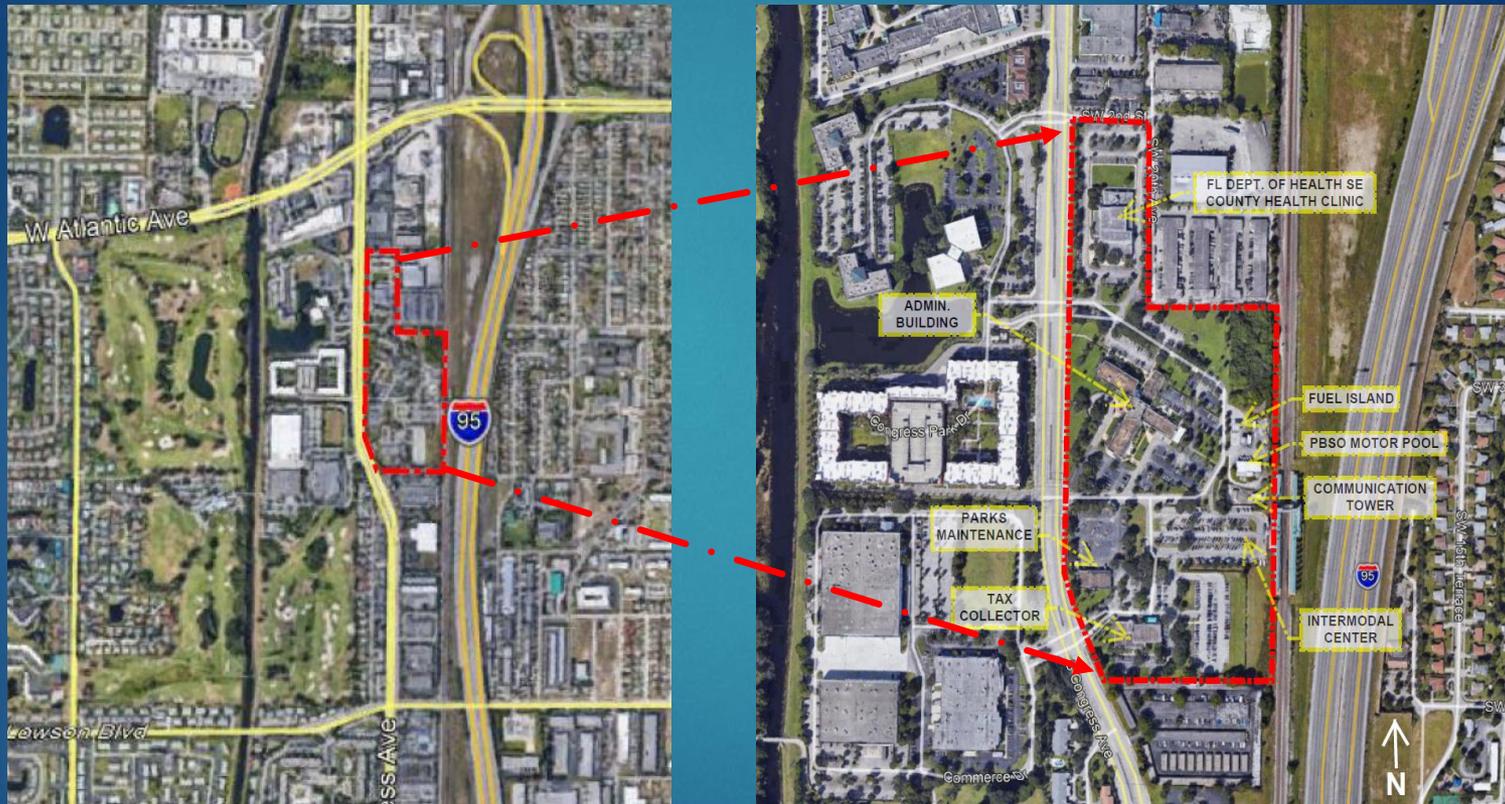


# South County Administrative Complex Master Plan / Redevelopment



Infrastructure Sales Tax Oversight Committee  
August 15, 2024  
Facilities Development & Operations

# RECAP

- Since 2006, the matter of the development of the South County Administrative Complex has been considered multiple times by the Board of County Commissioners (Board)
- Funding under the IST Approved Project Plan amounts to \$6M (\$3M FY2020 and FY2021) slated for renewal/replacement.
- A total of five Workshops have been conducted in recent years
  - October 29, 2019
  - June 23, 2020
  - April 27, 2021
  - April 26, 2022
  - August 29, 2023

## ➤ **August 29, 2023 Workshop Meeting**

- Staff and its design consultant (Zyscovich, LLC) presented three conceptual master plan options for redevelopment of the Complex
- The Board articulated a clear preference for Master Plan Option #1
- Staff was directed to prepare a funding plan for the estimated project costs and was authorized to pursue a parking study to right size the number of parking spaces required for the redevelopment project

## ➤ June 11, 2024 Regular Meeting

- Staff presented a parking study that supported a reduction on the total number of parking spaces to be provided, along with a funding plan.
- Staff was authorized to proceed with project implementation.

# STAKEHOLDERS

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## Existing

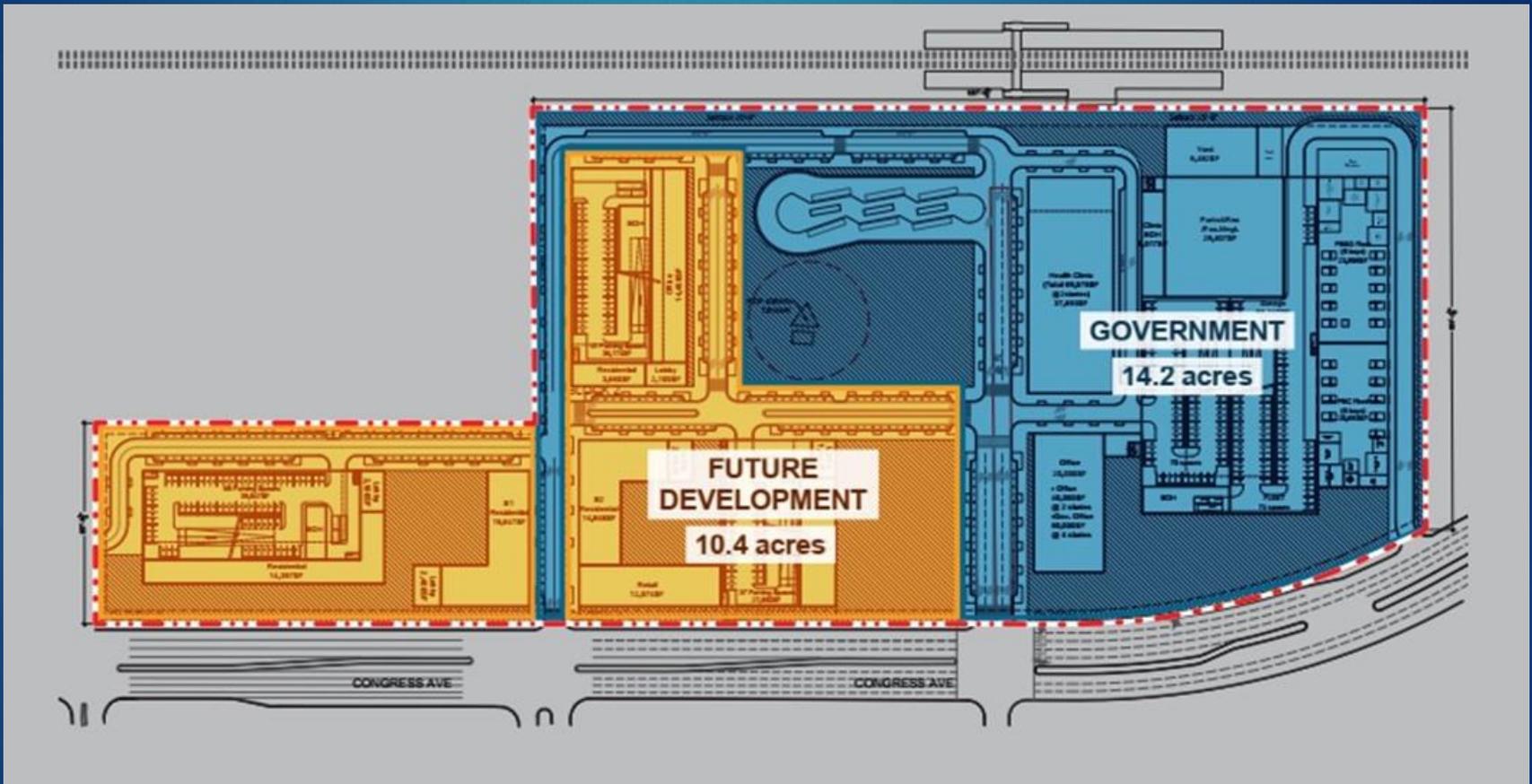
<del>Tax Collector Office (TCO)</del>	Supervisor of Elections
PBSO Motor Pool	Florida Department of Health
FDO/Facilities Management	Palm Tran
Community Services Dept.	Youth Services Dept.
SFRTA/Tri-Rail	Planning, Zoning & Building Dept.
Communication Tower	Parks & Recreation
Fueling Facility	

## Added

Property Appraiser's Office	FDO/Fleet Management
FDO/Electronic Services and Security (Radio)	

# MASTER PLAN – OPTION #1

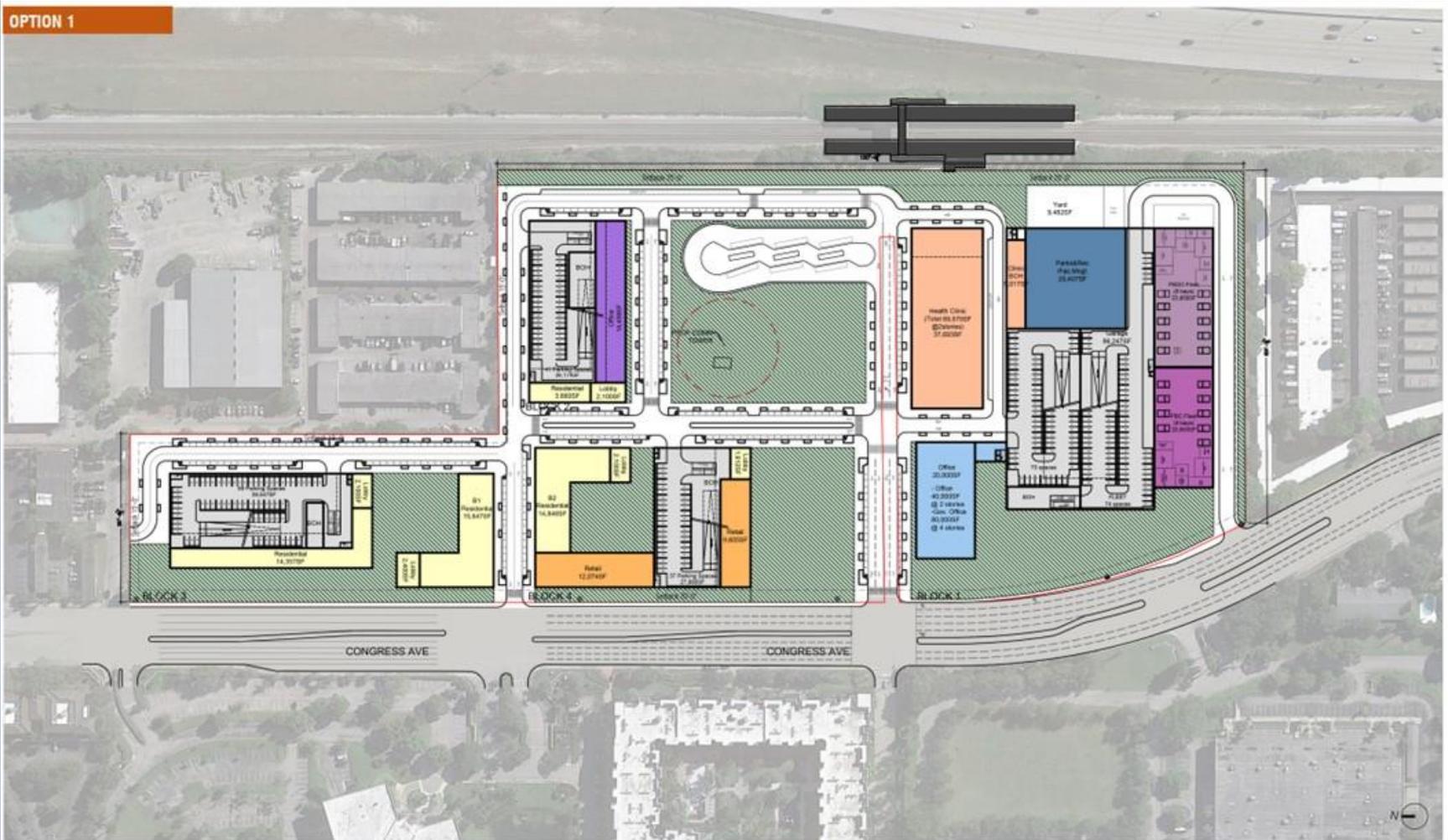
6



# MASTER PLAN – OPTION #1

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OPTION 1



**PBC South County Admin Complex**

**Palm Beach, Florida**

Ground Floor Plan

Scale: 1"=150'

July 14, 2023

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# ESTIMATED PROJECT COST

- \$180M inclusive of parking reduction savings.
- Potential to obtain revenues from leasing approximately 10.4 acres for private development.
- Staff was authorized to proceed with issuance of bonds while simultaneously procuring state-level contributions towards the construction of the new Department of Health building.

# TIMELINE FOR REDEVELOPMENT

- Staff is currently working with the design consultant to proceed with design/permitting and preparing a phasing plan
- Concurrently, Staff is working on issuance of a Request for Proposals (RFP) to select a private redevelopment partner for the balance of the Complex, issuance of an RFP to select a construction manager at risk (CMR) to build the public improvements, and exploring/applying for grant opportunities
- No construction work will proceed until TCO relocates its operations
- Expect construction to commence in 3-4 years.

# South County Administrative Complex Master Plan / Redevelopment

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