidewalks
- 08. Proposed New Site Entrance
- 09. Proposed dry retention area
- 10. Proposed Future Water Retention Area
- 11. Proposed Future Canal Expansion Area – By Others
- 12. Existing Cemetery To Remain
- 13. Proposed New Traffic Signal





# Palm Beach County 45<sup>th</sup> Street Complex Master Plan

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## Building Placement Considerations

- Existing Constraints
- Continuity of Operations
- Consolidation/Proximity
- Compatibility
- Access
- Property Value



# Palm Beach County 45<sup>th</sup> Street Complex

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## 810 Datura Replacement Building





# Palm Beach County 45<sup>th</sup> Street Complex

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## 810 Datura Replacement Building





# Palm Beach County 45<sup>th</sup> Street Complex

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## 810 Datura Replacement Building

### Details

- ~57,000 sq. ft. building
- 2 stories (31'-4" – 40' height)
- +/-200 parking spaces
- 20'+ wide perimeter landscape buffer
- +/-6 acres
- Maude Ford Lee Building
- Signalized access
- Internal connections within complex



# Palm Beach County 45<sup>th</sup> Street Complex

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## 810 Datura Replacement Building





# Palm Beach County 45<sup>th</sup> Street Complex

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## 810 Datura Replacement Building







# Palm Beach County 45<sup>th</sup> Street Complex

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## 810 Datura Replacement Building





# Palm Beach County 45<sup>th</sup> Street Complex

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## 810 Datura Replacement Building





# Palm Beach County 45<sup>th</sup> Street Complex

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## 810 Datura Replacement Building





# Palm Beach County 45<sup>th</sup> Street Complex Master Plan

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## Future County Office

- No pending/planned design or funding
- 350,000 sq. ft. building
- 4 story building (56'-60' max. height)
- 5 level parking structure (50'-60' max. height)
- Strategic corner placement
- 10+ acres
- Shared 45<sup>th</sup> Street access with Health Dept.
- Internal connections within complex



# Palm Beach County 45<sup>th</sup> Street Complex Master Plan

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## Comparative Data

Subject Matter	Permissible (Community Services (CS) Zoning District)	Proposed Master Plan	Difference
Floor Area Ratio (FAR)	0.75 (1,349,271 sq. ft.)	0.26 (462,343 sq. ft.)	-0.49 (-889,928 sq. ft.)
Building Height*	60 ft.	32 ft.	-28 ft.
Perimeter Landscape Buffer	5 ft.	20+ ft.	15+ ft.
Perimeter Setback	15 - 25 ft.	25 - 100+ ft.	0 - 75+ ft.

\*810 Datura Replacement Building



# Palm Beach County 45<sup>th</sup> Street Complex Master Plan

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## 810 Datura Replacement *Tentative* Schedule

- Design: Ongoing thru first quarter 2025
- Master Plan Approval: July – November 2024
- Permitting: March 2025 – September 2025
- Pricing: July 2025 – October 2025
- Construction Contract: October 2025 – January 2026
- Construction: February 2026 – April 2027
- Opening: Spring/Summer 2027**



# Palm Beach County 45<sup>th</sup> Street Complex Master Plan

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## Information Resources

FDO Open Projects Web Page:

<https://discover.pbcgov.org/fdo/Pages/OpenProjects.aspx>

FDO Personnel:

Eric McClellan, Director, FDO Strategic Planning Division

(561) 233-0253

[EMcClellan@pbcgov.org](mailto:EMcClellan@pbcgov.org)



# Palm Beach County

## 429 Park Place, West Palm Beach

### Community Input – Open Discussion

- Rules of engagement
  - Typical and customary decorum/respect is expected and required, County Staff is here to gather input, no decisions are to be made today, all input will be well-received
  - Each speaker will be given 3 minutes to speak
  - We will answer questions received, be it during the meeting or at a later time if information is not readily available





# Palm Beach County 45<sup>th</sup> Street Complex Master Plan

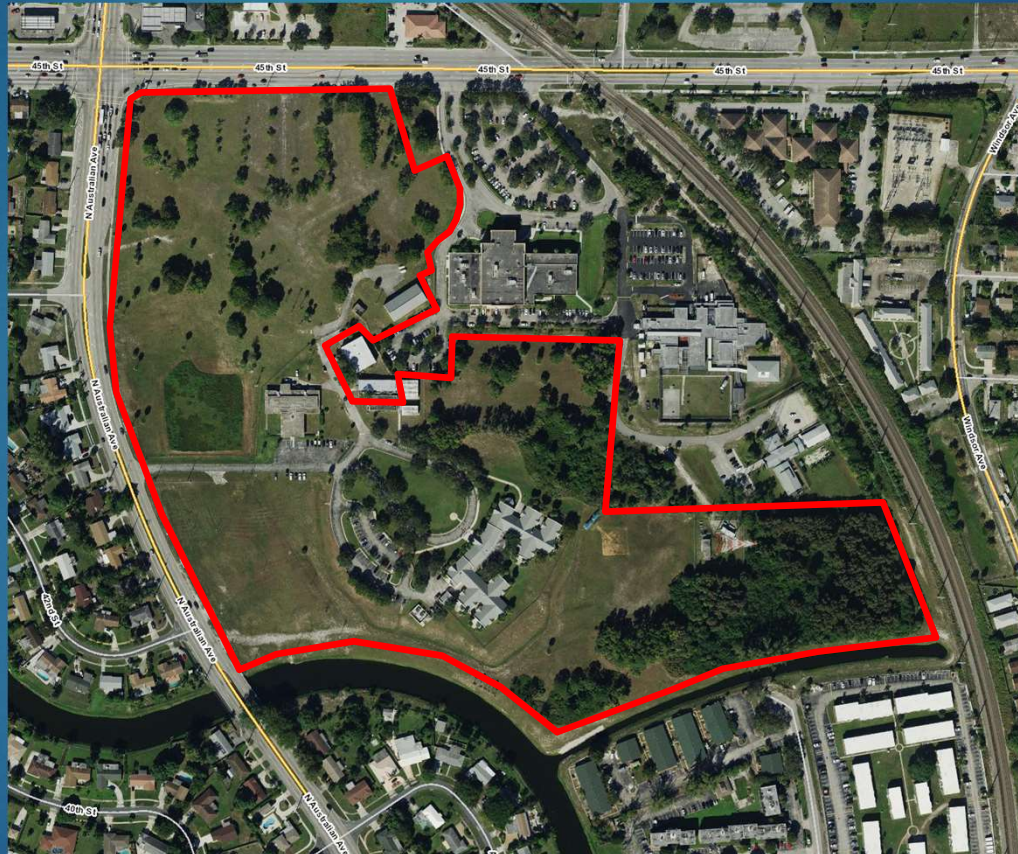
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# Palm Beach County 45<sup>th</sup> Street Complex Master Plan

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