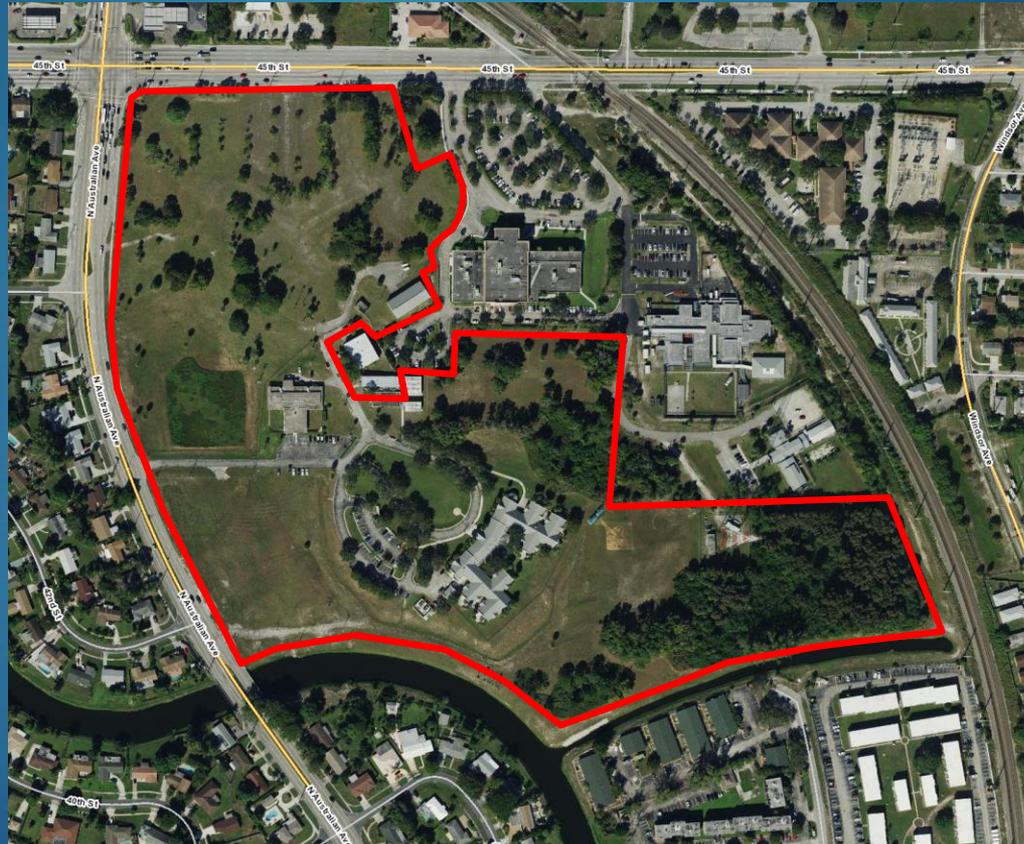




810 Datura Building Replacement

1

45th Street Complex Master Plan



Infrastructure Surtax Independent Citizen Oversight Committee
November 21, 2024



810 Datura Building Replacement

2

45th Street Complex Master Plan

Project Objective

Relocation of Community Services Department



810 Datura



45th Street Complex



810 Datura Building Replacement

3

45th Street Complex Master Plan

Milestones Completed to Date

- \$2.6M advance from IST Program Budget
- Contracted with Alfonso Hernandez Architect, LLC (certified SBE) for professional design services
- Programming, Schematic Design and Design Development complete
- Public outreach completed
- Application for rezoning pending with City of WPB
- Contracted with D. Stephenson Construction, Inc. for Construction Management at Risk (CMAR) Services



Palm Beach County 45th Street Complex

4

Site 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 45th Street Complex

5

Site Programming

- All existing operations to remain
- Australian Avenue road drainage accommodation
- 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 45th Street Complex

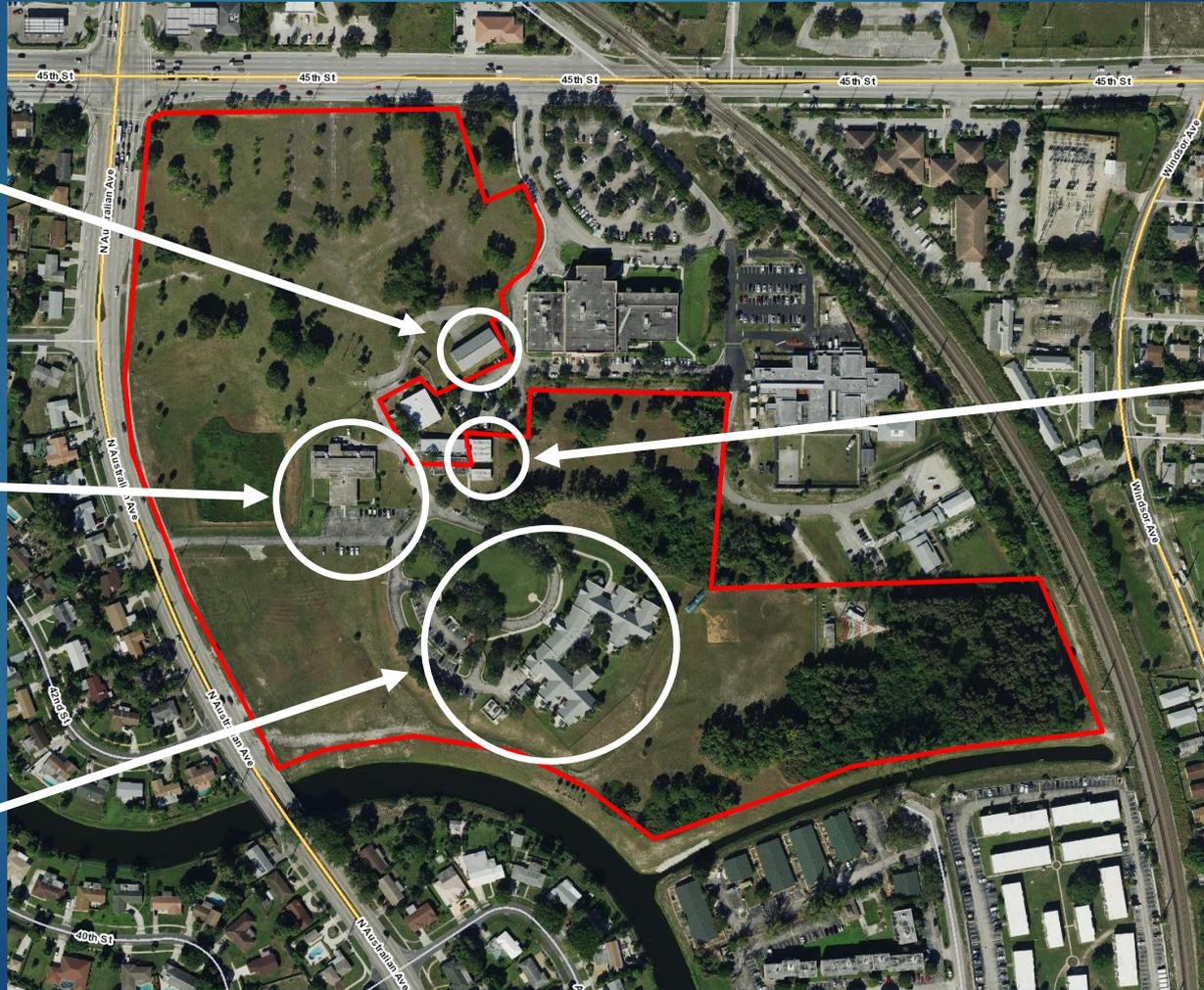
6

Existing Conditions

Warehouse
(5,000 sq. ft.)

Victim
Services
(8,300 sq. ft.)

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



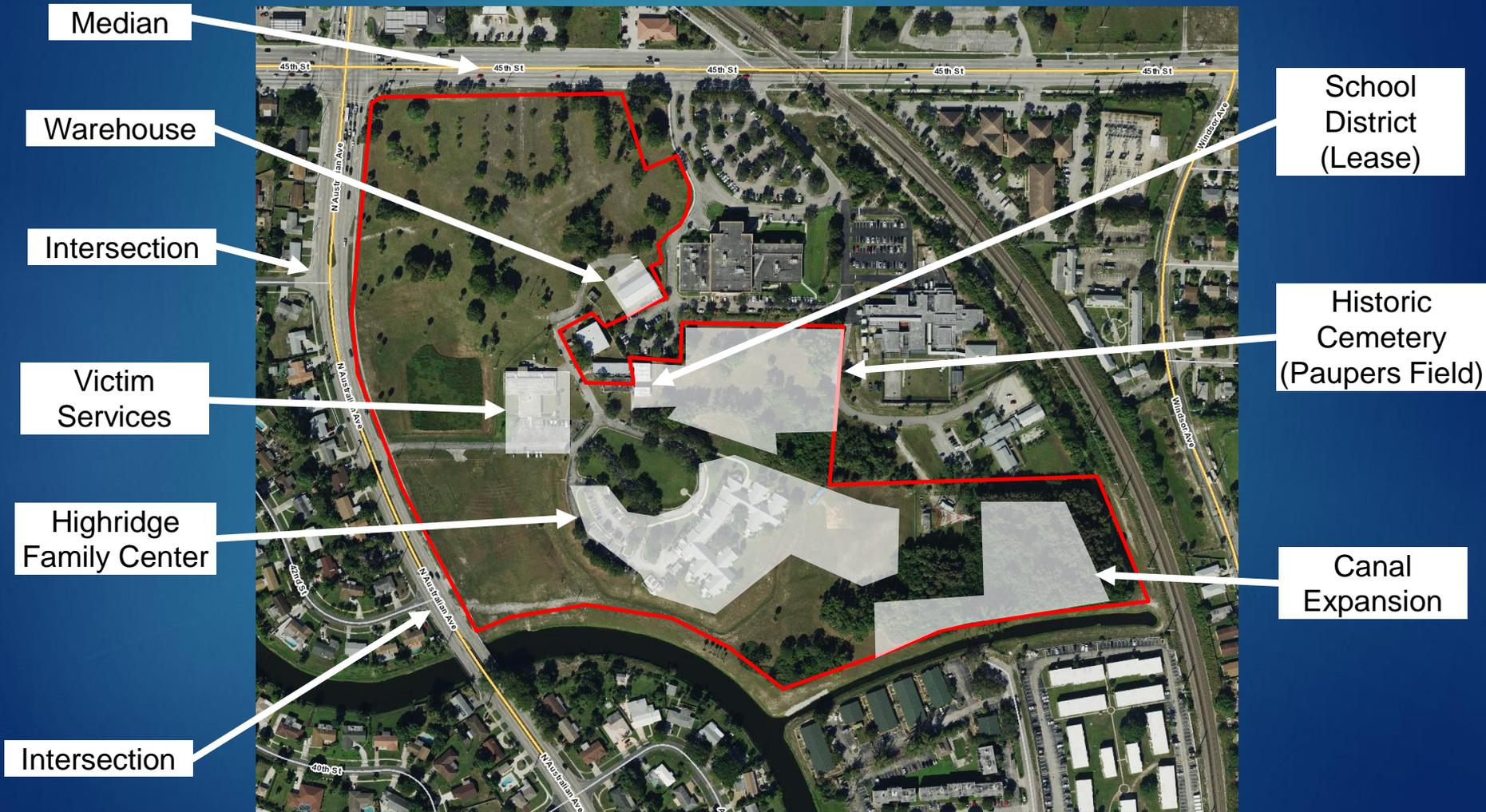
School
District
(Lease;
3,000 sq. ft.)



Palm Beach County 45th Street Complex

7

Constraints





Palm Beach County 45th 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 45th Street Complex

9

810 Datura Replacement Building





Palm Beach County 45th Street Complex

10

810 Datura Replacement Building





Palm Beach County 45th Street Complex Master Plan

11

Building Placement Considerations

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



Palm Beach County 45th Street Complex

12

810 Datura Replacement Building

Details

- ~59,000 sq. ft. building
- 2 stories (31'-4" – 40' height)
- 190 parking spaces
- 20'+ wide perimeter landscape buffer
- +/-6 acres
- Maude Ford Lee Building
- Signalized access
- Internal connections within complex



Palm Beach County 45th Street Complex

13

810 Datura Replacement Building



Front (South Façade)





Palm Beach County 45th Street Complex

14

810 Datura Replacement Building



Rear (North Façade)





Palm Beach County 45th Street Complex

15

810 Datura Replacement Building



Sides (East and West Façades)





Palm Beach County 45th Street Complex

16

810 Datura Replacement Building



View Looking Northeast



Palm Beach County 45th Street Complex

17

810 Datura Replacement Building



View Looking Southeast



Palm Beach County 45th Street Complex Master Plan

18

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 45th Street access with Health Dept.
- Internal connections within complex



Palm Beach County 45th Street Complex Master Plan

19

Comparative Data

Subject Matter	Permissible (Community Services Planned Development (CSPD) District)	Proposed Master Plan	Difference
Floor Area Ratio (FAR)	1.0 (1,799,028 sq. ft.)	0.26 (462,343 sq. ft.)	-0.74 (-1,336,685 sq. ft.)
Lot Coverage	50%	7%	-43%
Building Height*	80 ft.	40 ft.	-40 ft.
Perimeter Setback	15 - 25 ft.	94 - 325 ft.	79 - 300 ft.

*810 Datura Replacement Building



Palm Beach County 45th Street Complex Master Plan

20

Comparative Data (Cont.)

Subject Matter	Permissible (Community Services Planned Development (CSPD) District)	Proposed Master Plan	Difference
Impervious Surface	75%	51%	-24%
Open Space	50%	93%	43%
Perimeter Landscape Buffer	5 ft.	20+ ft.	15+ ft.
Landscape Area	15%	49%	34%



810 Datura Building Replacement

21

45th Street Complex Master Plan

IST Project Plan Funding

FY2023	\$2,600,000
FY2024	\$1,575,600
FY2025	\$5,000,000
FY2026	\$18,660,000
Total	\$27,835,600

Committed to date	+\$2,600,000
% Committed	~10%
Paid to date	~\$963,000



810 Datura Building Replacement

22

45th Street Complex Master Plan

Tentative Schedule

- ❑ Design: Ongoing thru first quarter 2025
- ❑ Master Plan Approval: July 2024 – Jan. 2025
- ❑ 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**



810 Datura Building Replacement

23

45th Street Complex Master Plan

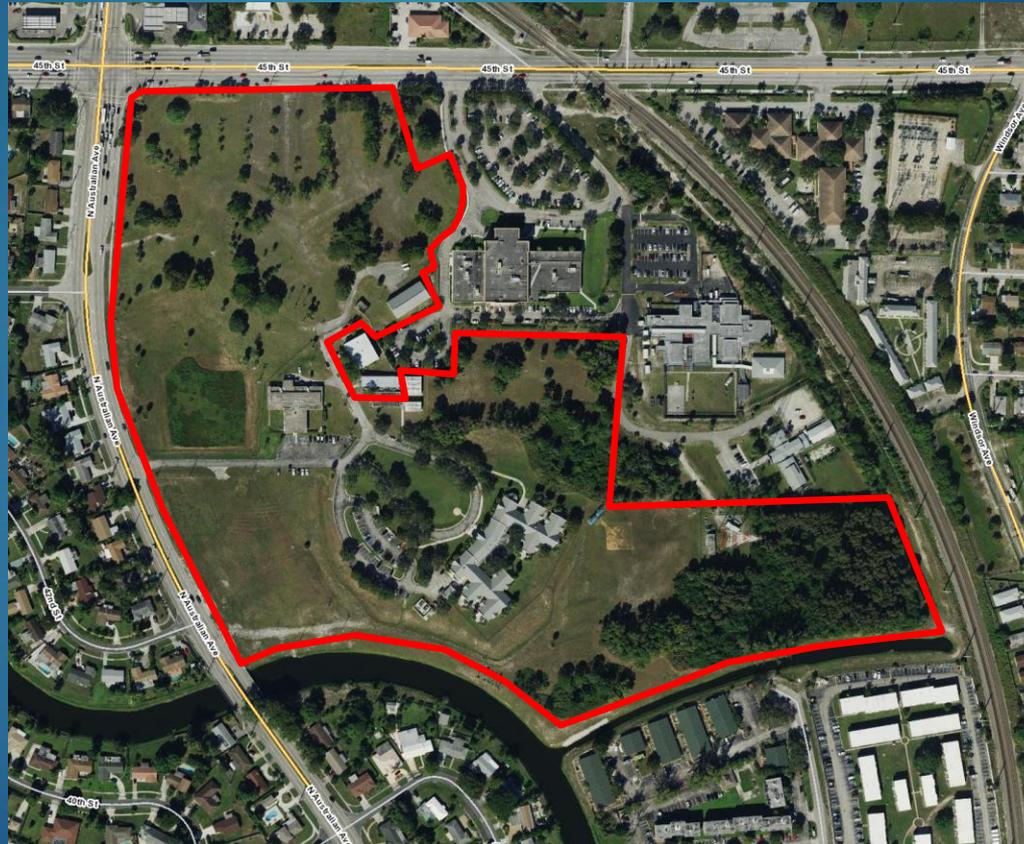




810 Datura Building Replacement

24

45th Street Complex Master Plan



Infrastructure Surtax Independent Citizen Oversight Committee
November 21, 2024



Palm Beach County 45th Street Complex Master Plan

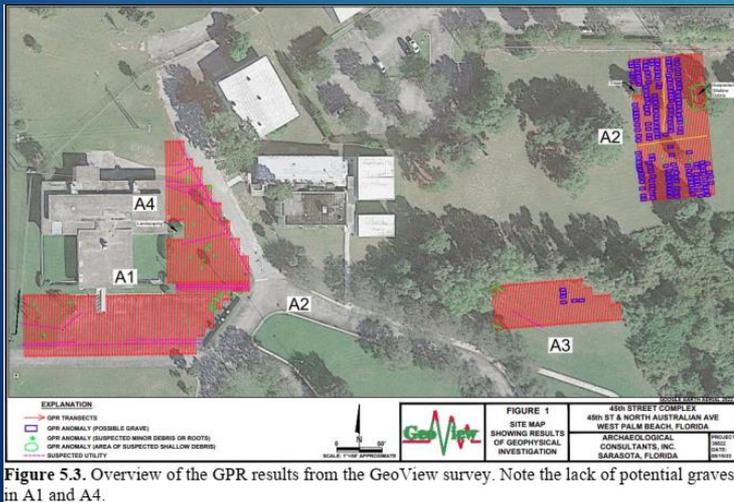
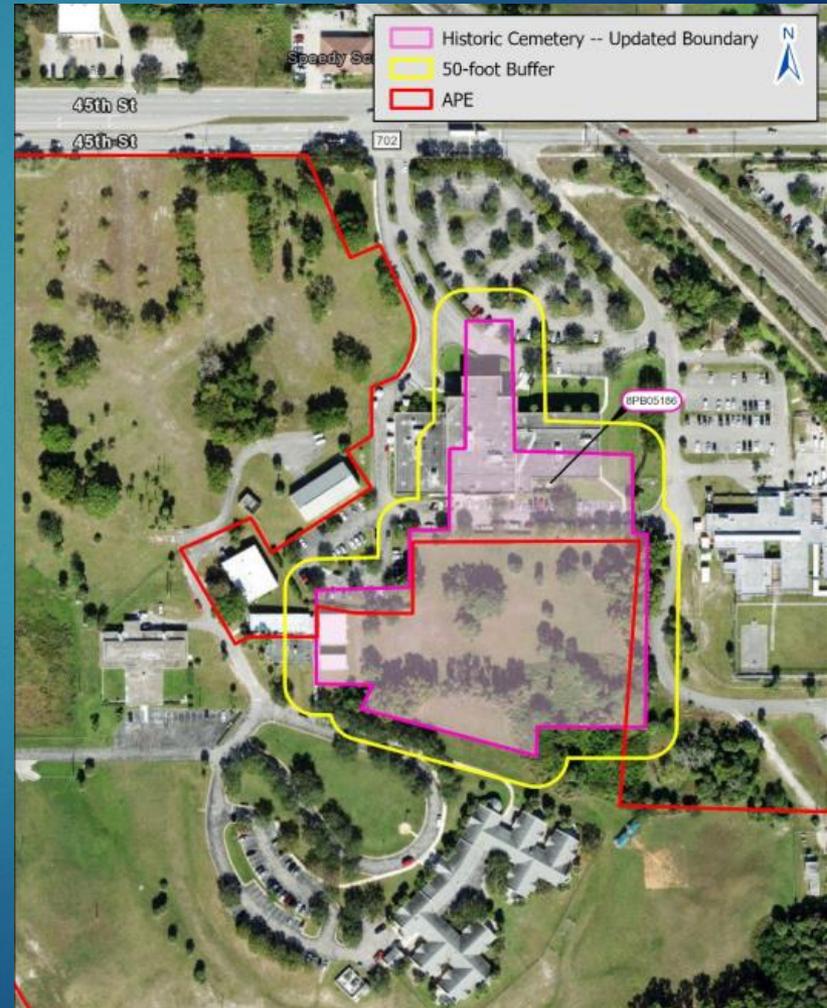


Figure 5.3. Overview of the GPR results from the GeoView survey. Note the lack of potential graves in A1 and A4.





Palm Beach County 45th Street Complex Master Plan

27

Traffic Impact Analysis

All of the significantly impacted roadways are expected to meet the County's standards in the initial phase of development. It should be noted that 45th Street from Congress Avenue to Australian Avenue is not projected to operate acceptably during the AM peak hour with the addition of project traffic in the ultimate buildout scenario. Therefore, a proportionate share analysis is needed for 45th Street from Congress Avenue to Australian Avenue in the AM peak hour for the full buildout condition. The buildout date for the development is 2028.



Palm Beach County 45th Street Complex Master Plan

Policy on Proportionate Share for Governmental Facilities



Department of Engineering
and Public Works
P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pb.gov

Palm Beach County
Board of County
Commissioners
Maria Sachs, Mayor
Maria G. Marino, Vice Mayor
Gregg K. Weiss
Michael A. Barrett
Maeci Woodward
Sara Baxter
Nick Bernard

County Administrator
Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"
Official Electronic Letterhead

INTEROFFICE MEMORANDUM

DATE: October 24, 2024
TO: Honorable Mayor Maria Sachs and Members of the Board of County Commissioners
THRU: Verdenia C. Baker, County Administrator *VBaker*
FROM: David L. Ricks, P.E., County Engineer
Engineering and Public Works Department *DLR*
RE: Policy on Proportionate Share for Government Facilities

Background:

Pursuant to Florida State Statute 163.3180, an applicant for a development agreement, rezoning, or other land use development permit shall be allowed to satisfy transportation concurrency requirements of the local comprehensive plan if the applicant in good faith offers to enter into a binding agreement to pay for or construct its proportionate share of required improvements. The statute also awards developers road impact fee credit for their proportionate share contributions. Palm Beach County (County) has been administering this rule faithfully for all development projects, all of which, so far, were owned and developed by the private sector.

Issue:

A recent issue has emerged regarding application of the above statute and payment of proportionate share for required road improvements generated by a planned future County facility. The County's Unified Land Development Code (ULDC) exempts local governments from paying infrastructure/road impact fees for the development of publicly-owned and operated governmental facilities; however, there is no exemption from the proportionate share payment requirements. Both road impact fees and proportionate share contributions are intended to fund the same roadway capacity improvements necessary to mitigate the impact of new development. Therefore, requiring governments to pay proportionate share for development of public service facilities while exempting them from paying impact fees, defeats the purpose and is an inconsistency between the legislation and the ULDC. In practice,



governments would have to pay themselves a proportionate share, then turn around, and use the same revenues to build the needed road capacity improvements. Unlike private applicants, local governments are uniquely positioned to plan for needed capital improvements as part of their Capital Improvement Plan and annual budget process.

Conclusion:

Unless otherwise directed by the Board, staff's position is that entering into a proportionate share agreement and subsequent payment by a governmental entity for the development of government facilities will create unnecessary bureaucracy and budgetary consequences in implementing transportation concurrency. Therefore, staff will not require that development orders for government facilities be subject to a proportionate share agreement and payment to obtain transportation concurrency approval. This policy will apply to county as well as municipal government services facilities.

EC: Mr. Patrick Rutter, Deputy County Administrator
Ms. Isami Ayala-Collazo, Assistant County Administrator
Ms. Whitney Carroll, Esq., Executive Director, Planning Zoning Building
Ms. Joanne M. Keller, P.E., Deputy County Engineer
Dr. Mohamed Al-Tahk, P.E., Director, Traffic Division
Mr. Scott Cantor, P.E., Director, Land Development Division
Mr. Morton L. Rose, P.E., Director, Roadway Production Division
Mr. Kenny Rampersad, Director, Administrative Services
Mr. Quazi Bari, P.E., P.T.D.E. - Principal Professional Engineer, Traffic Division
Mr. Scott Stone, Esq., Assistant County Attorney I
Mr. Ryan P. Maher, Esq., Assistant County Attorney
Mr. R. Eric McClellan, Director, FDO Strategic Planning



Palm Beach County 45th Street Complex Master Plan

29

Traffic Impact Analysis (Cont.)





Palm Beach County 45th Street Complex Master Plan

30

Traffic Impact Analysis (Cont.)

➤ Initial Phase

- 1,219 Daily Trips (180 AM Peak, 93 PM Peak)
- Significant Impacts Exceeding LOS:
 - 45th Street from I-95 to Congress Avenue
 - Australian Avenue from Palm Beach Lakes Blvd. to 45th Street (AM Peak only)
 - ✓ F.S. Ch. 163.3180: LOS D is currently exceeded and improvements will provide sufficient capacity



Palm Beach County 45th Street Complex Master Plan

31

Traffic Impact Analysis (Cont.)

➤ Full Buildout

- 8,336 Daily Trips (1,232 AM Peak, 631 PM Peak)
- Significant Impacts Exceeding LOS:
 - Okeechobee Blvd. x2
 - 45th Street x4
 - Beeline Hwy. x1
 - Palm Beach Lakes Blvd. x2
 - Australian Avenue x2



Palm Beach County 45th Street Complex Master Plan

32

Traffic Impact Analysis (Cont.)

➤ Full Buildout

- ✓ F.S. Ch. 163.3180: LOS D is currently exceeded and improvements will provide sufficient capacity

- ❑ 45th Street from Congress Avenue to Australian Avenue is deficient during the AM Peak Hour. As improvements would provide adequate capacity, a proportionate share analysis is needed.



Palm Beach County 45th Street Complex Master Plan

33



OPEN OFFICE CONCEPT

'Enhances collaboration and communication in the workplace, by removing barriers between different departments and levels in a company.

Popular among tech companies like Google. Open office designs are more cost-effective and flexible outfitting one large work area with interchangeable furniture."



-Indeed Employer

Open Office Design Ideas:

- Provide open shared areas with daylighting and views to exterior
- Reduce heat gain
- Control sound



Sound absorption Materials

