FY 2026/27 Budget Worksession Property Valuation Update

Seminole County at a Glance

344 Square miles

4th Smallest Geographically in the State

Total county population: 485,000

3rd in population density

2025 Values

MARKET VALUE
$87B

TAXABLE VALUE
$57B

$30B difference represents the current caps and exemptions
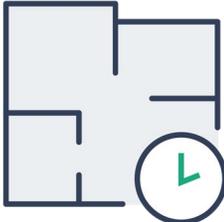
REAL PROPERTY PARCELS
180,546

RESIDENTIAL PARCELS
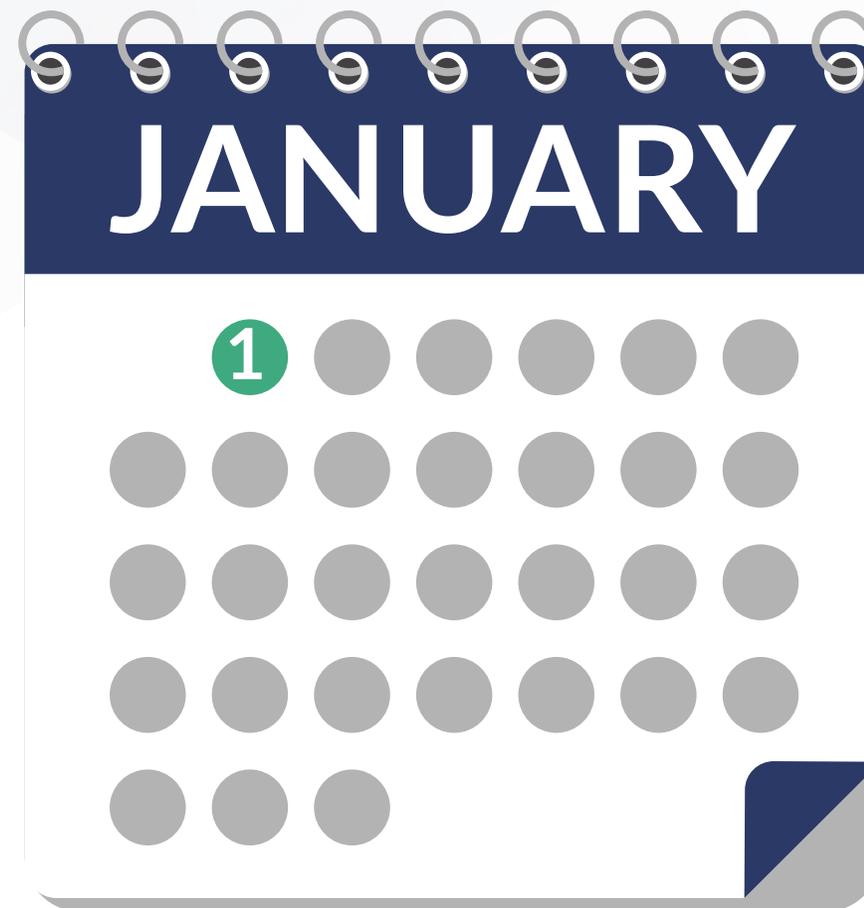137,178

COMMERCIAL PARCELS
6,885

APARTMENT UNITS
44,673

CONDO PARCELS
15,104

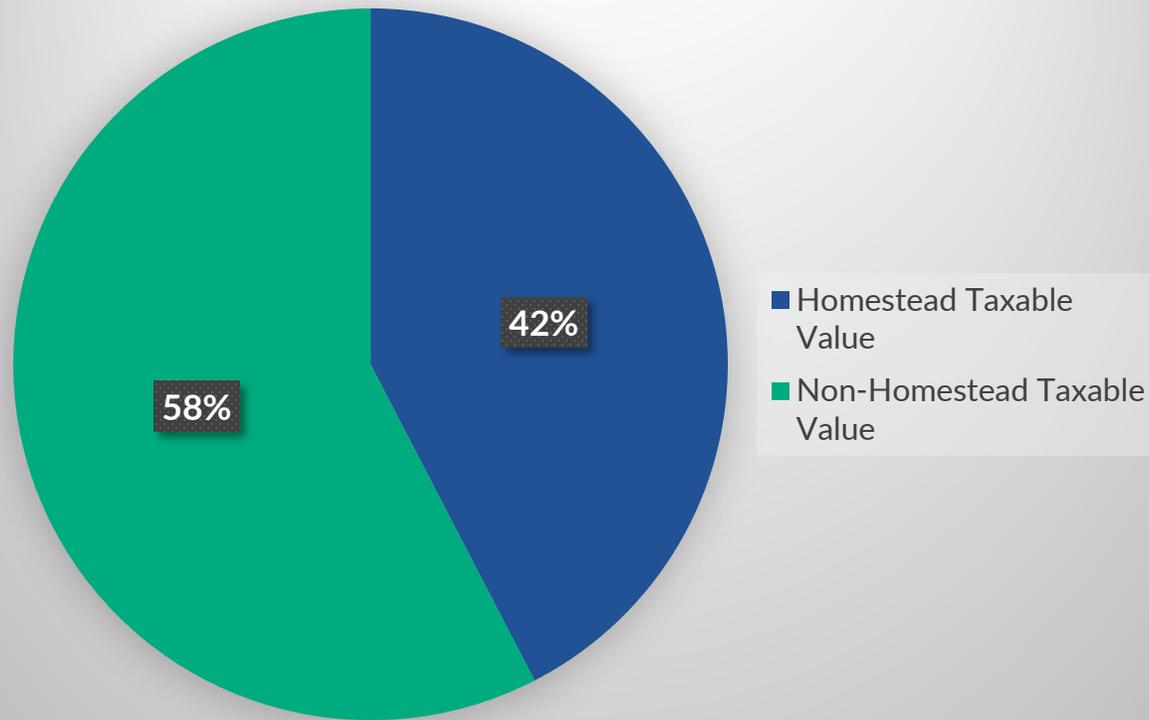Why is January 1 important?

Sales Volume

2024 Sales Volume

Residential: $3.3 billion (7,792 sales)

Commercial: $1.3 billion (443 sales)

2025 Sales Volume

Residential: $3.3 billion (7,818 sales)

Commercial: $1.2 billion (422 sales)

Interest Rates

YEAR	RATE
December 2019	3.66%
December 2020	2.70%
December 2021	3.07%
December 2022	6.79%
December 2023	5.80%
December 2024	6.53%
December 2025	6.20%

Value of Permits for New Construction

Residential & Commercial Permit Values

- 2021- $1.0 billion
- 2022- $1.4 billion
- 2023- $1.5 billion
- 2024- $1.2 billion
- 2025- $1.3 billion
- 2026- $1.0 billion

SCPA

2026
New
Construction

$640
million

Residential Market Trends

- Seminole County is still underhoused

- Inventory is increasing

- Market is becoming more balanced between buyers and sellers

- Renters' market has stabilized with some minor declines

  - 30% of housing units are non-homesteaded in Seminole County.

  - 90%-94% occupancy rate for apartments with rents flattening out

New Single Family Homes

SCPA

Year	New Single Family Homes
2010	823
2011	861
2012	687
2013	811
2014	1,050
2015	745
2016	866
2017	862
2018	953
2019	1,327
2020	1,406
2021	1,346
2022	1,554
2023	1,036
2024	1,154
2025	980
2026	906

SCPAFL.ORG

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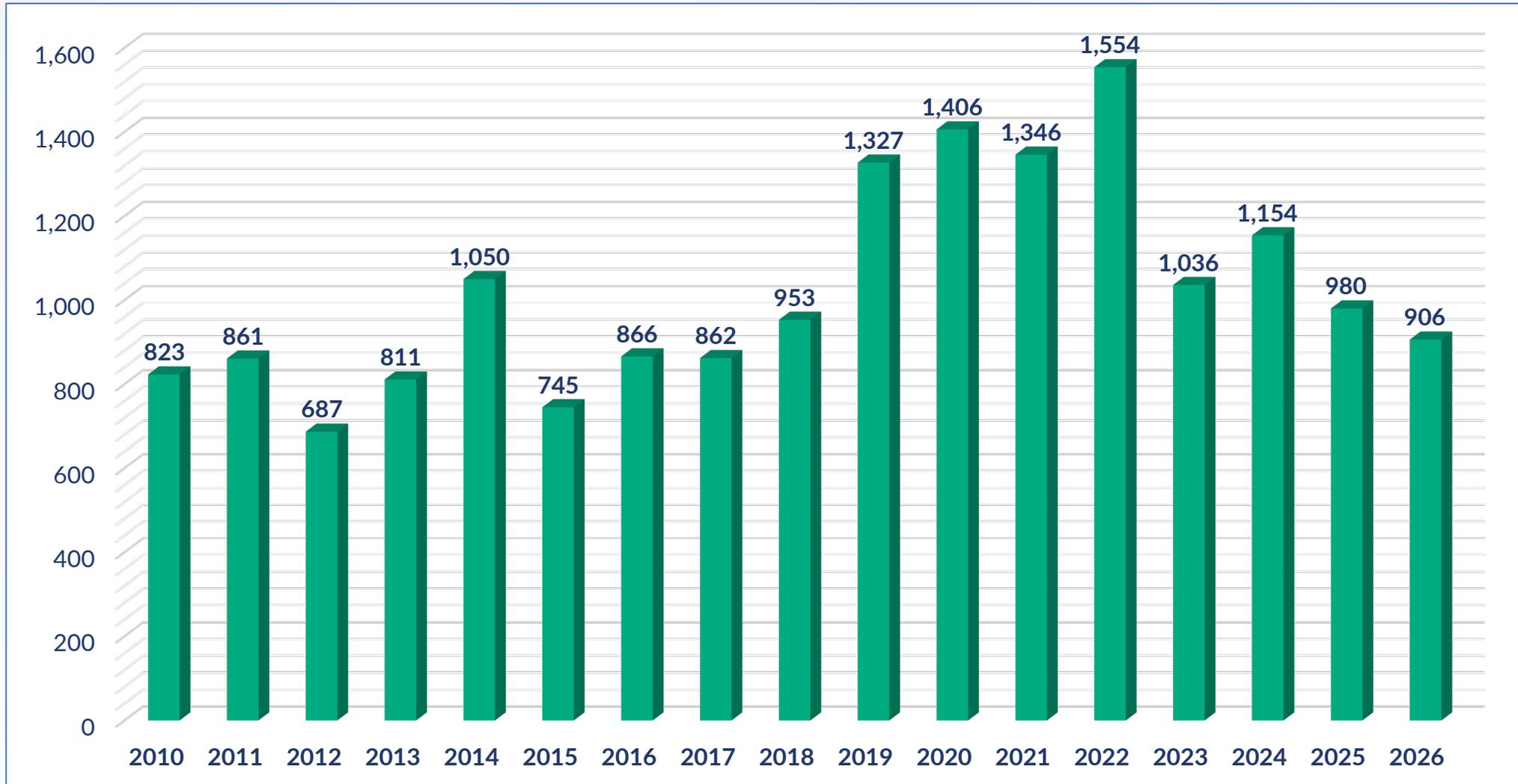
Inventory of Homes:
Two-year History (Orange & Seminole)

Source: Orlando Regional Realtors Association
State of the Market, January 2026

11

Detached Single-Family Homes

SCPA
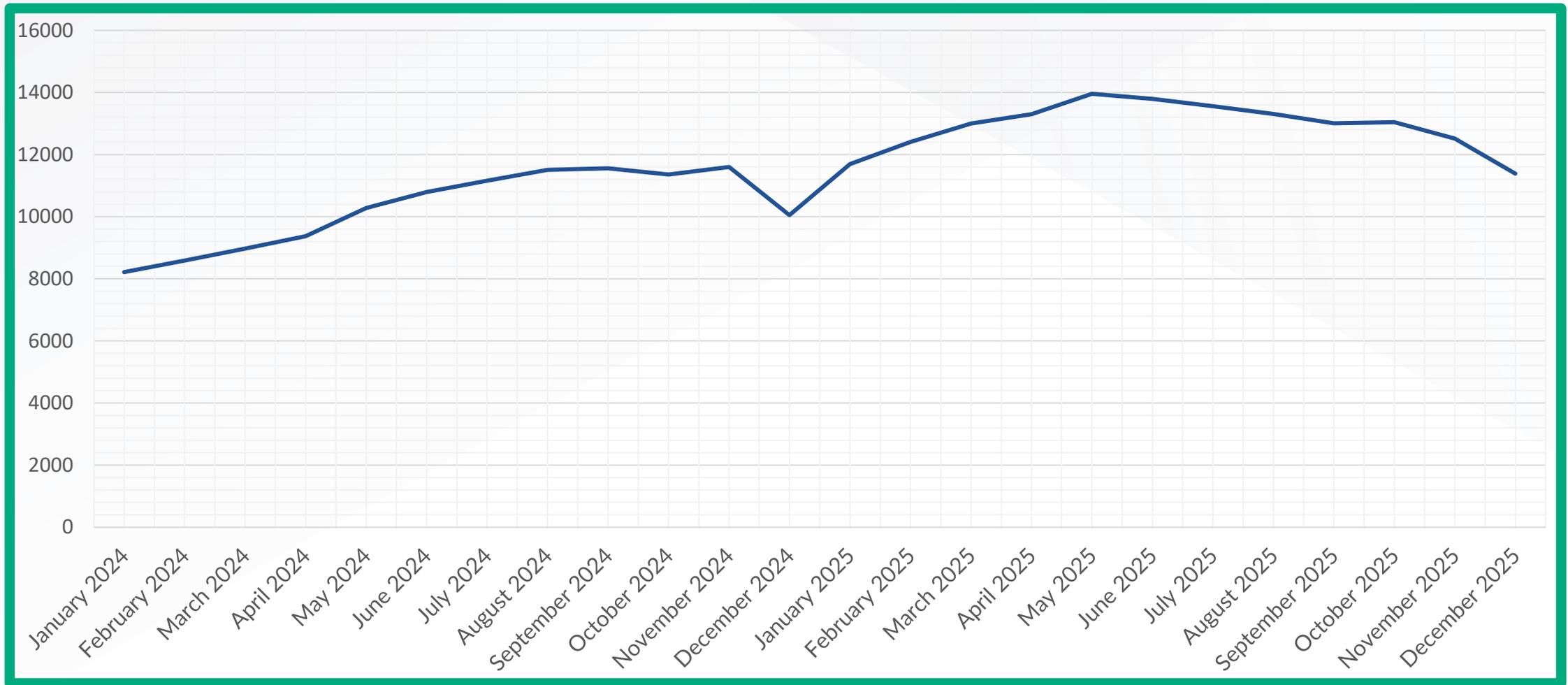
Median Sales Price of Detached Single-Family Homes		
Sale Year	**Median Sale Price**	**% Change**
2023	$435,750	3.75%
2024	$448,250	2.87%
2025	$454,900	1.48%

Save Our Homes (SOH)

Year	SOH CAP	Value of SOH Savings	Average SOH Cap per Home
2023	3.0%	$15.4 billion	$144,700
2024	3.0%	$16.5 billion	$153,500
2025	2.9%	$ 16.2 billion	$150,186
2026	2.7%	$ 15.0 billion	$ 139,500

Projection

10% Cap:
Non-Homesteaded Properties

Year	Value of the 10% Cap
2023	$3.6 billion
2024	$3.4 billion
2025	$3.0 billion
2026	**$ 4.1 billion**

Projection

Includes residential properties without homestead exemption
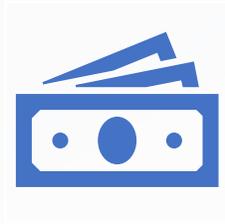
2026 Commercial Market Trends

- **Market value trends**
  - Slight increases for retail & industrial
  - Flat to small declines for hotel & multifamily
  - Declines of 5-7% for Class A multi-tenant office space

2026 Taxable Value Projection

5% increase over 2025

$2.9 billion increase in taxable value

Taxable Value

	2025 Final Taxable	2026 Taxable *Projection*
General Fund	$57.3 billion	$60.2 billion
Fire	$40.2 billion	$42.2 billion
Road	$28.1 billion	$29.5 billion

Future Projections

2026-27:   5%
2027-28*: 4%

*2027-28 projection does not assume any property tax reform

Value of a Mill: *County*

(Calculated at 96%)

Year	Value of 1 Mill: General Fund
2022/23	$ 43.1 million
2023/24	$ 47.6 million
2024/25	$ 51.6 million
2025/26	$ 55.0 million
2026/27	$ 57.8 million*
2027/28	$ 60.1 million*

*Projections

2027/28 projection does not assume any property tax reform

SCPA

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

Value of a Mill: *Fire Fund*
(Calculated at 96%)

Year	Value of 1 Mill: **Fire Fund**
2022/23	$ 30.5 million
2023/24	$ 33.6 million
2024/25	$ 36.4 million
2025/26	$ 38.6 million
2026/27	$ 40.5 million*
2027/28	$ 42.1 million*

Projections

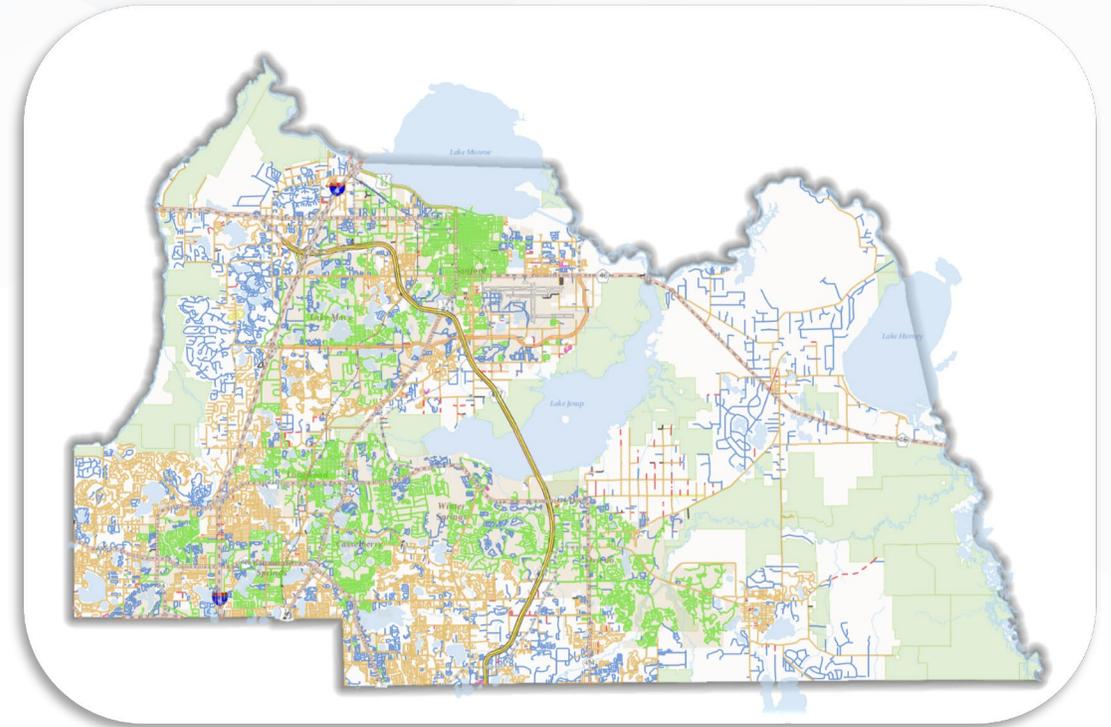**2027/28 projection does not assume any property tax reform**

Value of a Mill: *Road District*
(Calculated at 96%)

Year	Value of 1 Mill- Road
2022/23	$ 21.5 million
2023/24	$ 23.6 million
2024/25	$ 25.5 million
2025/26	$ 27.0 million
2026/27	$ 28.4 million*
2027/28	$ 29.5 million*

Projections

2027/28 projection does not assume any property tax reform

Challenges for Seminole County Moving Forward

Legislative Actions

HJR 203- Elimination of Non-School Property Tax for Homesteads

- Exempts ad valorem taxes for homestead property

- Applies to all tax levies **except school millages**

- Would prohibit local government from reducing total funding for law enforcement, firefighters, and other first responders

Estimated Impact in Seminole of *HJR203*

- **$24 billion** reduction to **tax roll**
  - 42.4% value reduction due to homestead properties
- **$130 million** reduction to **county** general tax revenue
- **$51 million** reduction to **fire fund** tax revenue
- **$1.6 million** reduction to **road fund** tax revenue

QUESTIONS?

FY27 Budget Work Session #1

Tim Jecks, Director
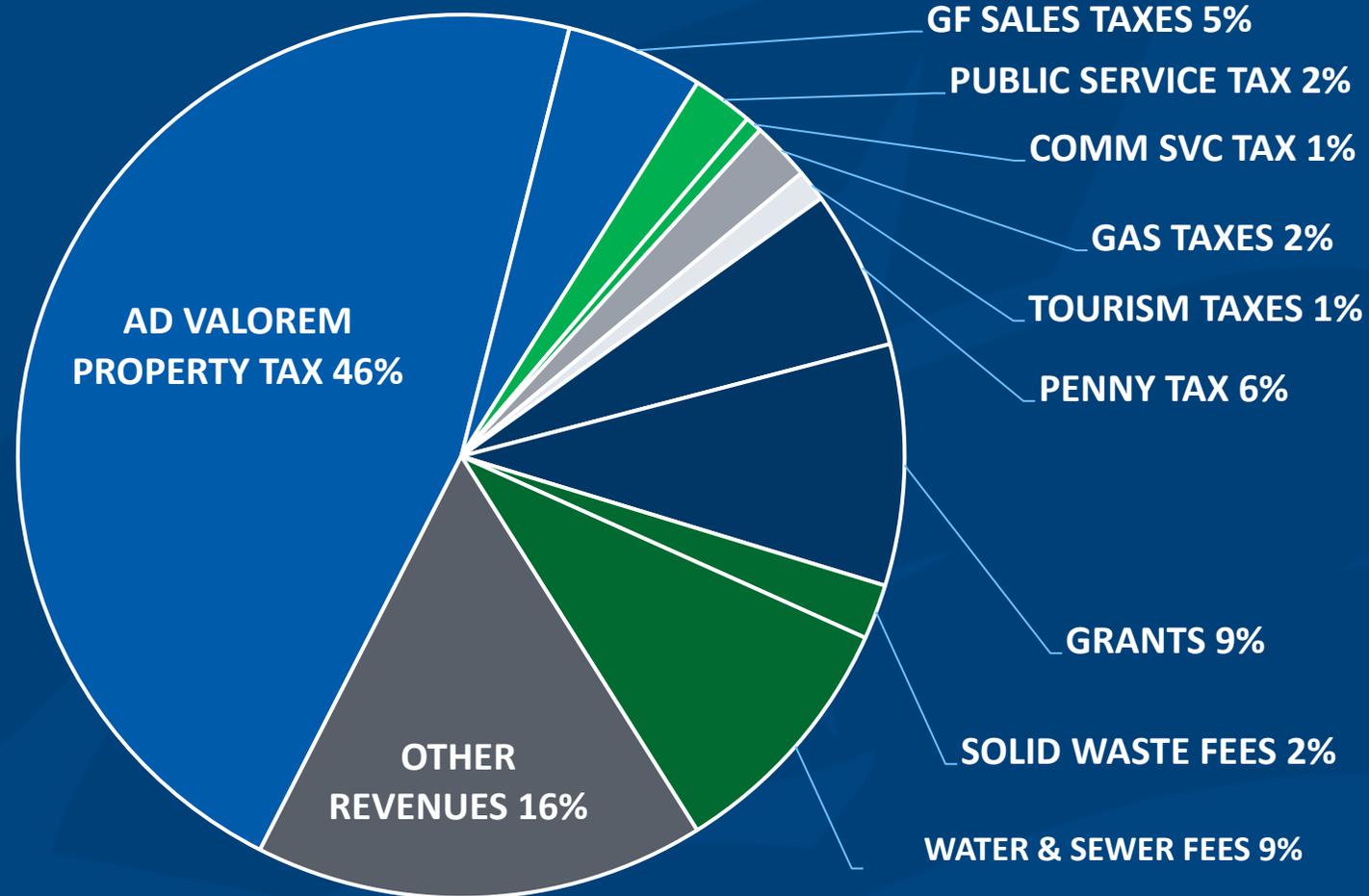Office of Management & Budget

Budget Development Schedule

Budget Kickoff	Board Retreat	Worksessions	TRIM	Public Hearings
January	March	June	July	September

Major Revenues

Ad Valorem Property Taxes

- Countywide District (General Fund)
- Fire Unincorporated & Municipal MSTU District
- Roads Unincorporated MSTU District

Ad Valorem Revenues

DISTRICT	TAXABLE VALUE	GROWTH %	MILLAGE	FY26 REVENUE	FY27 PROJECTED	VAR	1% GROWTH
COUNTYWIDE (GENERAL)	$ 57B	5.0%	5.3751	$ 296M	$ 311M	$ 14.8M	$ 3.0M
FIRE RESCUE MSTU	$ 40B	5.0%	2.7649	$ 107M	$ 112M	$ 5M	$ 1.1M
TRANSPORTATION	$ 28B	5.0%	0.1107	$ 3.0M	$ 3.1M	$ 0.1M	$ 30K

General Fund Sales Taxes

- Includes the ½ Cent Sales Tax and State Revenue Sharing Programs
- Generated from State of Florida 6% collections
- Seminole is a donor to fiscally constrained counties
- Intended to reduce the burden on Property Taxes
- Seminole County's largest non-ad valorem revenues
- 10% of General Fund Revenues

Public Service Taxes

- Formally known as Utility Taxes
- 10% tax on electricity, water, natural gas, & propane services
- BCC revenues are collected in the Unincorporated area
- Intended to reduce the burden on Property Taxes
- 6% of General Fund Revenues

Communication Service Tax

- 5.1% tax on all voice, data, video, and mobile communication services
- BCC revenues are collected in the Unincorporated area
- Collections on streaming services began in Feb 2024
- Consumer changes in internet, cable, and mobile services affect revenues
- 1.4% of General Fund Revenues

Total General Fund New Revenues

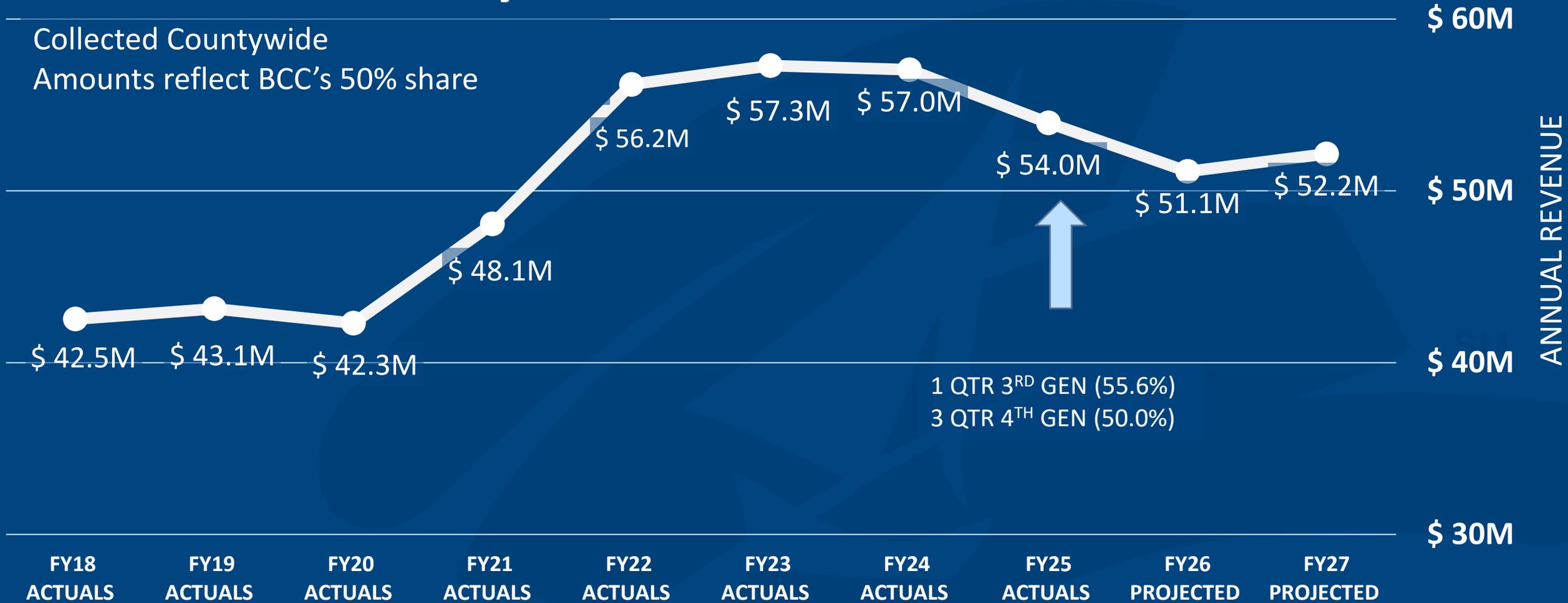|	
FY26 ADOPTED REVENUES	$ 385M
FY27 PROJECTED REVENUES	$ 401M
NEW REVENUES	$ 16.7M
TOTAL GROWTH %	4.3%

Infrastructure Sales Tax

- 4th Gen Sales Tax Collections began Jan 2025 (10-year term)
- BCC receives 50%; School Board 25%; Cities 25%
- Funds a majority of the County's Infrastructure for Roads, Bridges, Drainage, Traffic, Parks, Libraries, and Building improvements

Gas Taxes

- Revenues generated from 5 separate levies totaling 15c per gallon:

  - 1c $3.7M   County Fuel Tax (transportation)
  - 2c $1.6M   Constitutional Fuel Tax (transportation)
  - 6c $7.3M   6c Local Option Fuel Tax (maintenance)
  - 5c $5.5M   5c Local Option Fuel Tax (capital/mass transit)
  - 1c $2.0M   Ninth-Cent Fuel Tax (mass transit)

- Restricted for use on Transportation activities
- These revenues cover 40% of related transportation expenses

Tourist Development Taxes

- 5% Bed Tax on room night rentals less than six months
- Must be used on tourism activities
- Each % has different restrictions, including Sports/Event Facilities construction, financing, operations, and promotional activities
- Collections are affected by the # of Rooms, Average Daily Rate, and Occupancy Rate throughout the year

Tourist Improvement District

- $1.75 Assessment per room per night
- Self-assessment approved by the majority of the hoteliers in the County
- Collections began in April 2025
- Approximately 5,000 qualified rooms generate $3.2M annually
- Must be used on an Indoor Event/Sports Facility
- 10-year term, unless pledged toward debt service
- $52M Proceeds estimate, assuming 30-year bond at 4.5%

Use of Property Taxes

PUBLIC SAFETY 70%

UNFUNDED MANDATES 8%

TRANSPORTATION 9%

GENERAL GOV'T 7%

RECREATION 5%

COMMUNITY SVCS 1%

Includes General Fund, Fire Fund, and Transportation Trust Fund

Property Tax Reform HJR203 estimated impact of $182M is approximately 33% of total projected revenues in the County's Property Tax Funds

Public Safety Costs
In the General Fund

$74M   Corrections (Countywide)
$11M   Court Security (Countywide)
$111M   Law Enforcement (Blend of Unincorporated & Municipalities)
$13M   BCC Communications & Emergency Management (Countywide)

$49M   *Estimated cost of Public Safety in Unincorporated area*

*Figures from the FY26
General Fund Budget*

MSTU Option

- **Florida Statute 125.01(q)** a county can establish for any part or all the *unincorporated* area of the county. Subject to consent by ordinance of the affected municipality.

- Seminole County Fire MSTU includes unincorporated and those cities with merger agreements.

- Establishment of MSTU will result in a tax decrease for city residents & tax increase for unincorporated residents.

- Corrections and Court Security are typically considered countywide functions and paid from the Countywide millage.

Surrounding Counties with Public Safety MSTU's

COUNTY	MSTU RATE
ALACHUA	3.5678
BREVARD	0.8699
CHARLOTTE*	2.1449
CLAY	2.4014
DESOTO	2.4399
ESCAMBIA	0.6850
GLADES	3.1000
HILLSBOROUGH*	4.3745
MARION	3.7200
MONROE	0.3118
ORANGE*	1.8043
SAINT LUCIE	0.9103
VOLUSIA	1.5994

*MSTU funds other services in addition to Sheriff-related costs

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

Countywide vs Unincorporated Revenues

	TAXABLE VALUE	VALUE OF 1 MILL	REVENUE GENERATED	MILLAGE EQUIVALENT
COUNTYWIDE	$ 60.2B	$ 57.8M	$ 49M	0.8479
UNINCORPORATED	$ 29.5B	$ 28.4M	$ 49M	1.7279

Fine and Forfeiture Fund

Florida Statute 142

- Used on expenditures to carry on all criminal prosecution, and **all other law enforcement functions**

- Not to exceed 2 mills

- Each mill would generate approximately $57.8M in FY27

Surrounding Counties with Fine and Forfeiture Fund Millage

COUNTY	MILLS	USES
VOLUSIA	1.5994	LAW ENFORCEMENT
MARION	0.8300	LAW ENFORCEMENT, COURTS
MONROE	1.7450	LAE ENFORCEMENT, JAIL, COURTS

Timelines

- Ordinance requires Board approval to establish Public Safety MSTU via Public Hearing prior to July 1, 2026.

- Resolution requires Board for approval to establish new Fine and Forfeiture Fund before July 1, 2026.
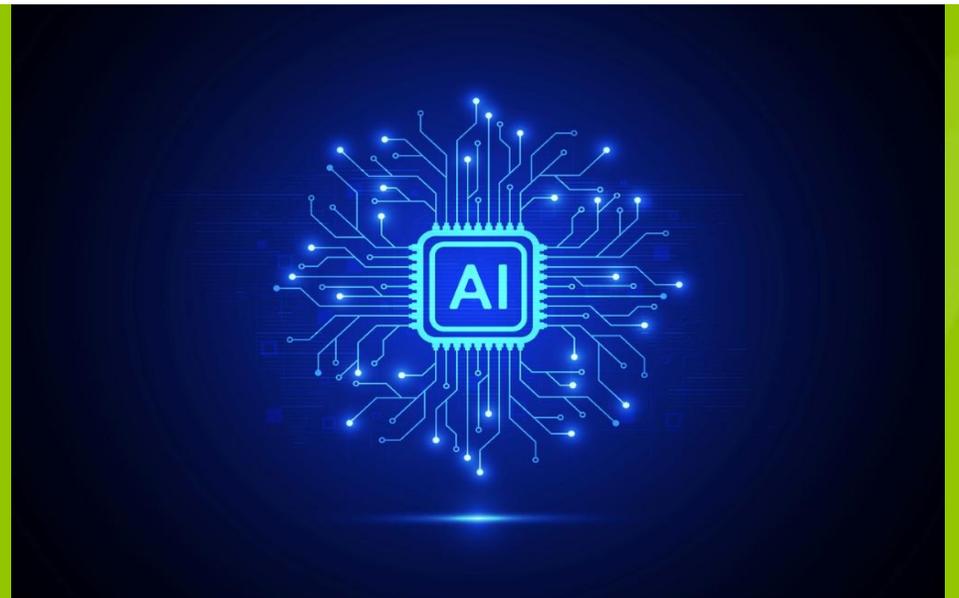
Budget Calendar

- June 23   Budget Worksession – Constitutional Officers
- June 25   Budget Worksession – BCC Departments
- July 28   TRIM Millage Approval (BCC Meeting)
- Sept 15   1st Public Hearing
- Sept 22   2nd Public Hearing

Board Discussion

Exploring AI Maturity at Seminole County

Retreat, March 10, 2026

Executive Summary

In 2025, Seminole County began exploring how artificial intelligence (AI) can improve impact, efficiency, and resident services. There are already AI-related activities that Seminole County is doing well; the following report is intended to help the county leaders position the organization as an AI-leader among other FL county governments.

What we've learned:

- There is strong interest and early experimentation with AI use cases.

- Uneven readiness across teams highlights the need for a shared vision, governance, and training

- There are opportunities to centralize key functions (finance, call center) and pilot automation for high-value processes

Key considerations:

- AI adoption is optional, requiring cultural buy-in and continuous engagement

- Clear leadership, ownership, and communication are critical to manage priorities

- Reduce risks by clarifying data ownership, improving validations, and applying consistent quality checks for responsible AI use

The opportunity ahead:

By shaping AI responsibly, the County can amplify its people and services, foster innovation, and make AI a force multiplier for their residents

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AI Maturity Assessment Strategy

01

1:1 Interviews and Focus Groups

Conducted 13 x 1:1 leader interviews and 3 employee focus groups including 28 employees cross-functionally and organization wide to understand AI sentiment and usage.

02

Organizational and Platform Review

Assessed current organizational structure, technological tools and resources, policies, training, and client-selected departmental and process interconnectivity.

03

AI Current State Survey

Engaged with 300 client-selected county employees via survey to understand AI sentiment and usage on a quantifiable scale.

04

CODE Assessment Analysis

Input findings into AI CODE Assessment framework to determine maturity score, areas of opportunity, and recommendations for next steps.

05

Validate Insights

Review findings related to the impact and probability scores to determine prioritization and sequencing of next steps and roadmap finalization

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Seminole County AI Maturity Score

Total Score (out of 100)	Maturity Level	AI Maturity Description
75 - 100	AI Leader	AI is embedded in operations, strong leadership support, data-driven AI strategy
50 - 74	AI Implementer	AI is integrated in select areas, leadership support is growing
25 - 49	AI Explorer	Some AI awareness, limited data infrastructure, early AI discussions
0 - 24	AI Novice	No AI strategy, lack of data Maturity, minimal leadership buy-in

Seminole County is on the cusp of a strategic vision for integrating AI tools into select workflows and systems, with leadership endorsement and a growing portfolio of use cases. Continued progress will come from building shared governance, expanding workforce confidence, and aligning systems for organization-wide adoption.

50

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Key Findings

AI Maturity Summary

50-74 AI Implementer

In terms of overall AI maturity, Seminole County scored a 50 out of 100. Leaders are eager to explore opportunities for efficiency gains that can come from additional AI integration across workflows, systems, and county functions. The next step will come from leadership alignment around strategic AI goals, workforce upskilling, and transparent communications. By adopting best practices from leading U.S. counties and investing in people and infrastructure, Seminole can drive efficiency and innovation without reducing headcount, ensuring sustainable progress and public trust.

AI CODE Breakdown

This chart reflects Seminole County's score in terms of AI maturity in the CODE framework of Connect, Organize, Drive, and Explore.

CONNECT	13.3 / 25
ORGANIZE	10.4 / 25
DRIVE	15 / 25
EXPLORE	11.65 / 25
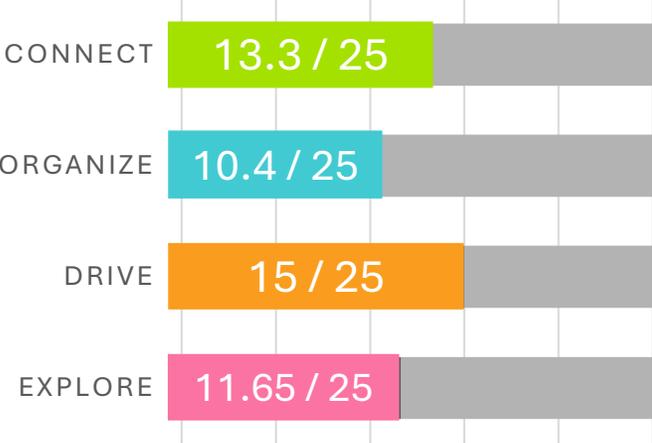
CONNECT
Align on county-wide strategy, including AI vision, goals, and integration

ORGANIZE
Siloed processes and workflows limit automation and increase error risk

DRIVE
Additional training and skill-building needed for digital transformation

EXPLORE
Experimentation with AI is emerging but not widely adopted

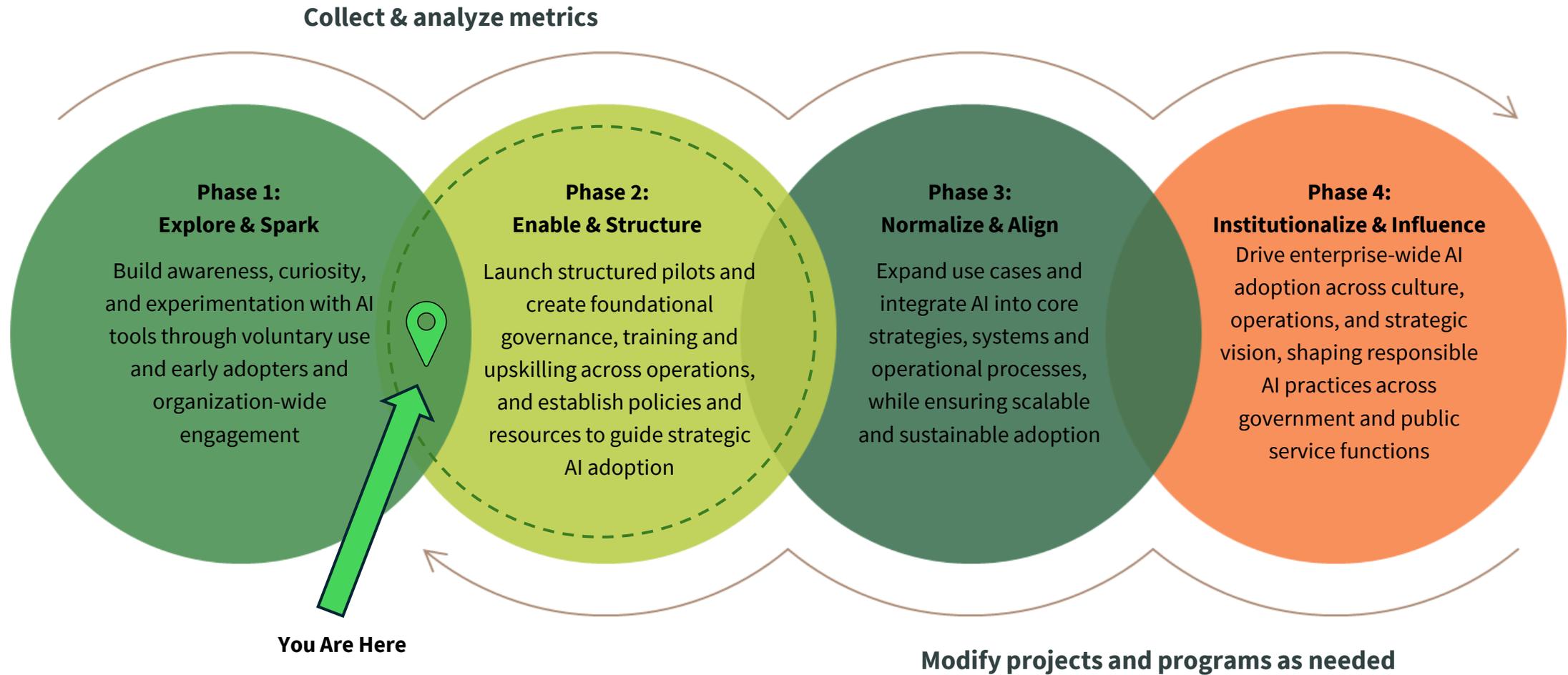**curium**

AI Findings – Full List

Area	Recommendation
CONNECT Culture, Awareness, and Engagement	• Draft AI vision and 3–5 goals, aligned to strategic plan • Launch AI Steering Group and Ambassador Program • Communicate goals county-wide • Start role-based AI training • Identify quick-win use cases • Track adoption via dashboard • Create AI hub (Teams/SharePoint) • Prioritize an internal AI communication strategy for AI as an enabler, not a job replacement • Host monthly knowledge-sharing sessions
ORGANIZE Data Infrastructure and Governance	• Map high-touch processes • Identify automation-ready areas • Pilot workflow automation tools • Define key metrics • Build initial dashboard prototypes • Train leaders on dashboard use • Outline funding requirements and define process for AI tool review and approval • Create standardized approval workflow • Communicate policy and process to all departments • Assess tech-stack to identify consolidation opportunities and potential efficiency gains

Area	Recommendation
DRIVE Leadership and Strategy	• Facilitate an executive alignment workshop to build strategic plan • Publish a 1-page AI vision + 3–5 strategic goals • Embed goals into PMO scorecards • Select a pilot planning tool (e.g., demand/ permit forecasting) • Define 3–5 forecast expectations • Run a 90-day pilot and review results • Launch a leadership micro-series (60-min modules) • Provide use-case playbooks • Set adoption metrics (attendance, applied pilots) • Centralize distributed teams / processes like finance and call center operations
EXPLORE Innovation and Experimentation	• Confirm AI tool access for all employees • Identify 2–3 high-impact pilot areas • Launch small-scale pilots with clear success metrics • Share quick wins internally • Create a central repository for AI use cases • Publish monthly success highlights • Showcase results in leadership updates • Keep AI guidelines agile with periodic review • Communicate approved vs. restricted tools • Provide a simple approval process for AI tool testing and experimentation

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AI Use Cases for Seminole County

Use Case	Pain Points	Leverage AI to:
County Commissioner Meeting Materials (agendas, minutes, & document management)	• Significant time to create and update materials • Potential for error / mistakes	Reduce admin burden, increase accuracy, ensure compliance, and speed preparation of materials
Performance Dashboards and KPI Monitoring	• Data accuracy mistrust • Systems not fully integrated • Challenge for real-time insights vs. static reports	Use reliable performance insights to drive faster decision-making and give clearer visibility for leadership and commissioners
Building Permit Review	• Large volume of requests • Long review period / decision delays	Accelerate review cycles, reduce backlog, minimize exceptions, and improve consistency across reviewers
Call Center & Customer Service Operations	• Inefficiencies identified due to distributed operating structure and staff to call-volume ratio	Shorten call times, reduce staffing pressure, and provide consistent service to support more citizen inquiries with efficient and productive staff
Financial Services Processing	• High-touch, manual checks and work-arounds are slow and open room for error	Reduce errors, accelerate processing time, lower admin-dependent workflows, and improve audit readiness

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Seminole County AI Maturity Roadmap

Collect & analyze metrics

Phase 1:
Explore & Spark

Build awareness, curiosity, and experimentation with AI tools through voluntary use and early adopters and organization-wide engagement

Phase 2:
Enable & Structure

Launch structured pilots and create foundational governance, training and upskilling across operations, and establish policies and resources to guide strategic AI adoption

Phase 3:
Normalize & Align

Expand use cases and integrate AI into core strategies, systems and operational processes, while ensuring scalable and sustainable adoption

Phase 4:
Institutionalize & Influence

Drive enterprise-wide AI adoption across culture, operations, and strategic vision, shaping responsible AI practices across government and public service functions

You Are Here

Modify projects and programs as needed

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Transition to Phase 2

Key Activities

Leadership alignment on AI strategy and goals

People Enablement:
- Communication strategy
- Change management support
- AI ambassador program

Mobilize AI governance & periodic AI policy review

Design & deliver practical role-based training on effective AI utilization

Invest in data cleaning, structuring, and clear ownership responsibilities for digital transformation

Launch use case pilots

Strategic and Advisory Support

Phase 2 Key Activities - Sample Implementation Roadmap

Key Activities	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026
Leadership Alignment on AI Strategy	★ Discovery and Kick Off ▐◄ Establish Steering	Prioritize Pilot Use Cases	Decide AI Licensing Approach		
People Enablement		Define Change Mgt Approach ▐◄	Activate AI Ambassadors	Reinforce Early Wins Publish Successes	
Communication Strategy		Build Comms Framework ▐◄ Launch Foundational Comms	Drive Engagement Deliver AI Progress Dashboard		
Role Based AI Training			Design Training	Develop Training ▐◄ Deliver Training Iterate Training	
Use Case Pilots		Define Success	Design and Develop ▐◄ Run Pilot(s)	Evaluate and Scale	

Strategic and Advisory Support

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Next Steps: Phase II Launch

- Establish governance and working party
- Leadership alignment and defining of AI vision
- Launch 1–2 quick win pilot use cases
- Role-based training & ambassador program
- Create communication and change support plan
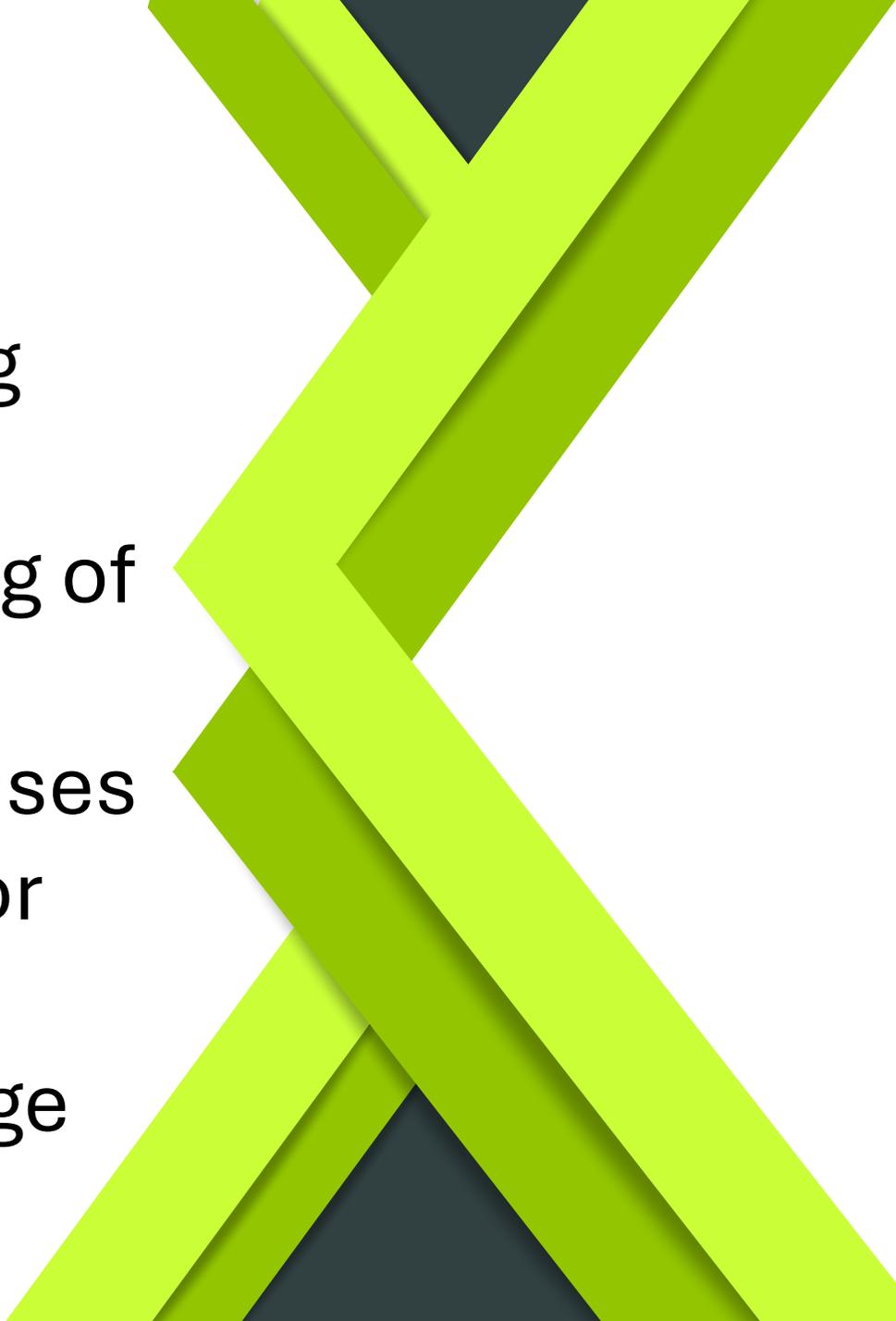
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Building Cultural Excellence: Seminal Moments

Darren Gray, County Manager and
Steve Koontz, Assistant County Manager

Purpose

- Share the progress of the Seminal Moments initiative

- Highlight real efficiencies already identified and implemented

- Shift from identifying ideas to executing them

- Engage leadership in shaping what comes next

Agenda

- Background

- Implemented projects

- Examples in progress

- Technology, automation, and AI projects

- Summary

Agenda

- Background

- Implemented projects

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Seminal Moments

In practice, Seminal Moments mean:

- Smarter use of existing resources

- Long-term structural improvements

- Maintaining service levels while reducing costs

Seminal Moment

A pivotal event or decision that significantly shapes future developments. Often a starting point or turning point, it marks a lasting influence on ideas, direction, or progress.

The Reality We're Navigating

- Slower revenue growth

- Rising operational and personnel costs

- Increasing expectations for service and accountability

Seminal Moments are how we respond thoughtfully, not reactively.

The Seminal Moments Initiative

- April 11, 2025 meeting with Directors and County Management

- Initiated as a proactive response to emerging fiscal and regulatory pressures, including DOGE

- Focused discussion on operational efficiencies

- 42 efficiency ideas identified across departments

- January 15, 2026 Quarterly Leadership Meeting

Common Focus Areas Across Departments

- Energy and utility efficiency

- Fleet rightsizing and asset management

- Consolidation of services and shared staffing
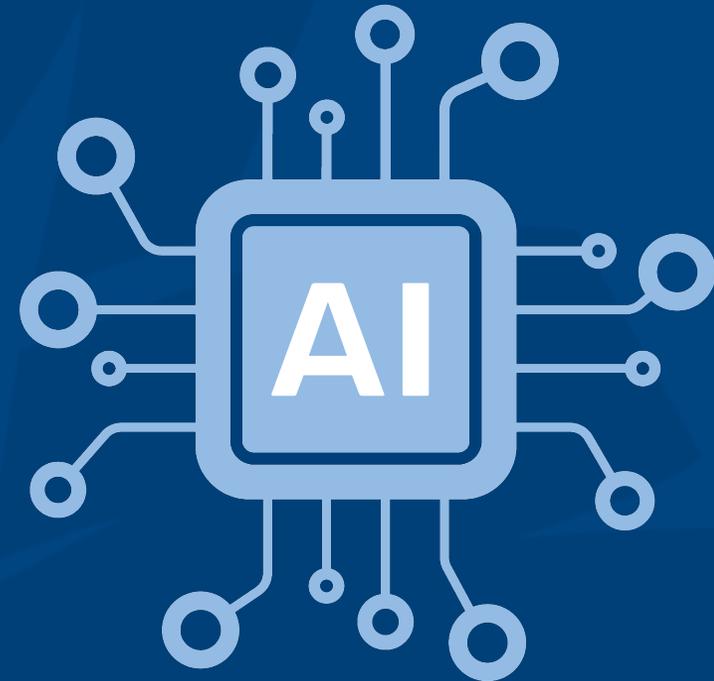
- Technology, automation, and AI

- Smarter contracting and insourcing

Agenda

- Background

- Implemented projects

- Examples in progress

- Technology, automation, and AI projects

- Summary

Implemented Projects

Fleet Operations

- The Fleet Division became an in-house Ford warranty repair provider, reducing downtime and costs while generating revenue

Development Services

- Planning and Building Services were collocated to streamline permitting and improve customer service

- Outsourcing of lien searches, freeing up staff time and creating a revenue source through fees

Implemented Projects

Citizen Engagement

- Citizen Engagement transitioned to the Office of Communications to align customer service and public information functions

Parks and Recreation

- The County's oldest sports facilities are converting to LED fixtures to reduce energy use and operating costs

Implemented Projects

- Shift from fixed-route service to on-demand micro-transit

- Technology-driven routing improves efficiency and responsiveness

- Service aligns with how residents actually travel today

- Lower long-term operating costs while maintaining access and coverage

Scout demonstrates how innovation can improve service and financial sustainability at the same time.

Agenda

- Background

- Implemented projects

- Examples in progress

- Technology, automation, and AI projects

- Summary

Examples in Progress

Right-size fleet and reduce underutilized vehicles

- Analysis of lease versus purchase, use of car allowance, pool vehicles, standardization of preventative practices

Energy and Water Efficiency Program

- Design elements in new construction, building renovation cycle, water audit, and fixture replacement

Purchasing solicitations across multiple departments

- Solicitation for 7 engineering disciplines that would be available for all County Departments to use for on-call consulting

Examples in Progress

Solid Waste Trailers

- Refurbish trailers instead of replacing, up to 50% of buying a new trailer

Traffic ATMS Cabinet Refurbishment Program

- Use in-house expertise versus purchase of higher cost of pre-assembled units

Insource Sanitary Sewer CCTV and Cleaning

- Will require additional staff and equipment, but estimated expenses for labor, operations, and equipment depreciation are about half of the expenses for contractor

Agenda

- Background

- Implemented projects

- Examples in progress

- Technology, automation, and AI projects

- Summary

Technology, Automation, and AI

- Steering Committee with IT and user departments

- Identify and launch pilot projects
  - Budget Process
  - Building permit review
  - Patron tracking software
  - Billing analysis (internal and external)
  - Call center automation
  - Dashboard and Business Intelligence
  - Asset management software

Agenda

- Background

- Implemented projects

- Examples in progress

- Technology, automation, and AI projects

- Summary

Seminal Moments Are More Than Budget Actions

They represent:

- A culture of continuous improvement

- Cross-department collaboration

- Willingness to challenge legacy practices

- Leadership ownership at every level

Accountability

Culture

Collaboration

Challenge

Closing Thought

Seminal Moments succeed when leaders own and act on them

SEMINOLE COUNTY INDOOR COMPLEX

BCC Retreat

March 10, 2026

Outline / Agenda

1. Background, Purpose and Goals

2. Site Development Opportunities and Site Issues

3. Building Program Options, Projected Costs & Funding

4. Discussion and Questions

1. Background, Purpose and Goals

Present a recommended program and project approach for BCC discussion and feedback based on:

- Hunden market study

- Feedback from stakeholders

- Identified funding and projected project costs

Potential Site Location
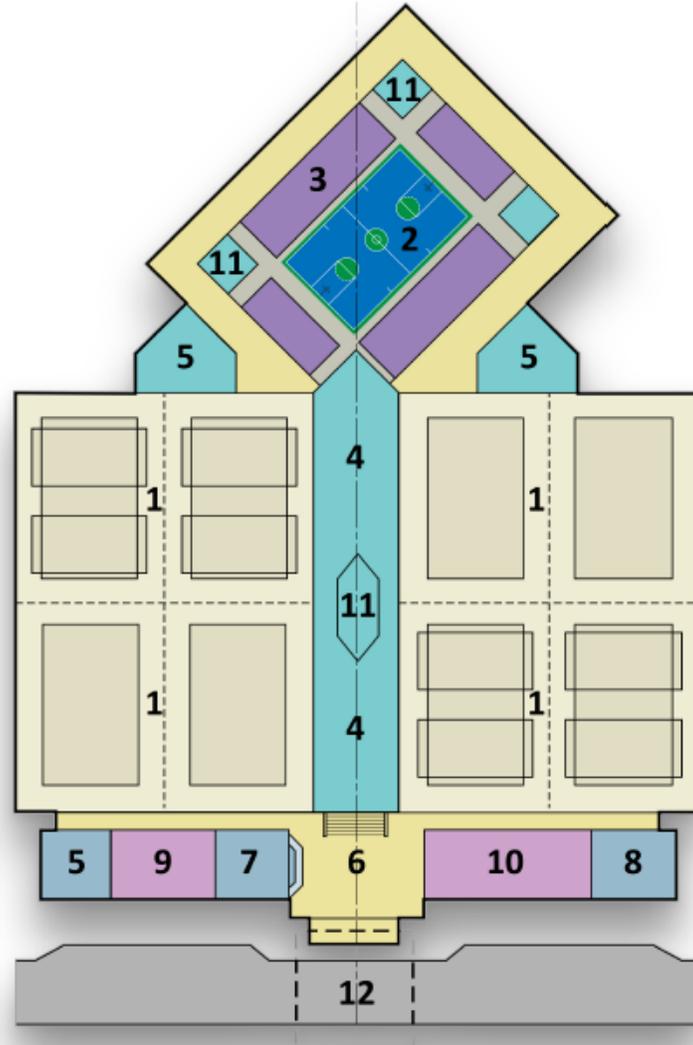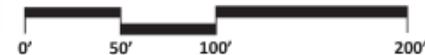
Potential Types of Hosted Events/Activities

- Basketball
- Volleyball
- Wrestling
- Cheer/Dance
- Pickleball
- Graduations
- Banquets/Special Events

Conceptual Economic Impact of Indoor Complex

Impact Inputs & Projections	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 20	Yr 30
Total Room Nights Generated												
Basketball Tournaments	4,688	5,625	6,563	7,031	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500
Volleyball Tournaments	11,250	13,125	15,000	16,875	18,750	18,750	18,750	18,750	18,750	18,750	18,750	18,750
Wrestling Meets	–	–	540	540	540	540	540	540	540	540	540	540
Cheer/Dance	422	422	844	844	844	844	844	844	844	844	844	844
Pickle Ball	68	101	135	135	135	135	135	135	135	135	135	135
Graduations	682	682	1,364	1,364	1,364	1,364	1,364	1,364	1,364	1,364	1,364	1,364
Banquets/Special Events	39	53	79	105	105	105	105	105	105	105	105	105
Total	**17,148**	**20,008**	**24,524**	**26,894**	**29,238**	**29,238**	**29,238**	**29,238**	**29,238**	**29,238**	**29,238**	**29,238**

Source: Hunden Strategic Partners

Conceptual Economic Impact - New Net Spending

Direct Net New/Recaptured Spending to Seminole County (000s) - Indoor Sports Complex

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 20	Year 30	Total
Food & Beverage	$ 3,611	$ 4,353	$ 5,444	$ 6,141	$ 6,862	$ 7,068	$ 7,280	$ 7,499	$ 7,723	$ 7,955	$ 10,691	$ 14,368	$ 284,107
Lodging	$ 1,458	$ 1,752	$ 2,211	$ 2,498	$ 2,797	$ 2,881	$ 2,967	$ 3,056	$ 3,148	$ 3,243	$ 4,358	$ 5,857	$ 115,756
Retail	$ 1,982	$ 2,390	$ 2,989	$ 3,372	$ 3,768	$ 3,881	$ 3,998	$ 4,118	$ 4,241	$ 4,369	$ 5,871	$ 7,890	$ 156,017
Transportation	$ 3,036	$ 3,662	$ 4,576	$ 5,160	$ 5,764	$ 5,937	$ 6,115	$ 6,299	$ 6,488	$ 6,682	$ 8,981	$ 12,069	$ 238,667
Other	$ 1,777	$ 2,144	$ 2,680	$ 3,022	$ 3,377	$ 3,478	$ 3,582	$ 3,690	$ 3,800	$ 3,914	$ 5,261	$ 7,070	$ 139,800
Total	$ 11,864	$ 14,300	$ 17,901	$ 20,193	$ 22,569	$ 23,246	$ 23,943	$ 24,661	$ 25,401	$ 26,163	$ 35,161	$ 47,254	$ 934,348

Source: Hunden Strategic Partners

Direct, Indirect & Induced Spending to Seminole County (000s) - Indoor Sports Complex

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 20	Year 30	Total
Direct	$ 11,864	$ 14,300	$ 17,901	$ 20,193	$ 22,569	$ 23,246	$ 23,943	$ 24,661	$ 25,401	$ 26,163	$ 35,161	$ 47,254	$ 934,348
Indirect	$ 4,601	$ 5,545	$ 6,942	$ 7,831	$ 8,752	$ 9,015	$ 9,285	$ 9,564	$ 9,851	$ 10,146	$ 13,636	$ 18,325	$ 362,341
Induced	$ 2,511	$ 3,027	$ 3,788	$ 4,273	$ 4,775	$ 4,918	$ 5,066	$ 5,218	$ 5,374	$ 5,535	$ 7,439	$ 9,998	$ 197,686
Total	$ 18,975	$ 22,872	$ 28,632	$ 32,296	$ 36,096	$ 37,179	$ 38,294	$ 39,443	$ 40,626	$ 41,845	$ 56,236	$ 75,576	$ 1,494,375

Source: Hunden Strategic Partners

Projected Out-of-County Visitor Economic Impact

	Total $44,209,800	Total $48,708,800	Total $55,263,700	Total $59,721,000	Total $64,575,000
	$18,334,800	$21,791,000	$27,261,100	$30,589,900	$34,269,900
$22,251,300	$25,875,000	$26,917,800	$28,002,600	$29,131,100	$30,305,100
FY2023 Benchmark (Actual)*	Year 1 (Forecast)	Year 2 (Forecast)	Year 3 (Forecast)	Year 4 (Forecast)	Year 5 (Forecast)

■ Forecast Economic Impact from Current Venues   ■ Indoor Facility ONLY
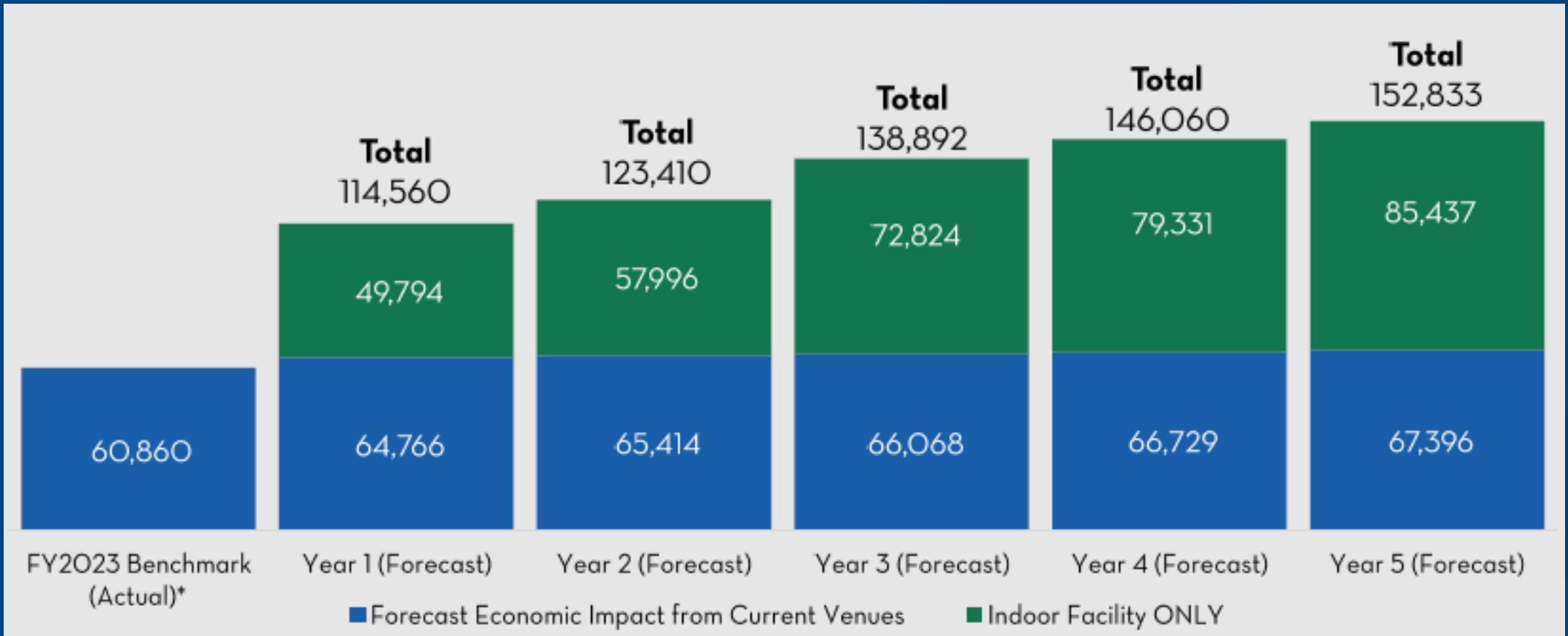
Source: Downs & St. Germain Research

Projected Total Room Nights
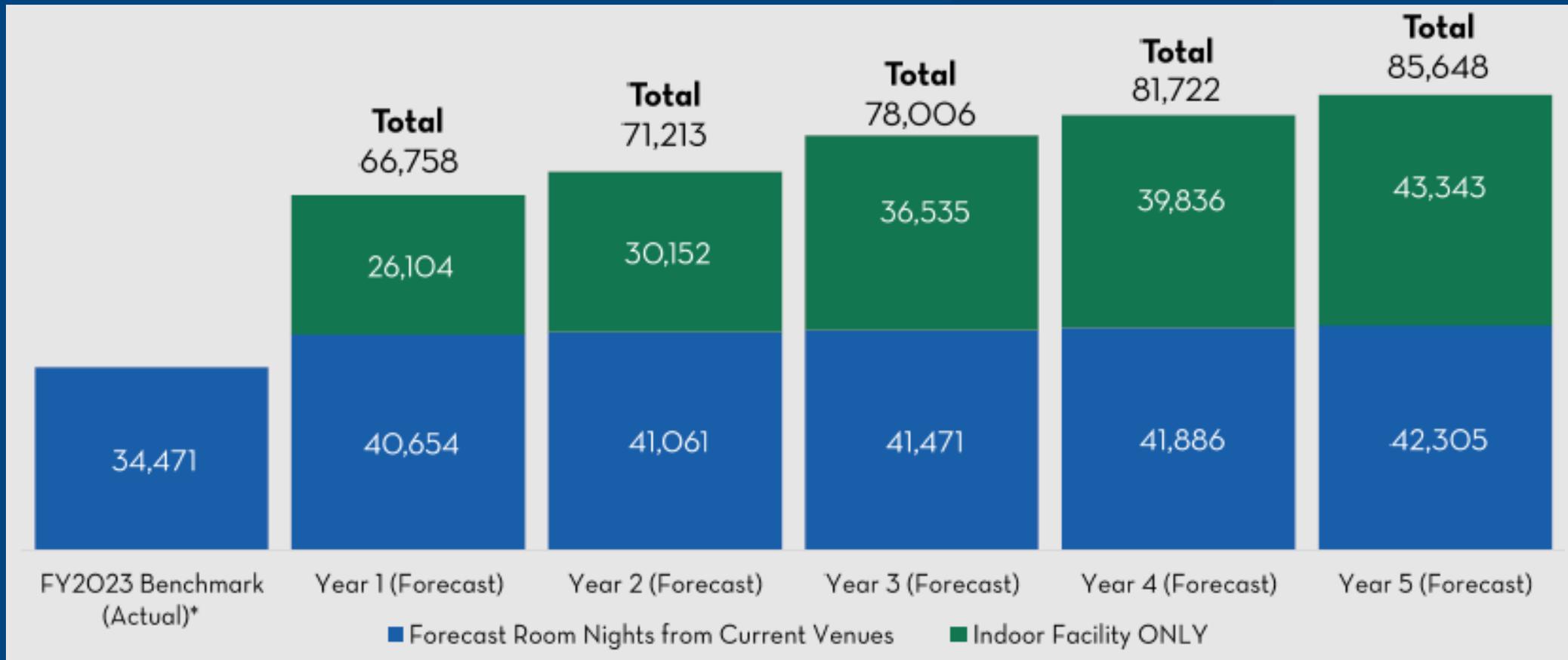
Source: Downs & St. Germain Research

Outline / Agenda

1. Background, Purpose and Goals

2. Site Development Opportunities and Site Issues

3. Building Program Options, Projected Costs & Funding

4. Discussion and Questions

2. Site Development Opportunities and Issues

a. Site conditions

b. Offsite requirements (traffic, widening, utilities, etc.)

Site Development Opportunities And Issues

Cameron Ave.

Seminole Masonry

KEMCO Industries

8 Acres

20 Acres

E. Lake Mary Blvd.

Moore's Station Rd.

NORTH

0' 30' 60'   120'

Site Development Opportunities And Issues

Cameron Ave.

Seminole Masonry

KEMCO Industries

Drainage Ditch

E. Lake Mary Blvd.

Site Access

Site Soils

Intersection Improvements

Site Access & Utilities

Moore's Station Rd.

NORTH

0' 30' 60'   120'

Site Development Opportunities And Issues

Site Adjacency Issues & Opportunities

Cameron Ave.

Seminole Masonry

KEMCO Industries

Drainage Ditch

E. Lake Mary Blvd.

Site Access

Site Soils

Intersection Improvements

Site Access & Utilities

Moore's Station Rd.

NORTH
0' 30' 60'   120'
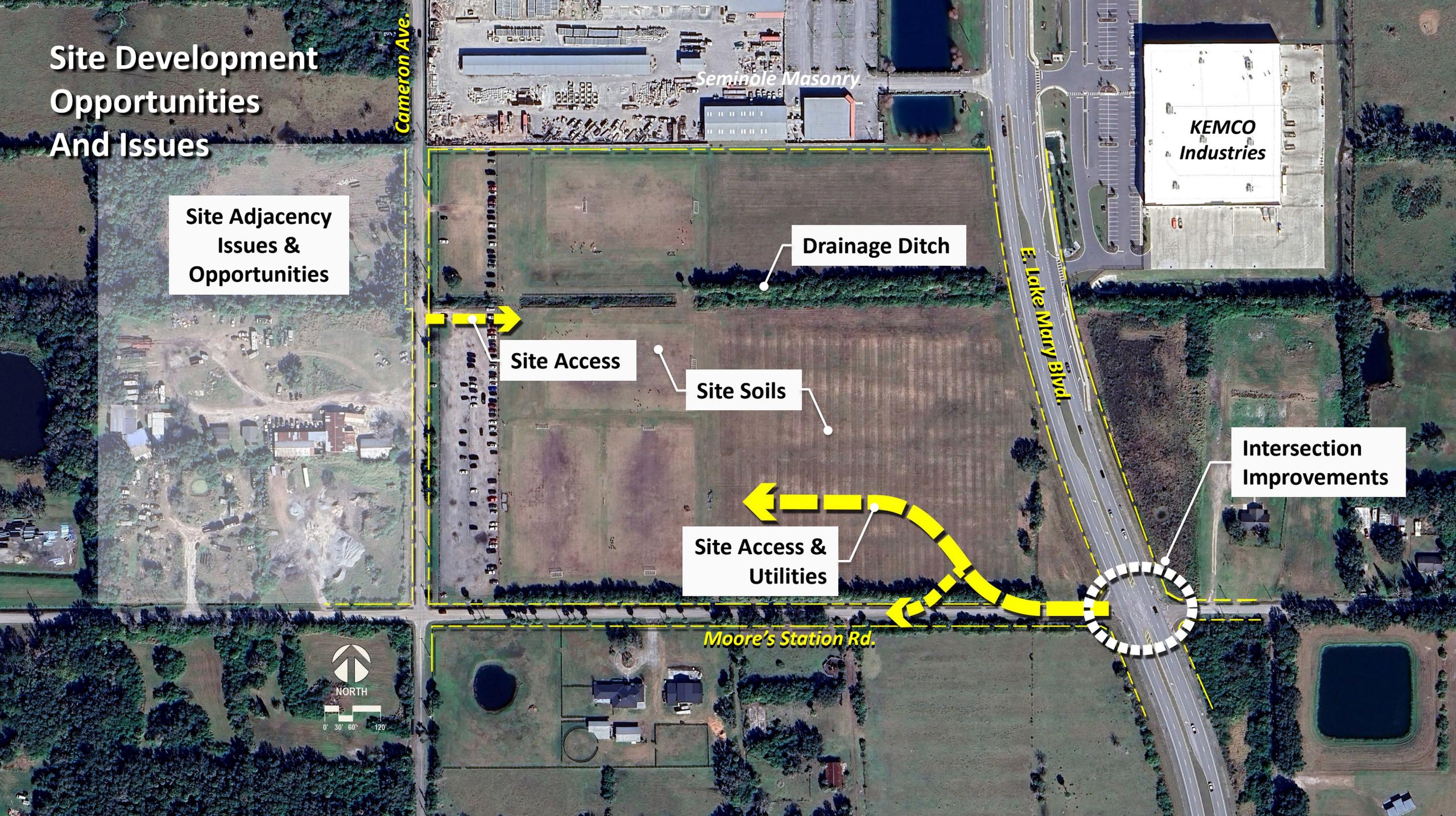
Outline / Agenda

1. Background, Purpose and Goals

2. Site Development Opportunities and Site Issues

3. Building Program Options, Projected Costs & Funding

4. Discussion and Questions

3. Building Program Options, Projected Costs & Funding

Stakeholder Interviews

- Individual Commissioner input

- County staff

- TDC/TID Boards

- School Board

- Seminole State College

- Central Florida Hotel and Lodging Association

- Greater Orlando Sports Commission

3. Building Program Options, Projected Costs & Funding

Approach

a. Multi-purpose

b. Flexible

c. Expandable (factored into design approach)

d. Additional Amenities (phasing options)

e. Accommodate non-sports related events

f. Accommodate post-hurricane sheltering

CONCEPT OPTIONS

OPTION ONE	OPTION TWO	OPTION THREE
DESCRIPTION - PIZZUTTI DRAWING	DESCRIPTION - LAKE POINT INDOOR SPORTS FACILITY CONCEPT	DESCRIPTION - TID BUDGET
151,800.00 SF	*171,970.00 SF*	*70,000.00 SF*
• Clear-span floor space to accommodate 6,000 Seating • 10 Basketball Courts • 18 Volleyball Courts • 1 Championship Court with 2,500 Seating • 9 Multipurpose Rooms • Convertible Space for 70 Banquet Tables (540 Seats) • Café/Restaurant • Officials Space, First Aid, & Team • Management Spaces • Limited Mezzanine • Surface Parking	• 125,000 SF of clear-span floor space • 12 Basketball Courts • 24 Volleyball Courts • 9 Meeting Rooms • Food Court • Storage and Locker Rooms • Surface parking	• Approx 40,000 SF of clear-span floor space • 4 Basketball Courts • 8 Volleyball Courts • 9 Meeting Rooms • Café/Restaurant • Officials Spaces, First Aid, Team & Management Spaces • Limited Mezzanine • Surface Parking
20 Acres	*20 Acres*	*20 Acres*
BUILDING STYLE DESCRIPTION	**BUILDING STYLE DESCRIPTION**	**BUILDING STYLE DESCRIPTION**
• CMU Block Building • Multi- Room Flexibility • Higher Durability • Lower Maintenance/Energy Cost	• Metal Building • One Large Room • Less Durability • Higher Maintenance/Energy Cost	• CMU Block Building • TID Limited Budget • Higher Durability • Lower Maintenance/ Energy Cost

3. Building Program Option 1

Indoor Complex

151,800 +/- SF Structure
- Clear-span floor space to accommodate 6,000 Seating
- 10 Basketball Courts
- 20 Volleyball Courts
- 1 Championship Court with 2,500 Seating
- 9 Multipurpose Rooms
- Convertible Space for 70 Banquet Tables (540 Seats)
- Café/Restaurant
- Officials Space, First Aid, & Team
- Management Spaces
- Limited Mezzanine

Site Development – 20 Acres

- Surface Parking
- Required Utilities and Infrastructure

Building Style Description

- CMU Block Building
- Multi- Room Flexibility
- Higher Durability
- Lower Maintenance/Energy Cost

OPTION 1
Conceptual Site Plan

Cameron Ave.

Seminole Masonry

KEMCO Industries

OVERFLOW PARKING / MULTIUSE AREA
4 Ac. (Approx.)
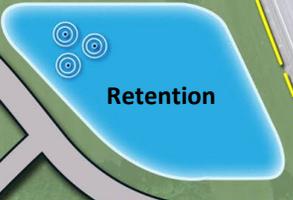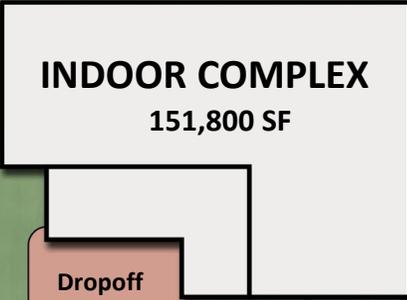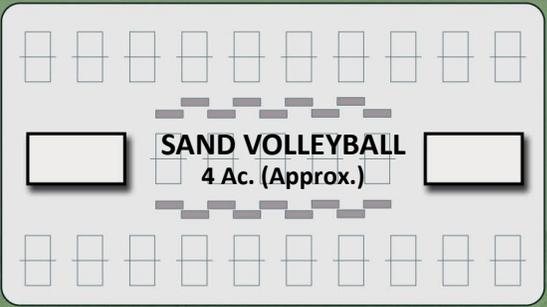
SAND VOLLEYBALL
4 Ac. (Approx.)

E. Lake Mary Blvd.

INDOOR COMPLEX
151,800 SF

SURFACE PARKING
900 Spaces (Approx.)

Dropoff

Retention

Retention

Signalized Intersection

Moore's Station Rd.

NORTH

0' 30' 60' 120'

OPTION 1

151,000 SF
(10) Basketball Courts
(18) Volleyball Courts
(1) Championship Court – 2,500 Seats

FIRST FLOOR PLAN
SCALE - 1" : 20'

0 10 20   40   80

OPTION 1

151,000 SF
(10) Basketball Courts
(18) Volleyball Courts
(1) Championship Court – 2,500 Seats

ADMIN OFFICES

PUBLIC RESTROOMS

SEATING/ MULTIPURPOSE

MULTIPURPOSE

CAFE

SEATING/ MULTIPURPOSE

MULTIPURPOSE

MULTIPURPOSE
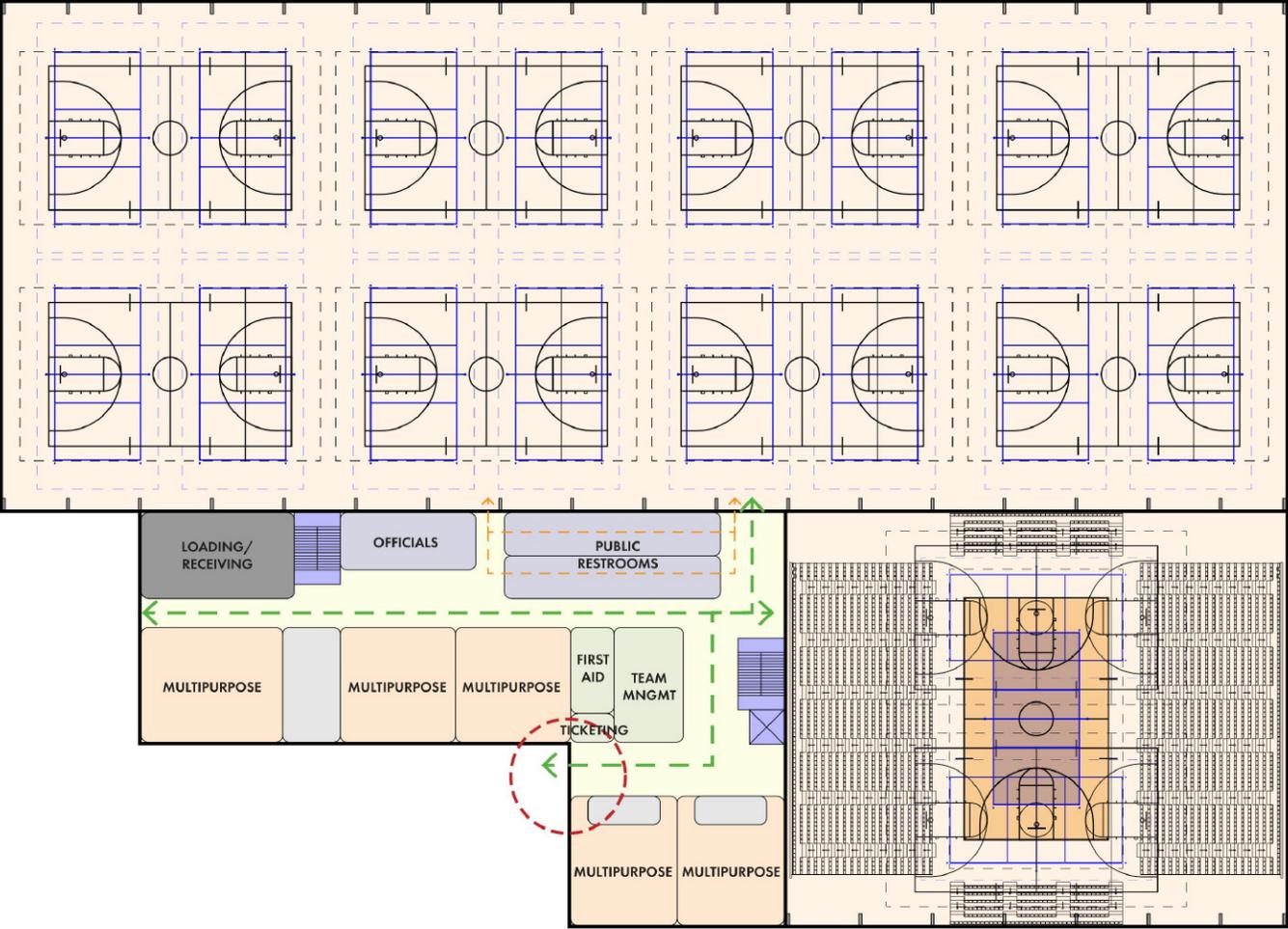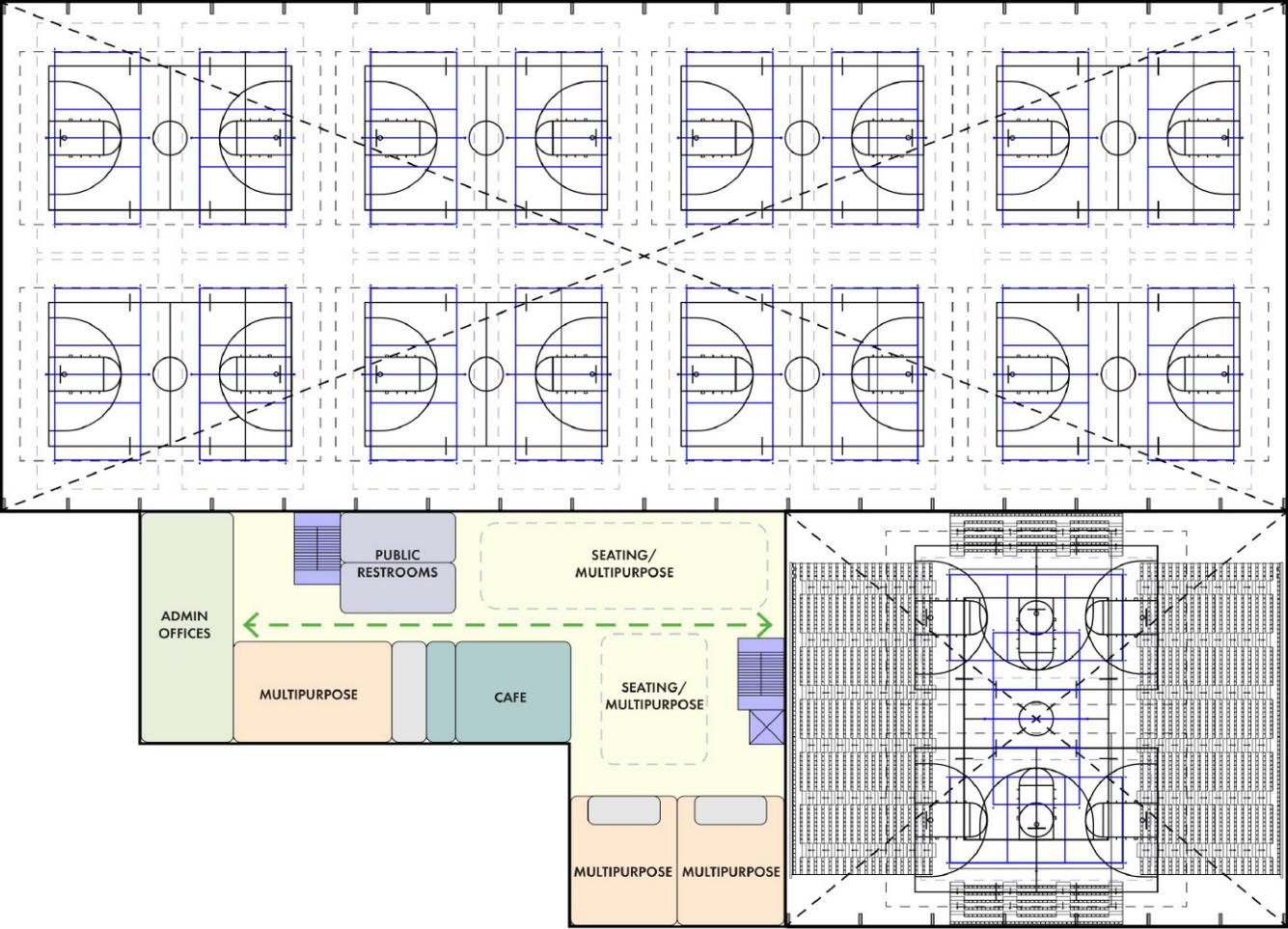
MEZZANINE FLOOR PLAN
SCALE - 1" : 20'

0 10 20   40   80

OPTION 1

151,000 SF
(10) Basketball Courts
(18) Volleyball Courts
(1) Championship Court – 2,500 Seats
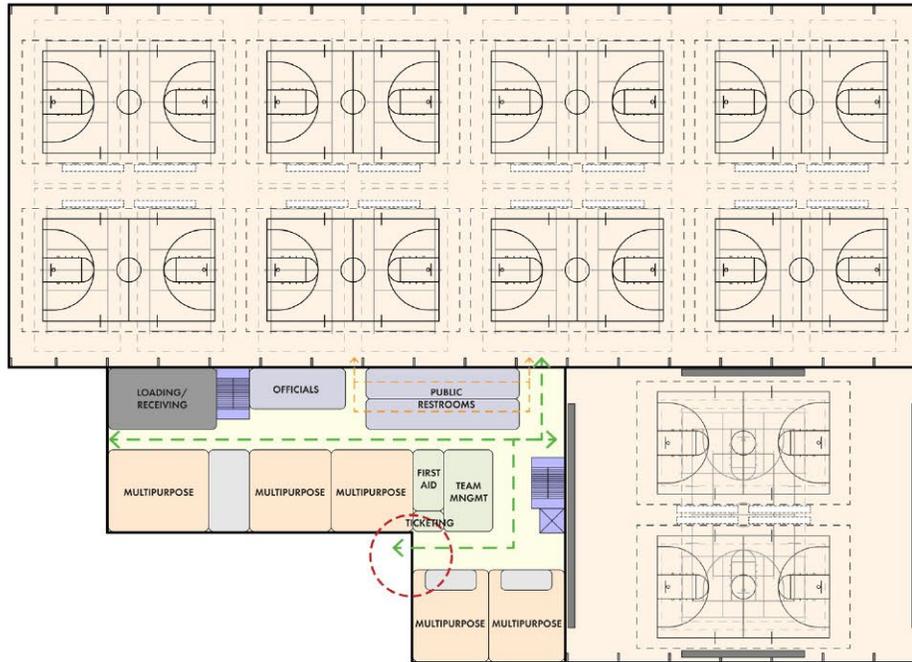
BASKETBALL TOURNAMENT

FIRST FLOOR PLAN
SCALE - 1" : 20'

0 10 20   40   80
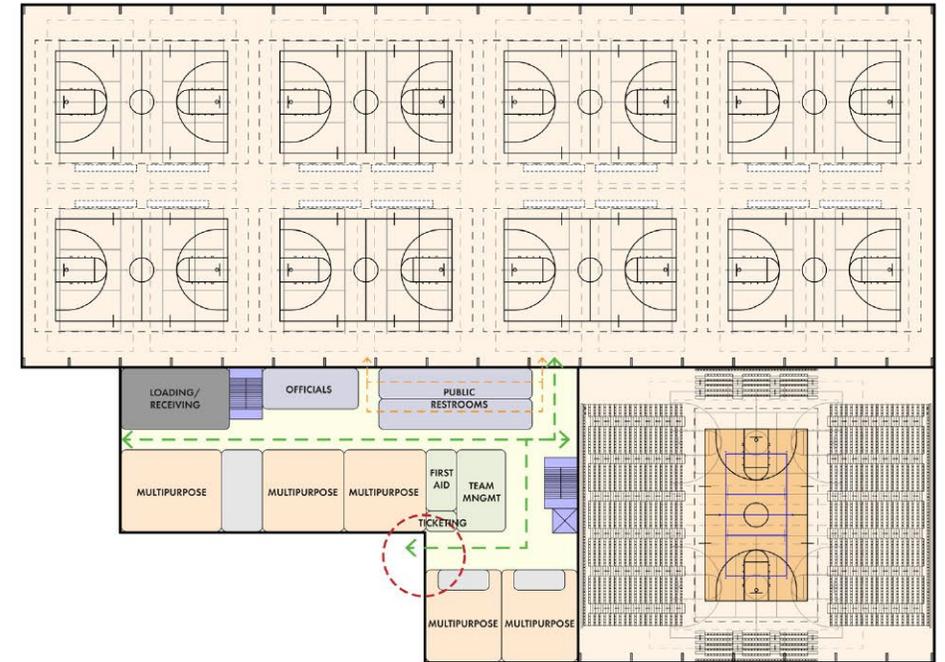
BASKETBALL CHAMPIONSHIP

FIRST FLOOR PLAN
SCALE - 1" : 20'

0 10 20   40   80

OPTION 1

151,000 SF
(10) Basketball Courts
(18) Volleyball Courts
(1) Championship Court – 2,500 Seats
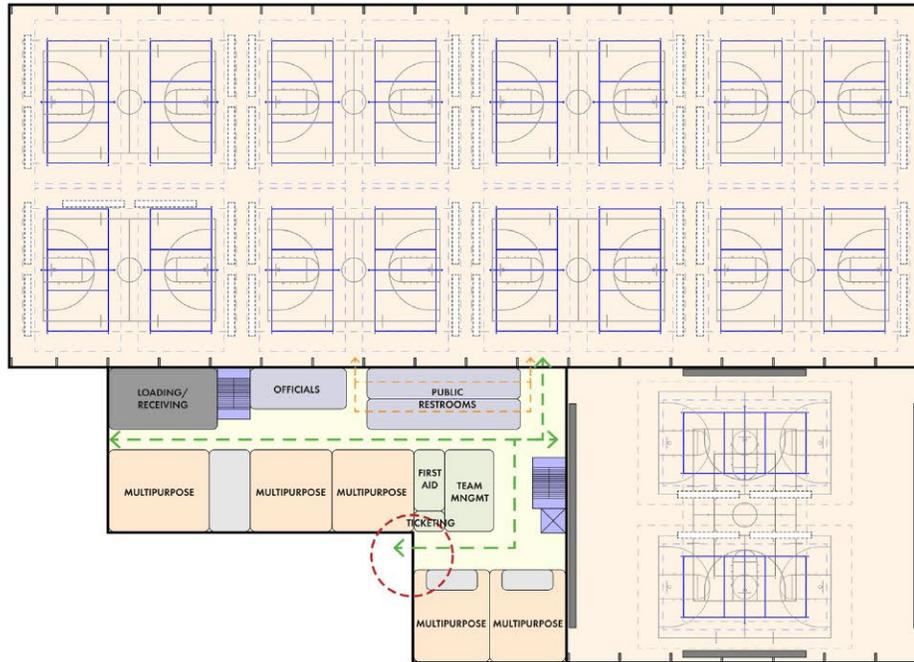
VOLLEYBALL TOURNAMENT

FIRST FLOOR PLAN
SCALE - 1" : 20'

0 10 20   40   80
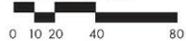
VOLLEYBALL CHAMPIONSHIP
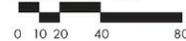
FIRST FLOOR PLAN
SCALE - 1" : 20'

0 10 20   40   80

OPTION 1

151,000 SF
(10) Basketball Courts
(18) Volleyball Courts
(1) Championship Court – 2,500 Seats
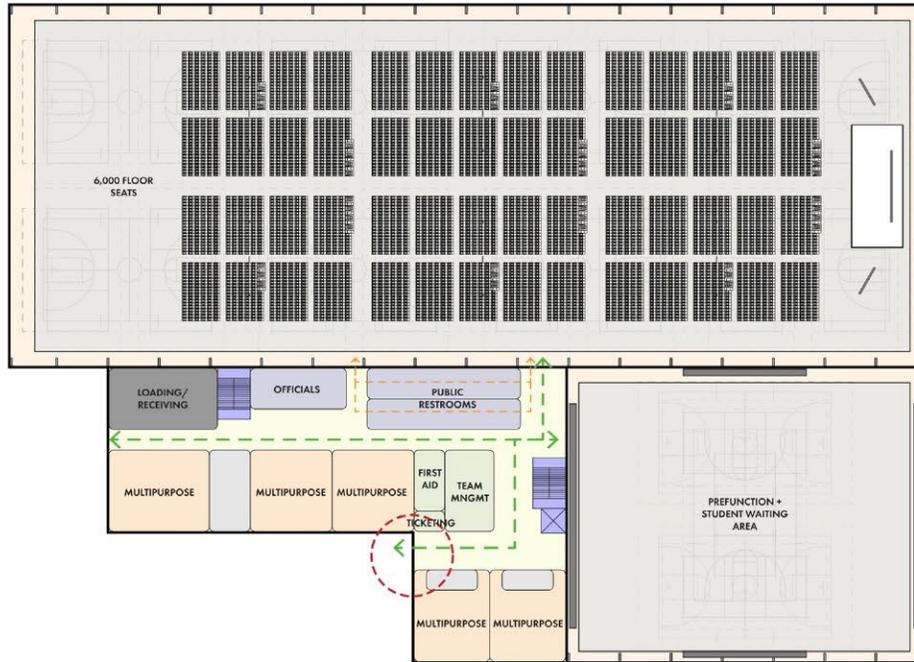
GRADUATION

FIRST FLOOR PLAN
SCALE - 1" : 20'

0 10 20   40   80

6,000 FLOOR SEATS

LOADING/RECEIVING OFFICIALS PUBLIC RESTROOMS

MULTIPURPOSE MULTIPURPOSE MULTIPURPOSE FIRST AID TEAM MNGMT TICKETING

MULTIPURPOSE MULTIPURPOSE

PREFUNCTION + STUDENT WAITING AREA
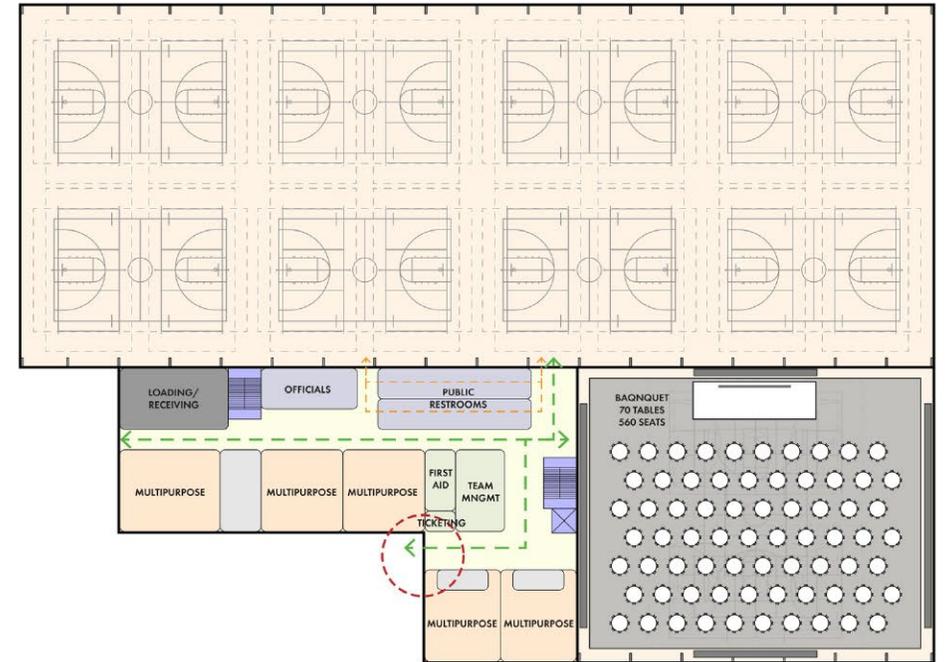
BANQUET

FIRST FLOOR PLAN
SCALE - 1" : 20'
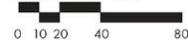
0 10 20   40   80

LOADING/RECEIVING OFFICIALS PUBLIC RESTROOMS

MULTIPURPOSE MULTIPURPOSE MULTIPURPOSE FIRST AID TEAM MNGMT TICKETING

MULTIPURPOSE MULTIPURPOSE

BAQNQUET 70 TABLES 560 SEATS

OPTION 1

151,000 SF
(10) Basketball Courts
(18) Volleyball Courts
(1) Championship Court – 2,500 Seats
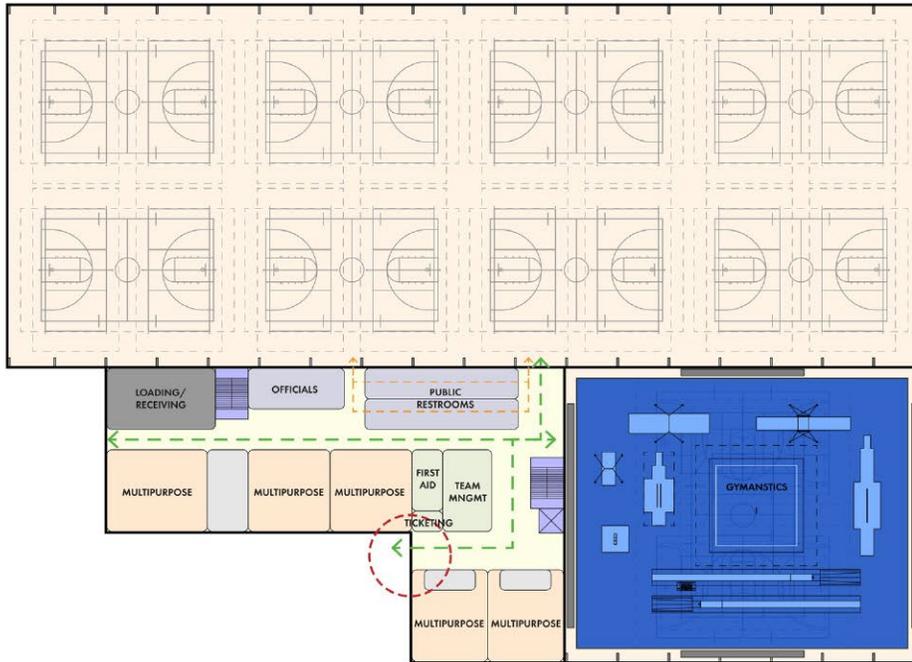
GYMNASTICS

FIRST FLOOR PLAN
SCALE - 1" : 20'

0 10 20   40   80
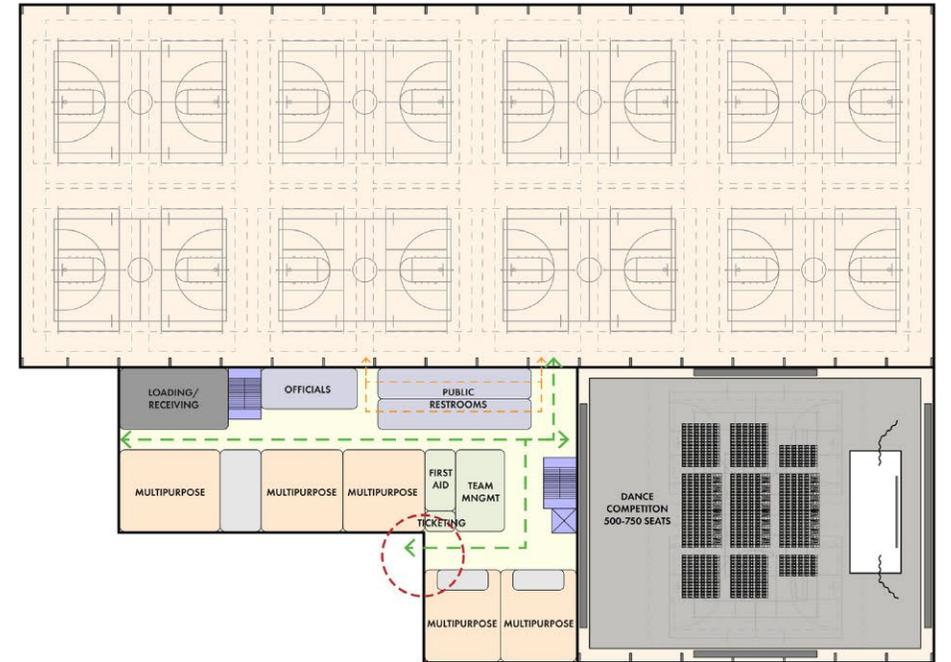
DANCE COMPETITION

FIRST FLOOR PLAN
SCALE - 1" : 20'

0 10 20   40   80
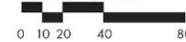
3. Building Program Option 2

LakePoint Indoor Sports Facility, Emerson, GA
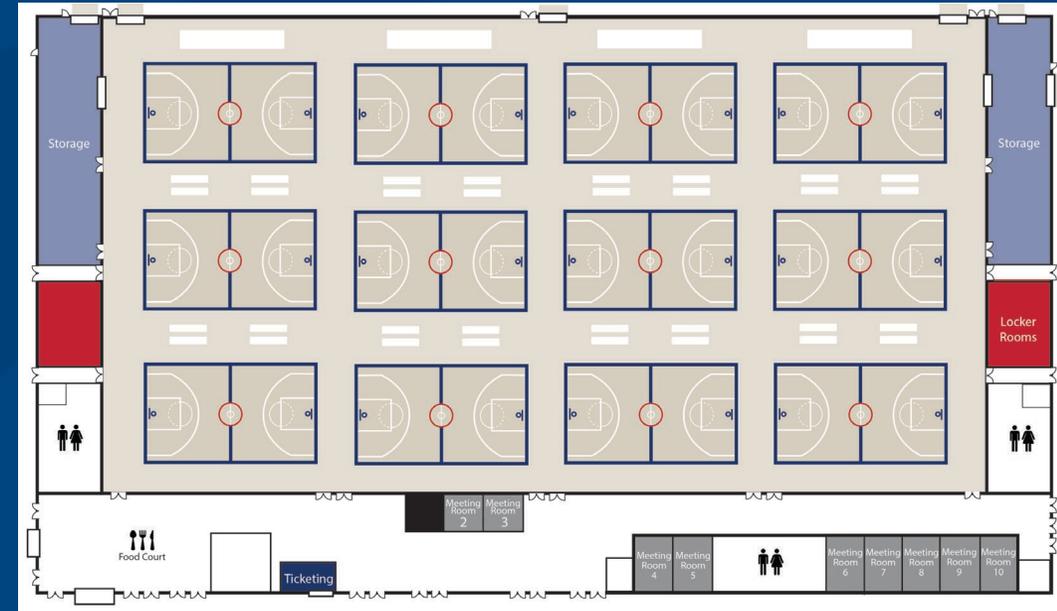
3. Building Program Option 2

LakePoint Indoor Sports Facility

171,970 +/- SF Structure
- 125,000 SF of clear-span floor space
- 12 Basketball Courts
- 24 Volleyball Courts
- 9 Meeting Rooms
- Food Court
- Storage and Locker Rooms

Site Development – 20 Acres

- Surface Parking
- Required Utilities and Infrastructure

Building Style Description

- Metal Building
- One Large Room
- Less Durability
- Higher Maintenance/Energy Cost

OPTION 2
Conceptual Site Plan

Cameron Ave.

Seminole Masonry

KEMCO Industries

E. Lake Mary Blvd.

OVERFLOW PARKING / MULTIUSE AREA
2.5 Ac. (Approx.)

SAND VOLLEYBALL
4 Ac. (Approx.)

SURFACE PARKING
900 Spaces (Approx.)

INDOOR COMPLEX
171,970 SF

Dropoff

Retention

Retention

Signalized Intersection

Moore's Station Rd.

NORTH

0' 30' 60' 120
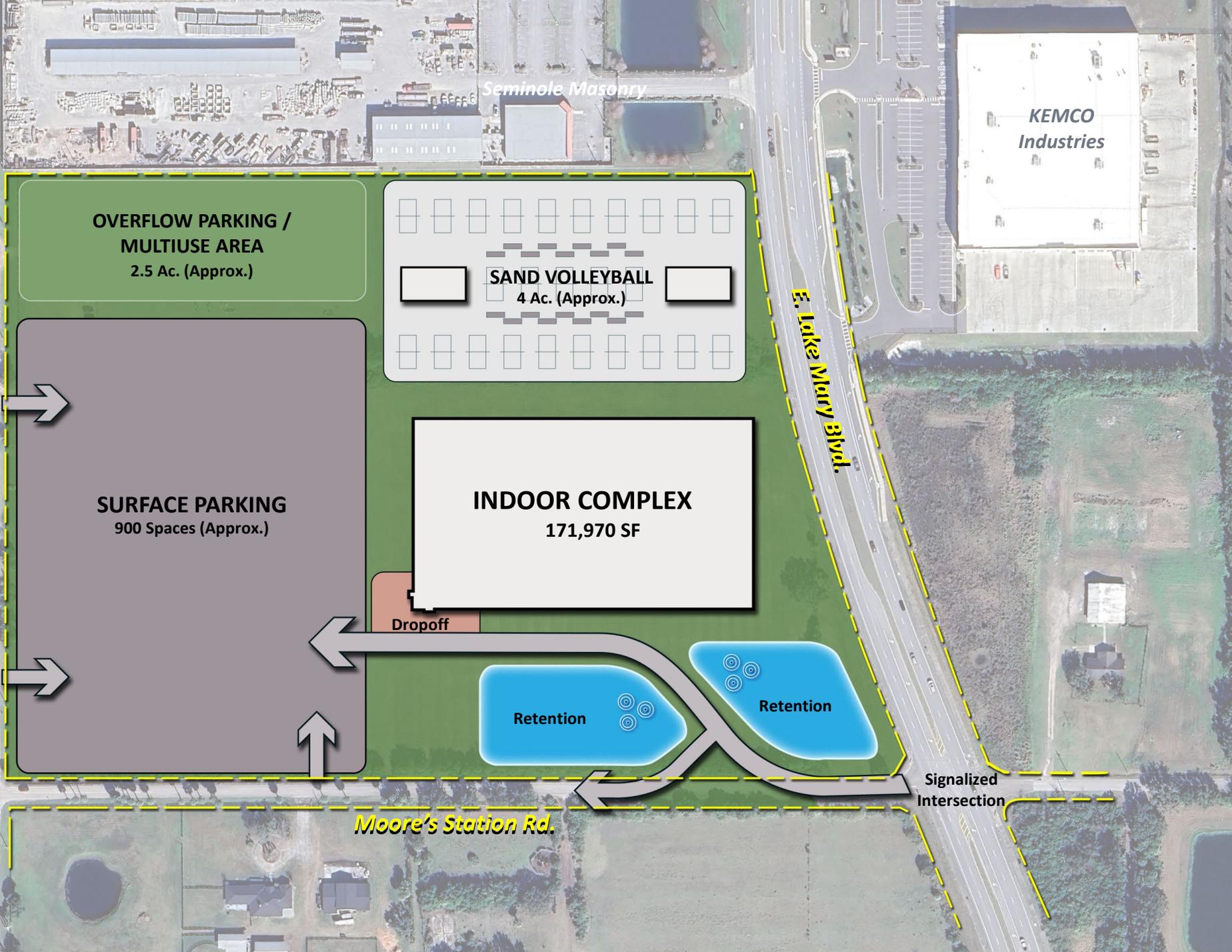
OPTION 02

171,970 SF
(12) Basketball Courts
(24) Volleyball Courts
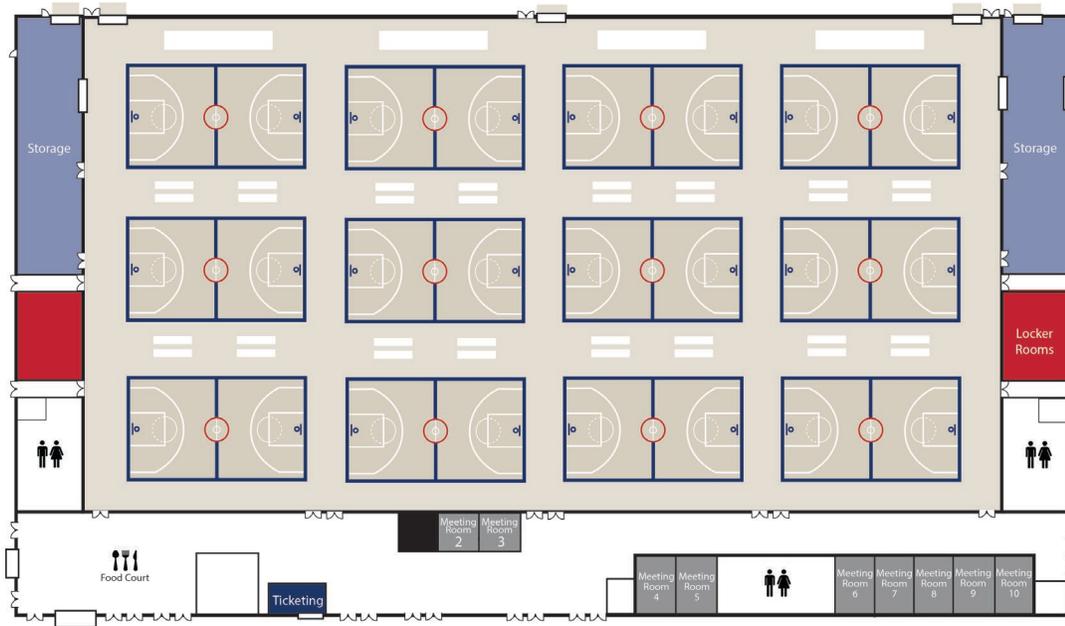
Storage

Storage

Locker Rooms

Food Court

Ticketing

Meeting Room 2 | Meeting Room 3

Meeting Room 4 | Meeting Room 5 | Meeting Room 6 | Meeting Room 7 | Meeting Room 8 | Meeting Room 9 | Meeting Room 10

BASKETBALL TOURNAMENT

FIRST FLOOR PLAN
SCALE - 1" : 20'

0 10 20   40   80

Storage

Storage

Locker Rooms

Food Court

Ticketing

Meeting Room 2 | Meeting Room 3

Meeting Room 4 | Meeting Room 5 | Meeting Room 6 | Meeting Room 7 | Meeting Room 8 | Meeting Room 9 | Meeting Room 10

VOLLEYBALL TOURNAMENT

FIRST FLOOR PLAN
SCALE - 1" : 20'

0 10 20   40   80

3. Building Program Option 3

Indoor Complex – Tourism Funding Only

70,000 +/- SF Structure
- Approx. 40,000 SF of clear-span floor space
- 4 Basketball Courts
- 8 Volleyball Courts
- 9 Meeting Rooms
- Café/Restaurant
- Officials Spaces, First Aid, Team & Management Spaces
- Limited Mezzanine

Site Development – 20 Acres
- Surface Parking
- Required Utilities and Infrastructure

Building Style Description
- CMU Block Building
- TID Limited Budget
- Higher Durability
- Lower Maintenance/Energy Cost

CONCEPT OPTIONS

OPTION ONE	OPTION TWO	OPTION THREE
DESCRIPTION - PIZZUTTI DRAWING	DESCRIPTION - LAKE POINT INDOOR SPORTS FACILITY CONCEPT	DESCRIPTION - TID BUDGET
151,800.00 SF	*171,970.00 SF*	*70,000.00 SF*
• Clear-span floor space to accommodate 6,000 Seating • 10 Basketball Courts • 18 Volleyball Courts • 1 Championship Court with 2,500 Seating • 9 Multipurpose Rooms • Convertible Space for 70 Banquet Tables (540 Seats) • Café/Restaurant • Officials Space, First Aid, & Team • Management Spaces • Limited Mezzanine • Surface Parking	• 125,000 SF of clear-span floor space • 12 Basketball Courts • 24 Volleyball Courts • 9 Meeting Rooms • Food Court • Storage and Locker Rooms • Surface parking	• Approx 40,000 SF of clear-span floor space • 4 Basketball Courts • 8 Volleyball Courts • 9 Meeting Rooms • Café/Restaurant • Officials Spaces, First Aid, Team & Management Spaces • Limited Mezzanine • Surface Parking
20 Acres	*20 Acres*	*20 Acres*
BUILDING STYLE DESCRIPTION	**BUILDING STYLE DESCRIPTION**	**BUILDING STYLE DESCRIPTION**
• CMU Block Building • Multi- Room Flexibility • Higher Durability • Lower Maintenance/Energy Cost	• Metal Building • One Large Room • Less Durability • Higher Maintenance/Energy Cost	• CMU Block Building • TID Limited Budget • Higher Durability • Lower Maintenance/ Energy Cost
TOTAL PROJECT BUDGET *(Design, Construction, Furnishings, Equipment, Permit Fees, Owners Representative Costs, Contingencies, etc).*	**TOTAL PROJECT BUDGET** *(Design, Construction, Furnishings, Equipment, Permit Fees, Owners Representative Costs, Contingencies, etc).*	**TOTAL PROJECT BUDGET** *(Design, Construction, Furnishings, Equipment, Permit Fees, Owners Representative Costs, Contingencies, etc).*
$ 141,735,324	**$ 136,814,973**	**$ 65,000,000**

ALA CARTE ADDITIONAL OPTIONS

ONE	TWO	THREE	FOUR	FIVE	SIX	SEVEN	EIGHT
DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
61,000 SF Mezzanine for additional court viewing and/or running track	1,200 space Parking Garage	8 Acres of Overflow Parking	4.5 Acres of Sand Volleyball (Approx. 25 Courts)with Lights and Sound	Each Additional Basketball Court or 2 Volleyball Courts	Utilize Tiltwall Construction (Building Hardening)	Purchase Additional Land for Expansion - 14 Acres Adjacent Properties	Additional Bleachers Approx. Cost Per Seat Including Additional Building Space
TOTAL PROJECT BUDGET *(Design, Construction, Furnishings, Equipment, Permit Fees, Owners Representative Costs, Contingencies, etc).*	TOTAL PROJECT BUDGET *(Design, Construction, Furnishings, Equipment, Permit Fees, Owners Representative Costs, Contingencies, etc).*	TOTAL PROJECT BUDGET *(Design, Construction, Furnishings, Equipment, Permit Fees, Owners Representative Costs, Contingencies, etc).*	TOTAL PROJECT BUDGET *(Design, Construction, Furnishings, Equipment, Permit Fees, Owners Representative Costs, Contingencies, etc).*	TOTAL PROJECT BUDGET *(Design, Construction, Furnishings, Equipment, Permit Fees, Owners Representative Costs, Contingencies, etc).*	TOTAL PROJECT BUDGET *(Design, Construction, Furnishings, Equipment, Permit Fees, Owners Representative Costs, Contingencies, etc).*	TOTAL PROJECT BUDGET *(Design, Construction, Furnishings, Equipment, Permit Fees, Owners Representative Costs, Contingencies, etc).*	TOTAL PROJECT BUDGET *(Design, Construction, Furnishings, Equipment, Permit Fees, Owners Representative Costs, Contingencies, etc).*
$ 13,446,429	$ 77,385,047	$ 1,483,795	$ 5,592,530	$ 10,065,262	$ 340,027	$ 3,600,000	$ 3,275

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

Outline / Agenda

1. Background, Purpose and Goals

2. Site Development Opportunities and Site Issues

3. Building Program Options, Projected Costs & Funding

4. Discussion and Questions

4. Questions for Consideration

a. **Facility Flexibility:** one large space or a combination of spaces and layouts for multiple events at once?

b. **Facility Construction Type:** which is more important, building size vs. future operational and maintenance costs?

c. **Parking:** should parking generate revenue through surface and/or structured parking?

d. **Expansion Opportunities:** what ala carte options shown are desirable?

15-Minute Break

Seminole County
Board of County Commissioners
Annual Retreat

March 10, 2026

Purpose

Provide an update on Capital Projects located at the Five Points Complex

Brief History of Five Points Master Plan

2004
Seminole County Opens Criminal Justice Center

2023
Seminole County Opens Parking Garage, Utilities, & Central Chiller Plant

2023
Seminole County Opens Juvenile Detention Center

2024
Seminole County Opens James E.C. Perry Annex

2025
Seminole County Starts Criminal Justice Center Renovation

2020
Five Points Master Plan Presentation to the BCC

2024
April BCC Retreat
Staff Directed to Update Five Points Master Plan & Fast Track County Admin Building

2025
March BCC Retreat
BCC Authorizes Staff to solicit Design & Construction Manager for County Admin Building

Five Points Complex Development Update

- Criminal Justice Center Renovation

- County Administration Building

- Medical Examiner's Office

- Animal Services Expansion

- Road Network

2020 Master Plan
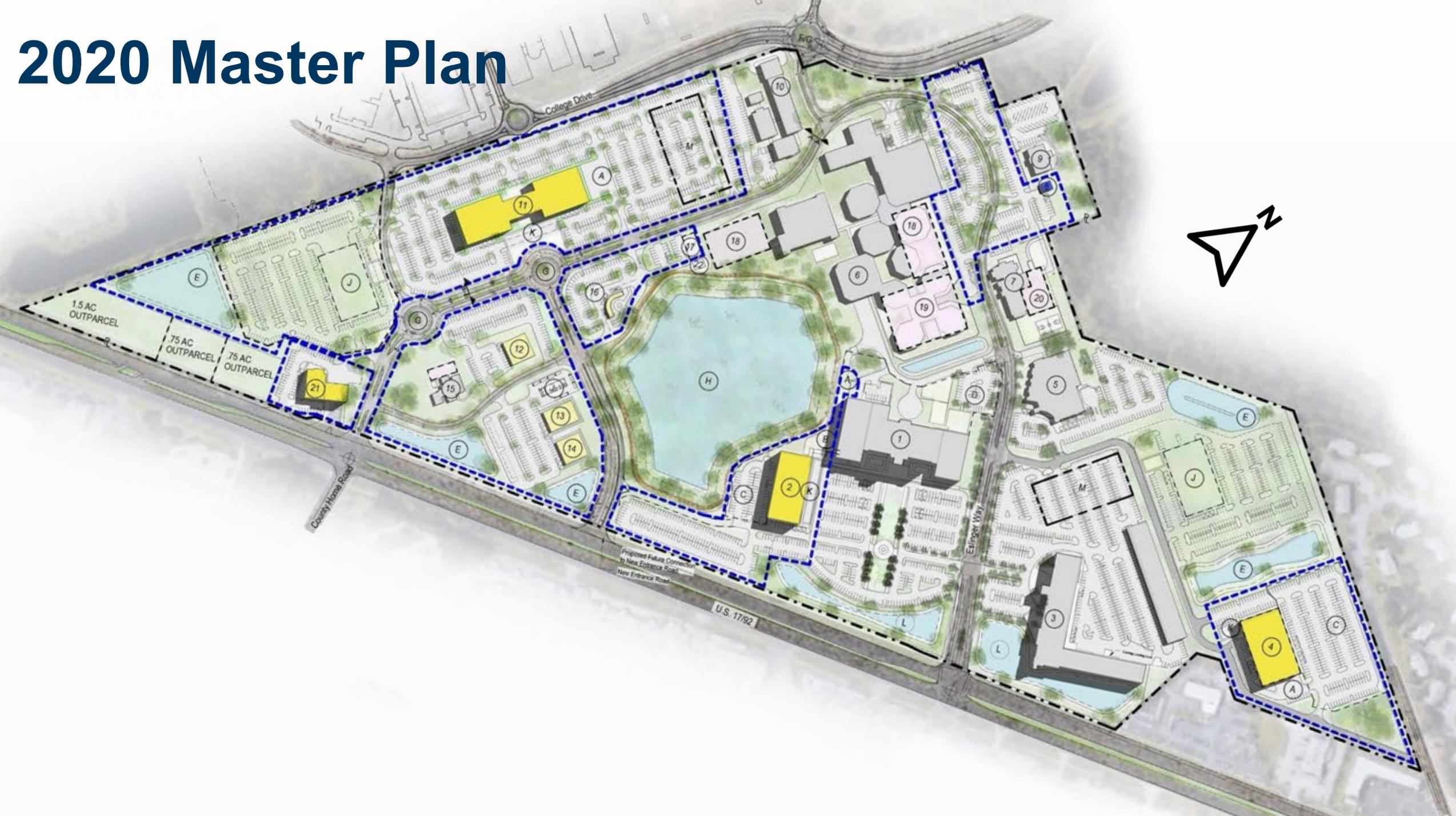
Buildings to Remain

John E. Polk Correctional Facility

Courthouse

E. C. Perry Courthouse Annex

Parking Garage

Public Safety Building

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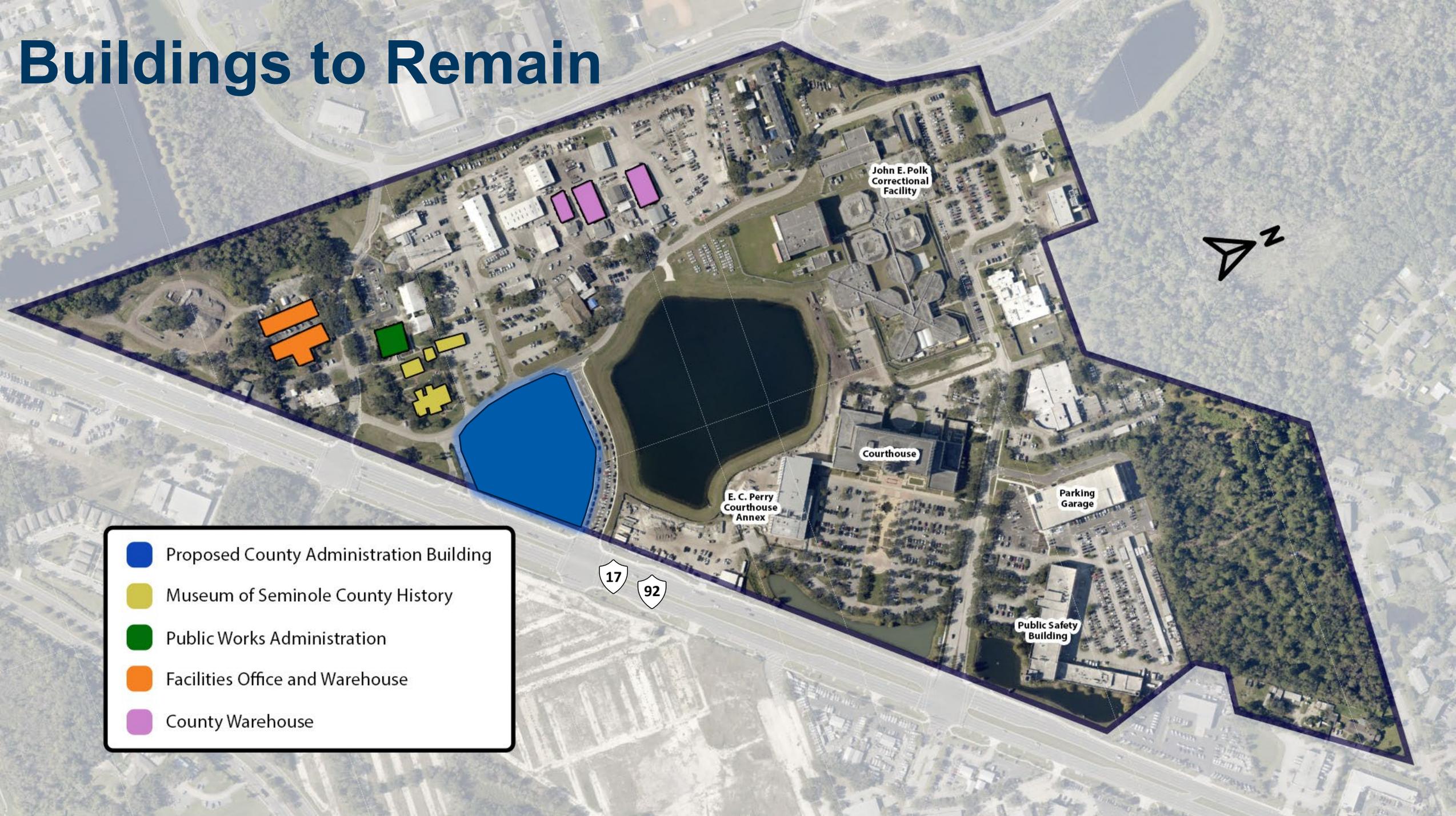
Proposed County Administration Building

Museum of Seminole County History

Public Works Administration

Facilities Office and Warehouse

County Warehouse

Development Areas
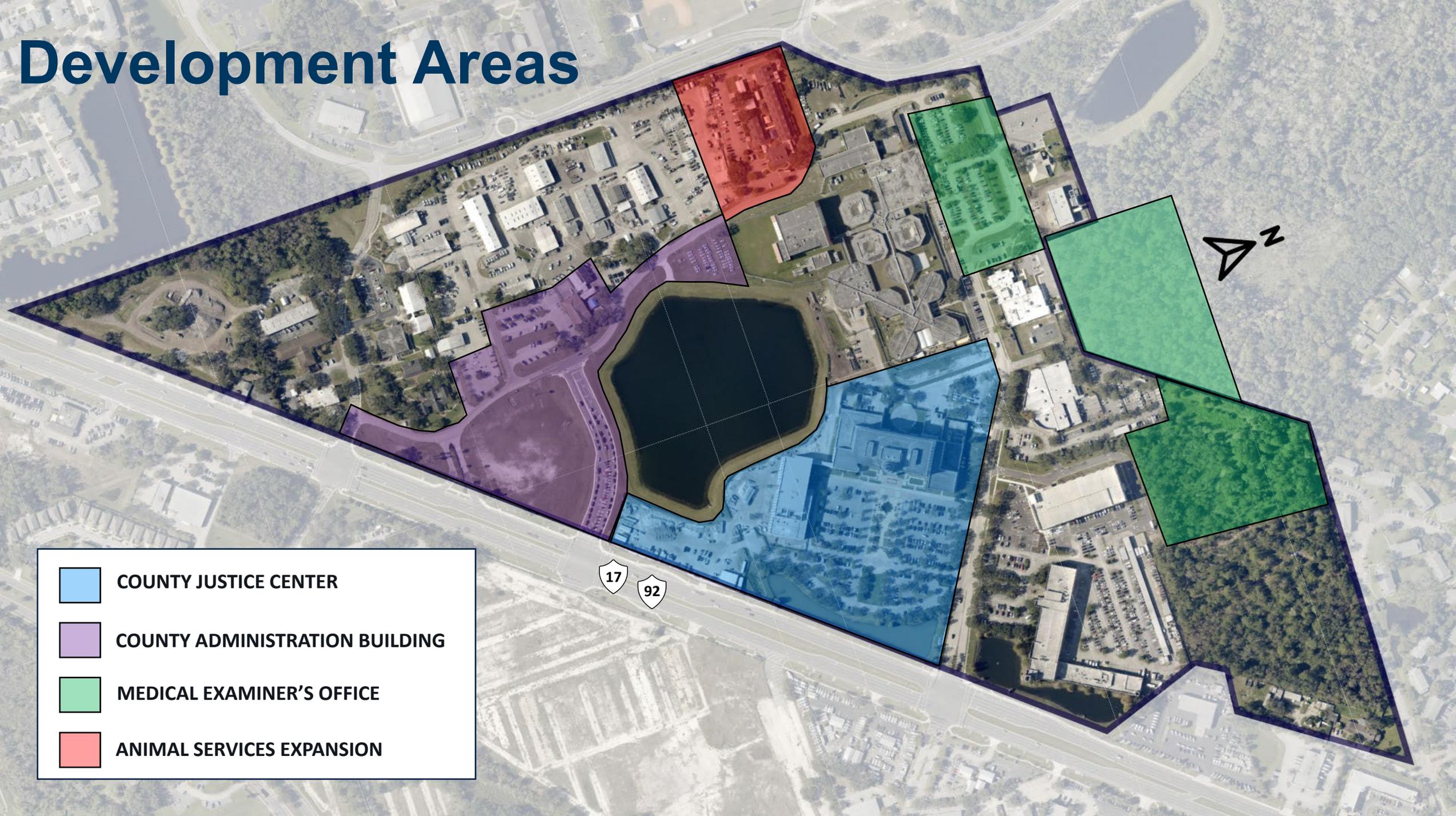
COUNTY JUSTICE CENTER

COUNTY ADMINISTRATION BUILDING

MEDICAL EXAMINER'S OFFICE

ANIMAL SERVICES EXPANSION

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County Justice Center
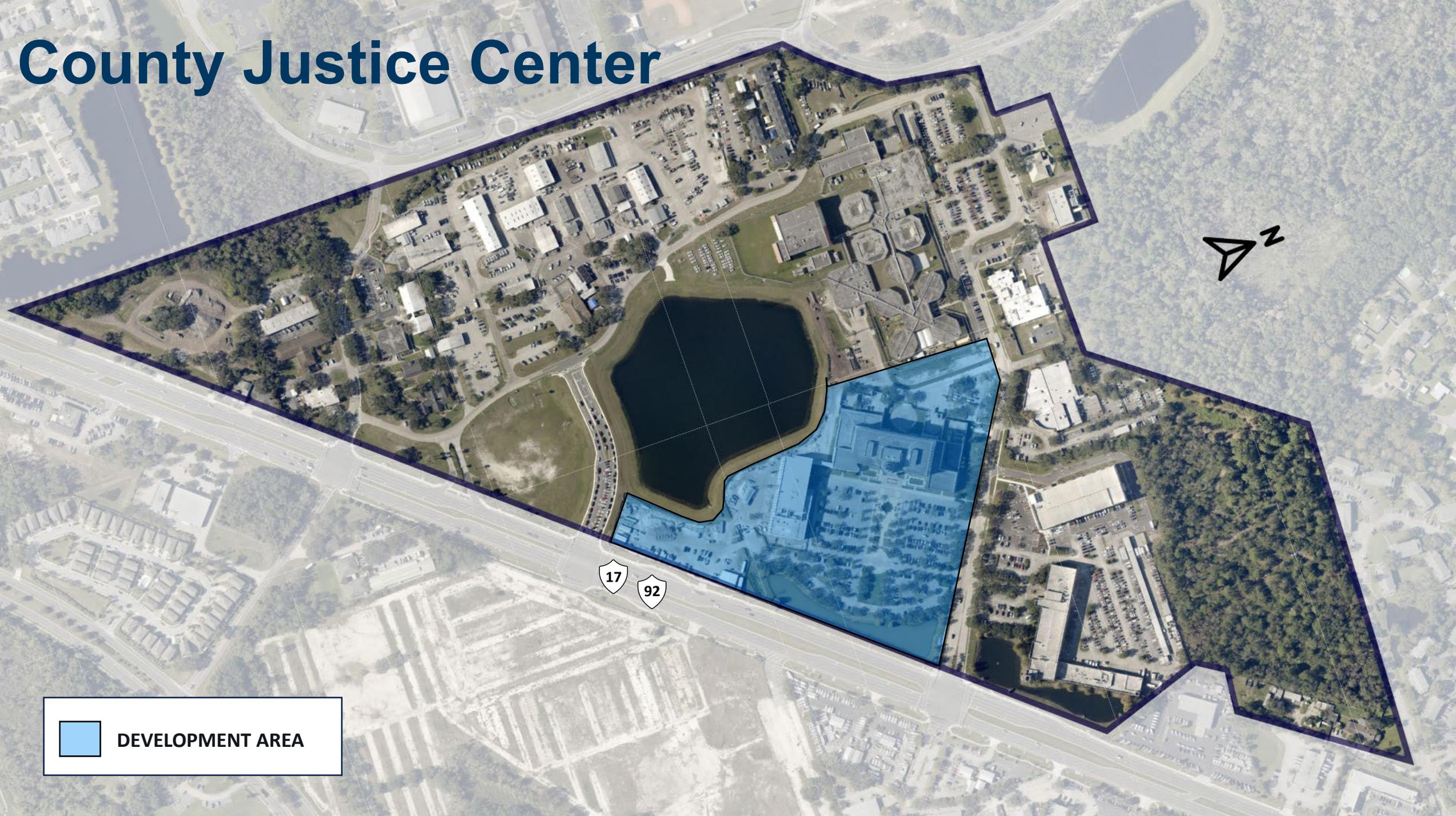
DEVELOPMENT AREA

Criminal Justice Center Renovation

- Courthouse Modernization and Consolidation of Civil and Criminal Court Operations

  - Buildout to deliver 19 courtrooms in total

  - Full court services maintained throughout construction

  - Multi-phase construction delivery approach

- Guaranteed Maximum Price (GMP) Value: $86,394,919

- GMP approval received in November 2025

- Overall Completion: FY 2027, Q3

Tentative Schedule

Level 01: Mar 2026 – Oct 2026

Level 03: Feb 2026 – Nov 2026

Level 02: Feb 2026 – Feb 2027

Level 05: Nov 2026 – May 2027

Level 04: Jan 2027 – June 2027
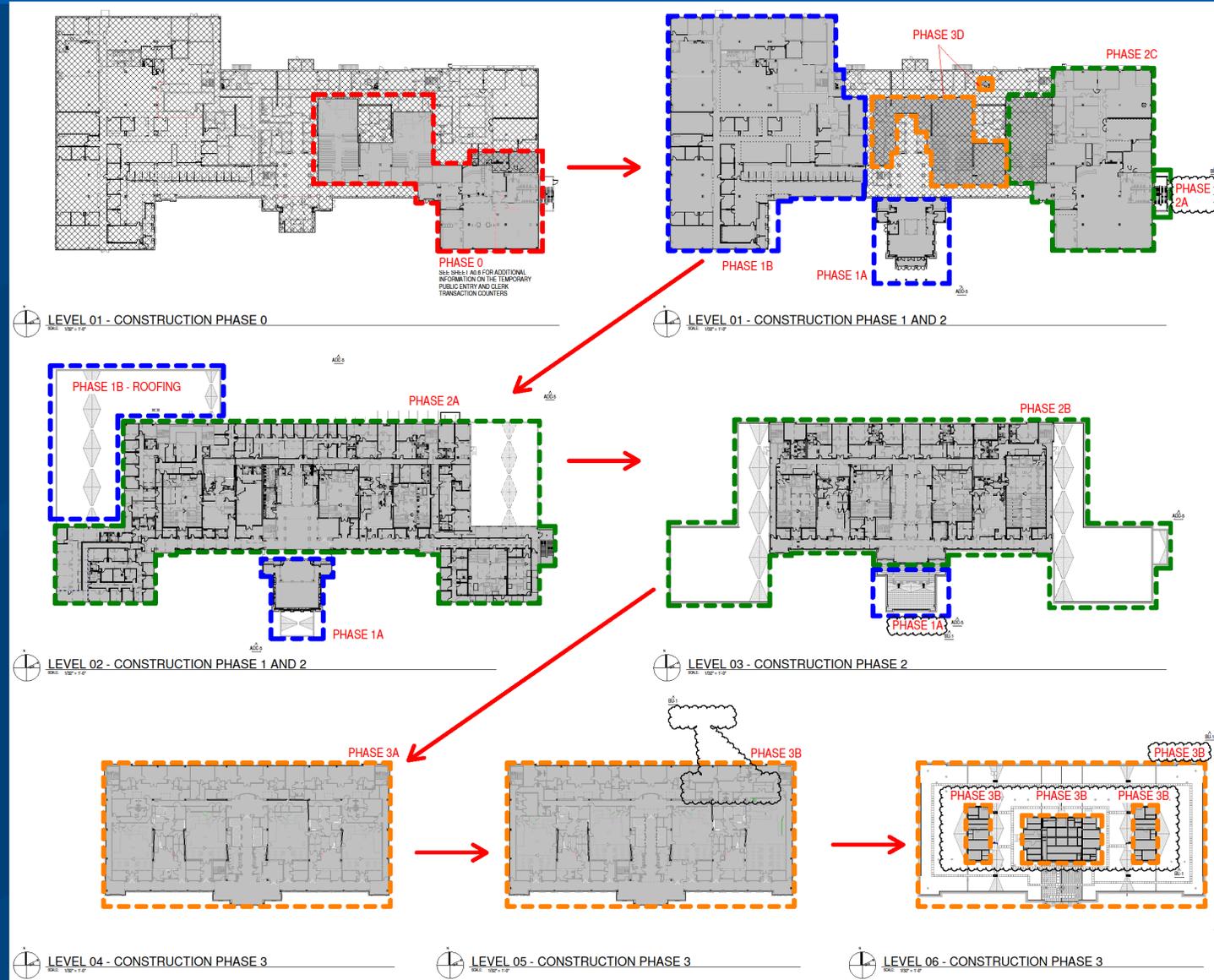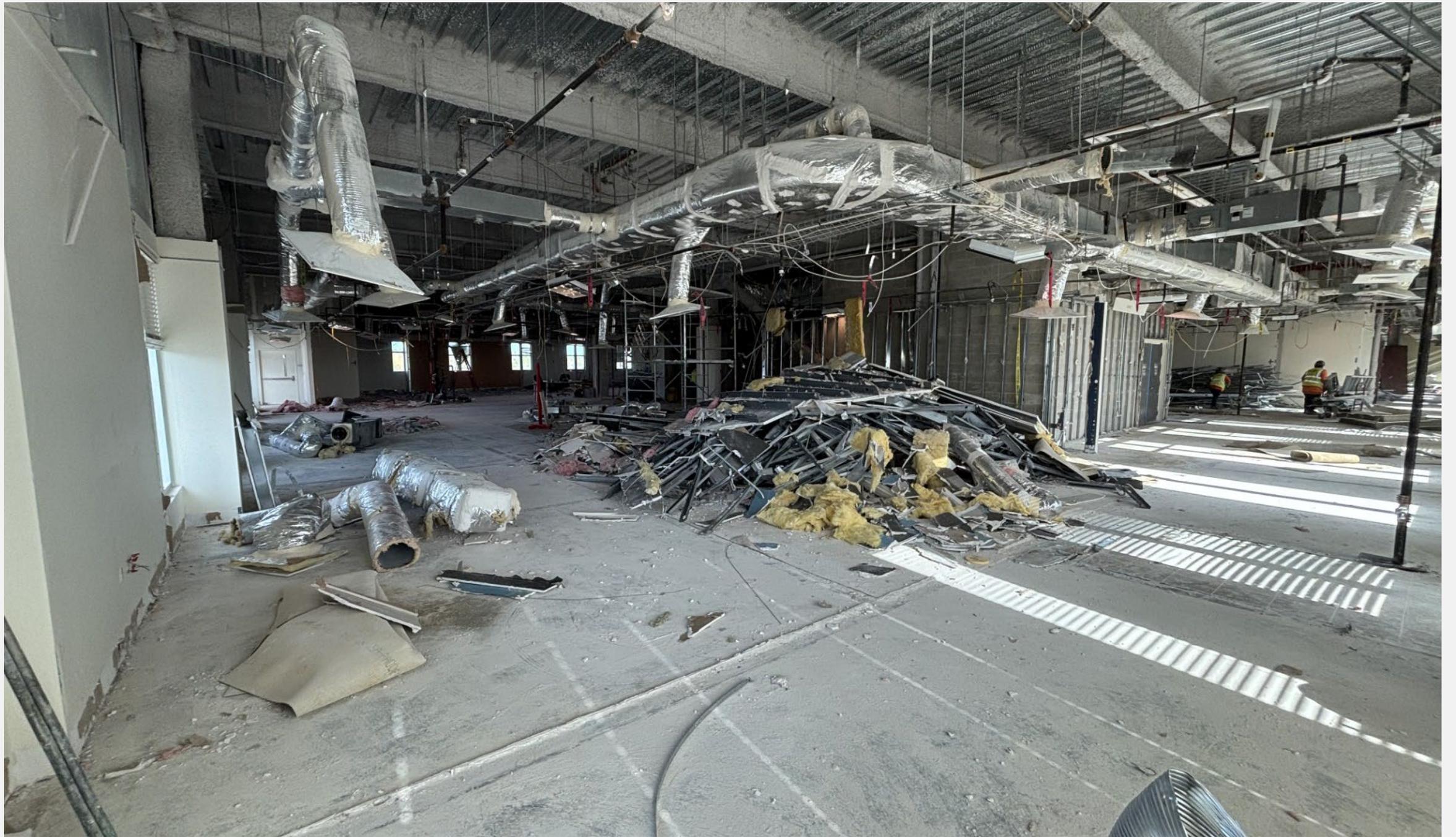
Discussion & Feedback: Criminal Justice Center Renovation

- Are there questions, requests, or items requiring clarification regarding this project?

County Administration Building

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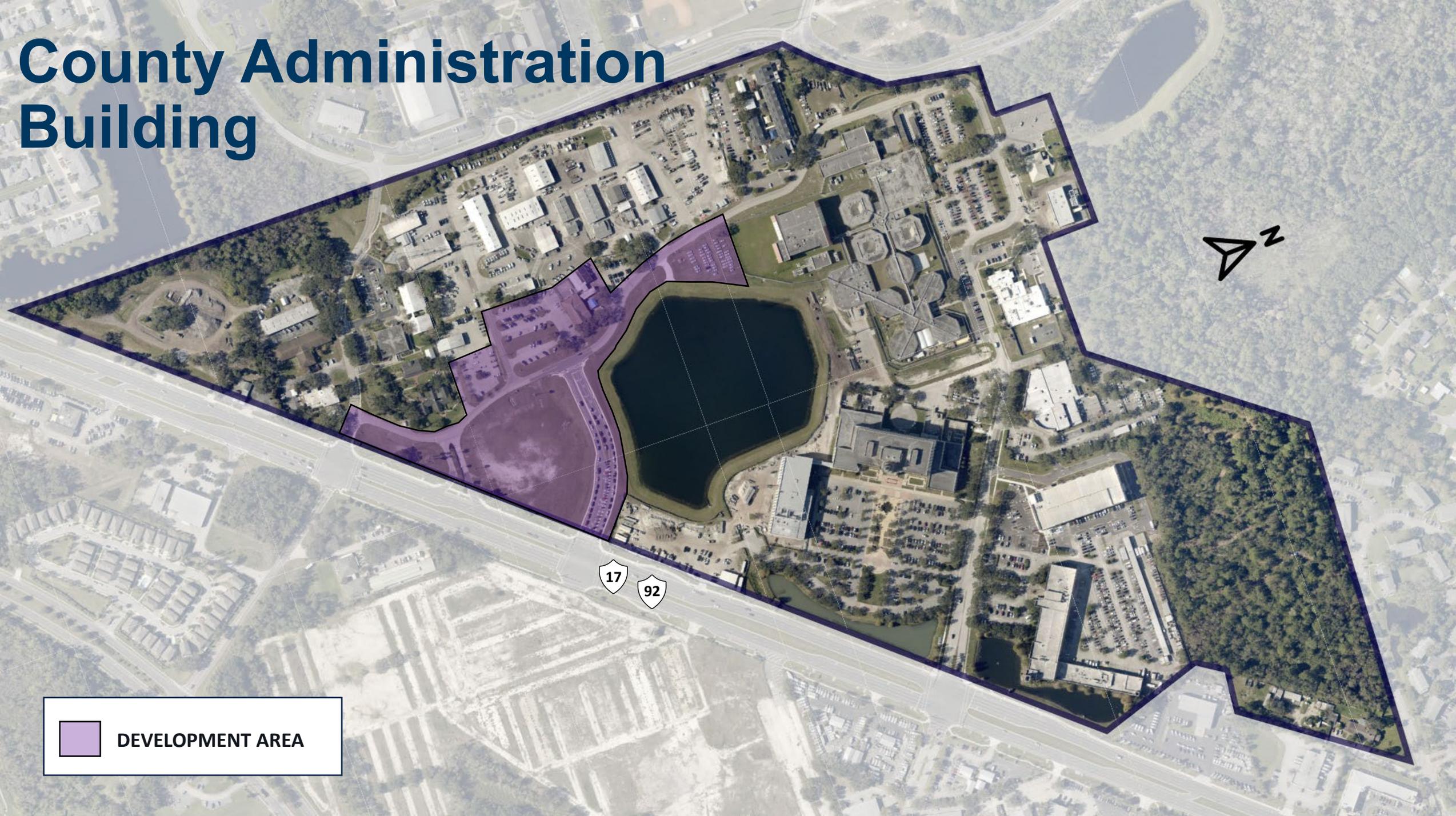
DEVELOPMENT AREA

County Administration Building

- Consolidation of County Operations at the Five Points Complex

  - Administration Building: 155,000 SF across five levels

  - Parking Garage: 500 vehicle space capacity

  - Early Foundation Package and Accelerated Delivery

- Estimated Project Budget: $160 million

- Overall Completion: FY 2028, Q1

Departments & Services

- Board of County Commissioners
- Property Appraiser
- Tax Collector
- County Manager's Office
- County Attorney's Office
- Human Resources
- Administrative Services
- Management and Budget

- Information Technology
- Office of Communications
- Development Services
- Public Works Administration and Engineering
- Purchasing and Contracts
- Utilities Engineering and Business Office

Connection to Chilled Water Loop

Project Site Area *(Limits of Work)*

Potential Parking Expansion Area

Potential Parking Expansion Area

Proposed Building Location

Potential Parking Expansion Area

Site Context

Key Adjacent Buildings

A. Museum
B. Courthouse
C. Courthouse Annex
D. Public Safety Building
E. Central Chiller Plant
F. Jail
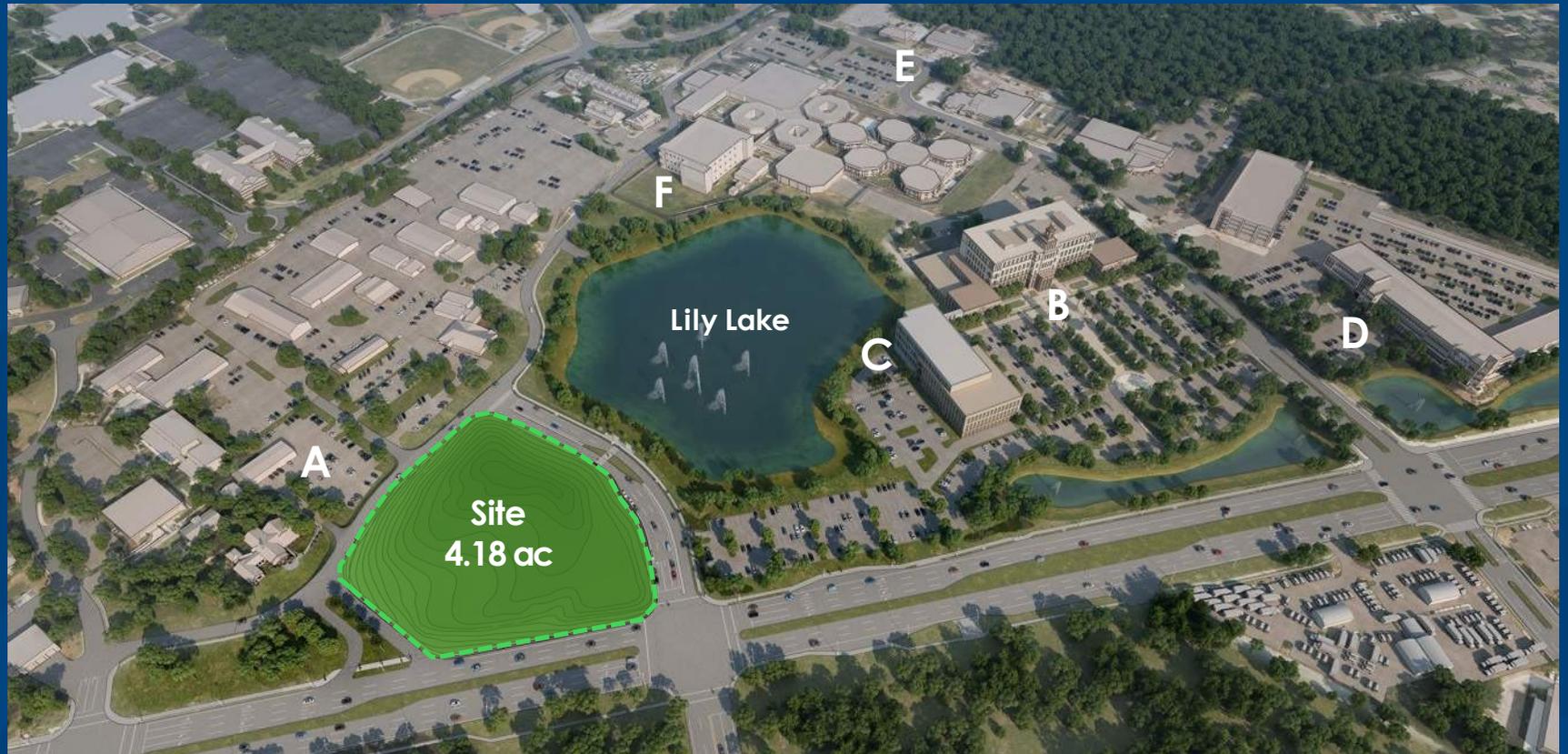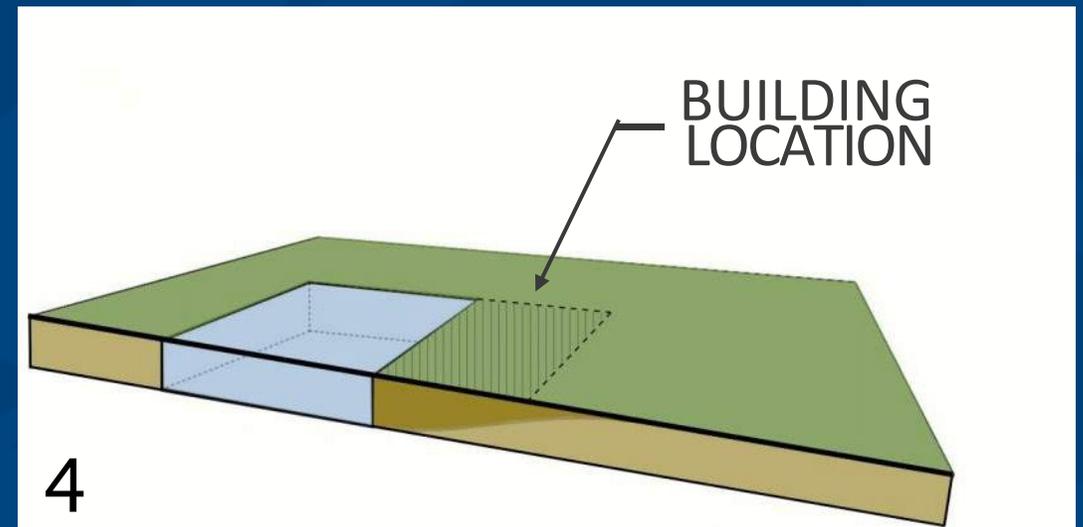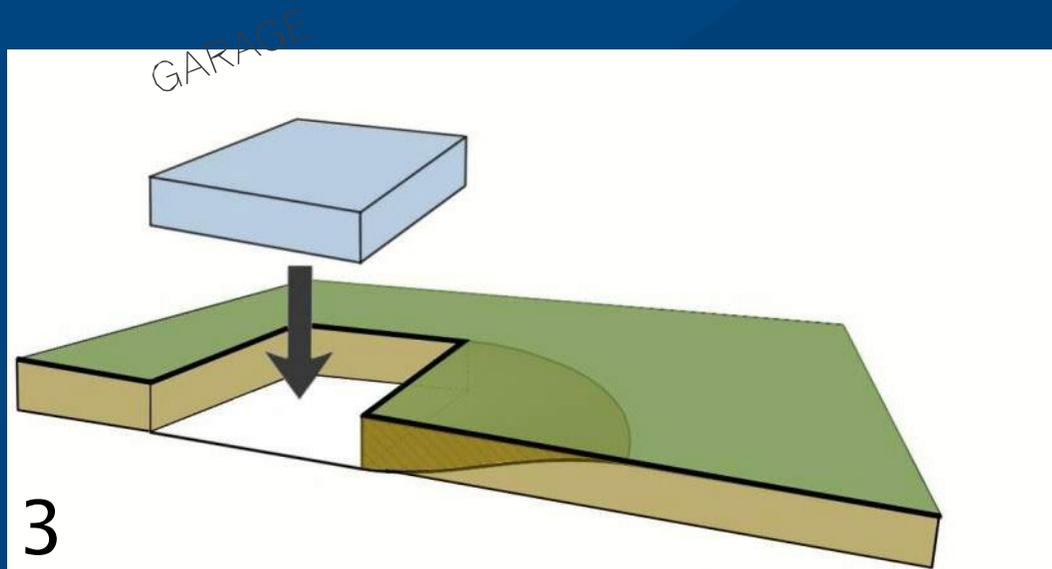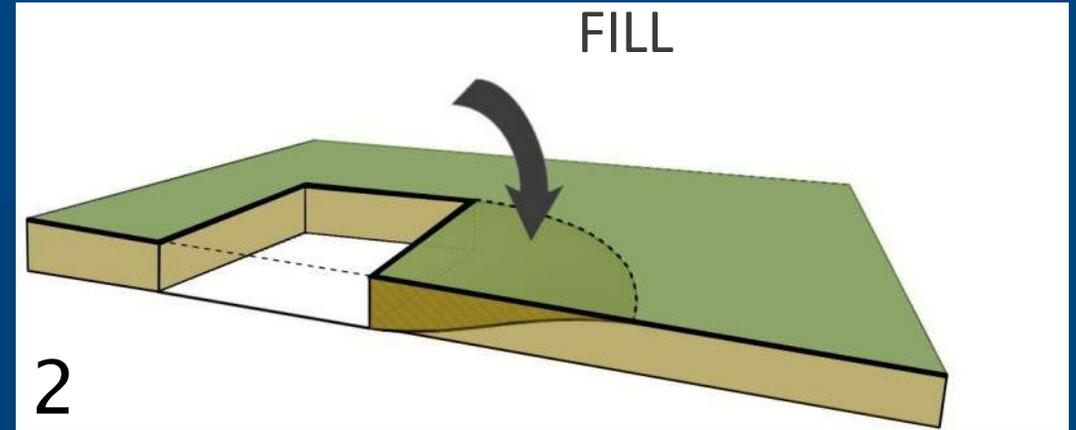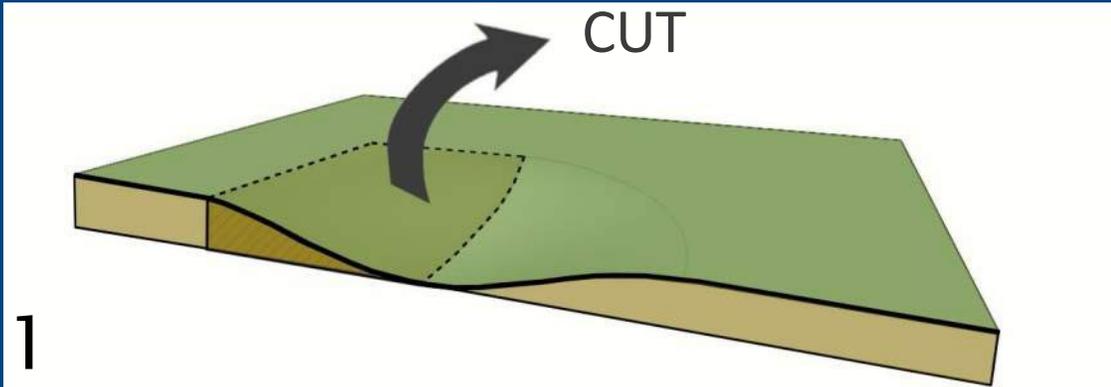
Massing Organization Options
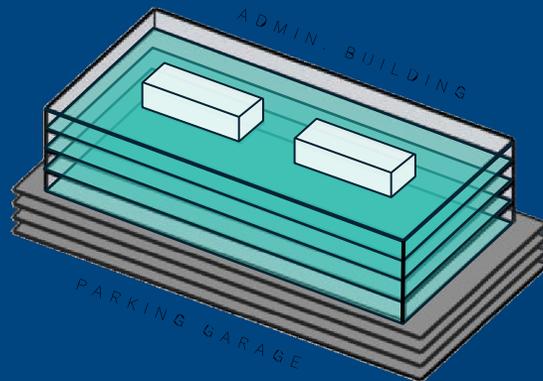
2024 Masterplan Approach: Stacked Structures

- Parking garage structured to carry weight of building above
- Dependent structural grids
- Linear sequencing of construction
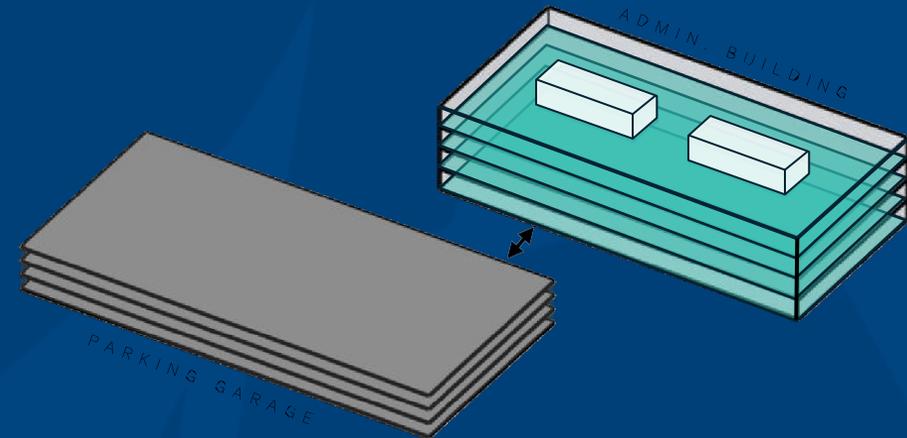
Exploratory Approach: Separated Structures

- Parking garage structure optimized for exact purpose
- Independent structural grids
- Overlapping sequencing of construction

Designing from the inside out establishes key building relationships and dimensions that will drive the overall building approach
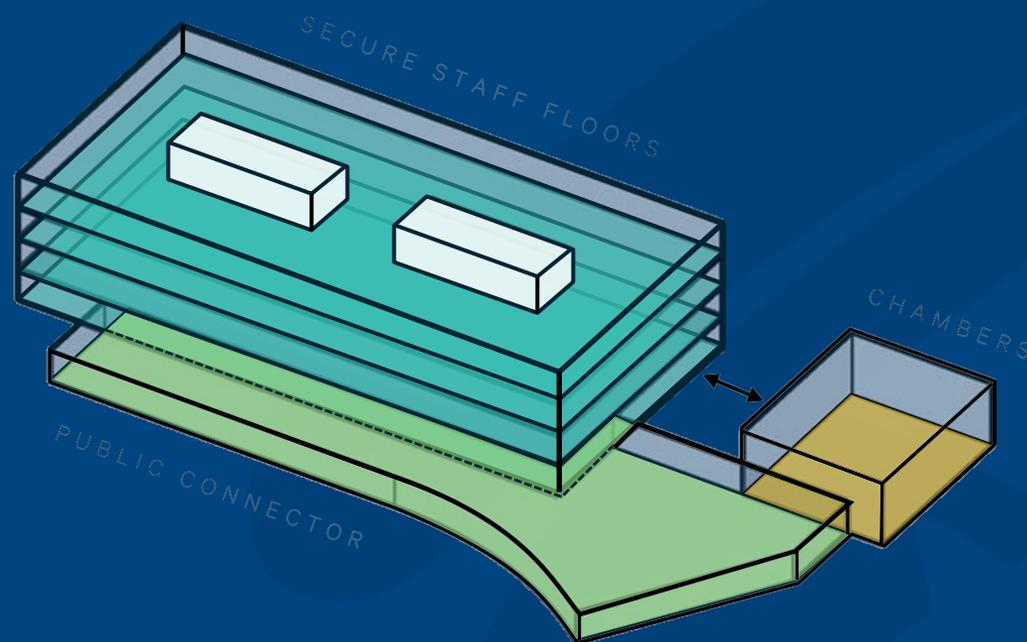
Administrative Building
- Simple structural design
- Proven cost-effective office building
- Central core for long-term flexibility
- Universal planning principles and repetition applied to the interior

BCC Chambers
- Visual presence to the public
- Purpose-built for unique function
- Standalone structural grid for tall, column-free space

Public Connector
- Welcome impression to the community
- Secure means to circulate public
- Clear intuitive wayfinding
- Ease of use for public

Discussion & Feedback: County Administration Building

- Is the Board comfortable with staff moving forward to the next phase based on the estimated project budget?

- Does the Board wish to continue pursuing an accelerated delivery approach?

- Does the Board support structuring the project with multiple GMPs?

- Does the Board support the proposed Commission Chambers concept?

- Does the Board support moving forward with a standard Class B office building, with enhanced build-out standards limited to constitutional officers and customer-facing service areas?

Medical Examiner's Office

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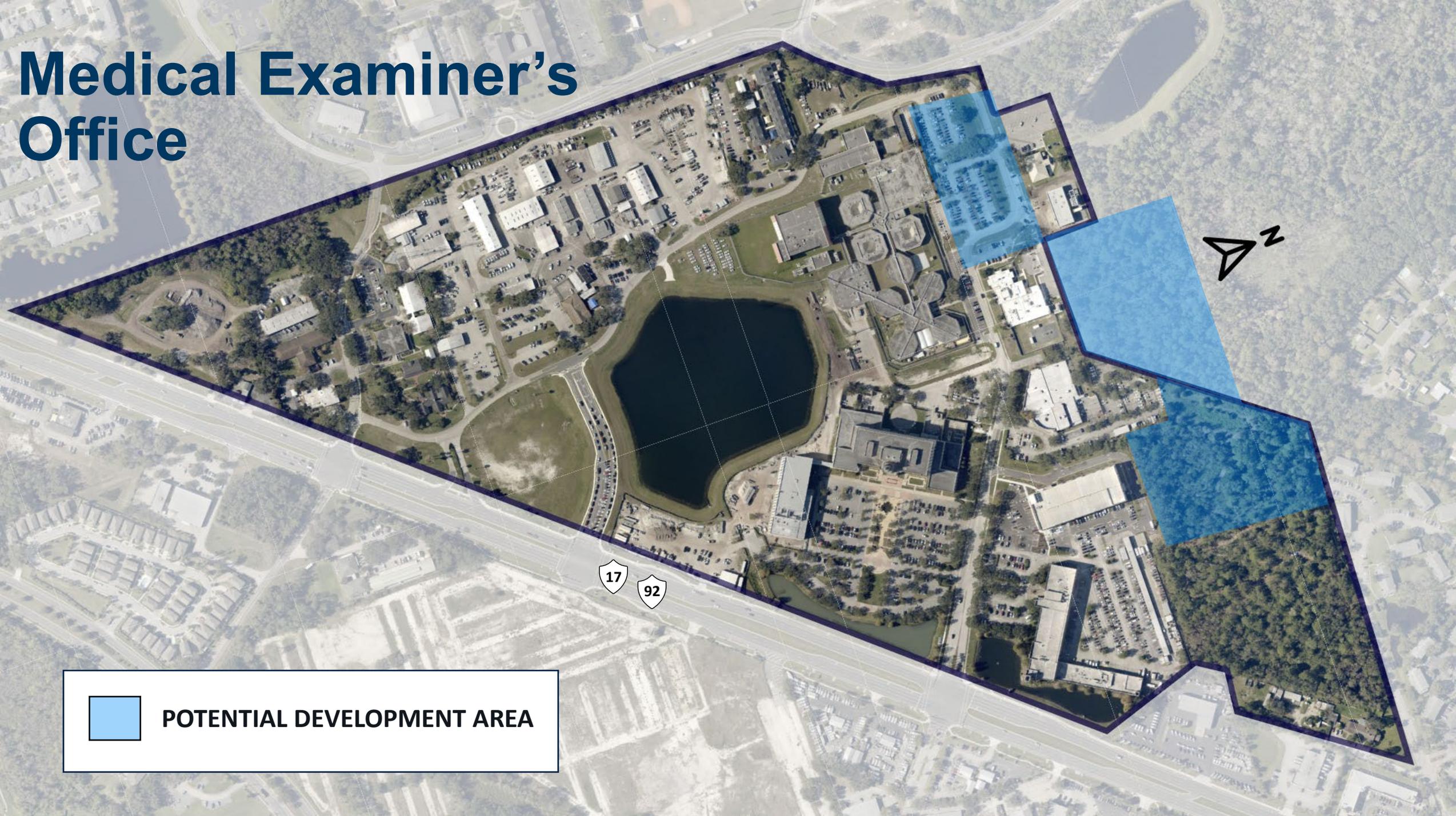
POTENTIAL DEVELOPMENT AREA

Medical Examiner's Office

- New Medical Examiner's Office facility to support Seminole County residents

  - Potential joint venture between Seminole County and Lake County Board of County Commissioners for a shared regional facility

  - Site evaluation and selection required

  - Modern facility to attract top talent

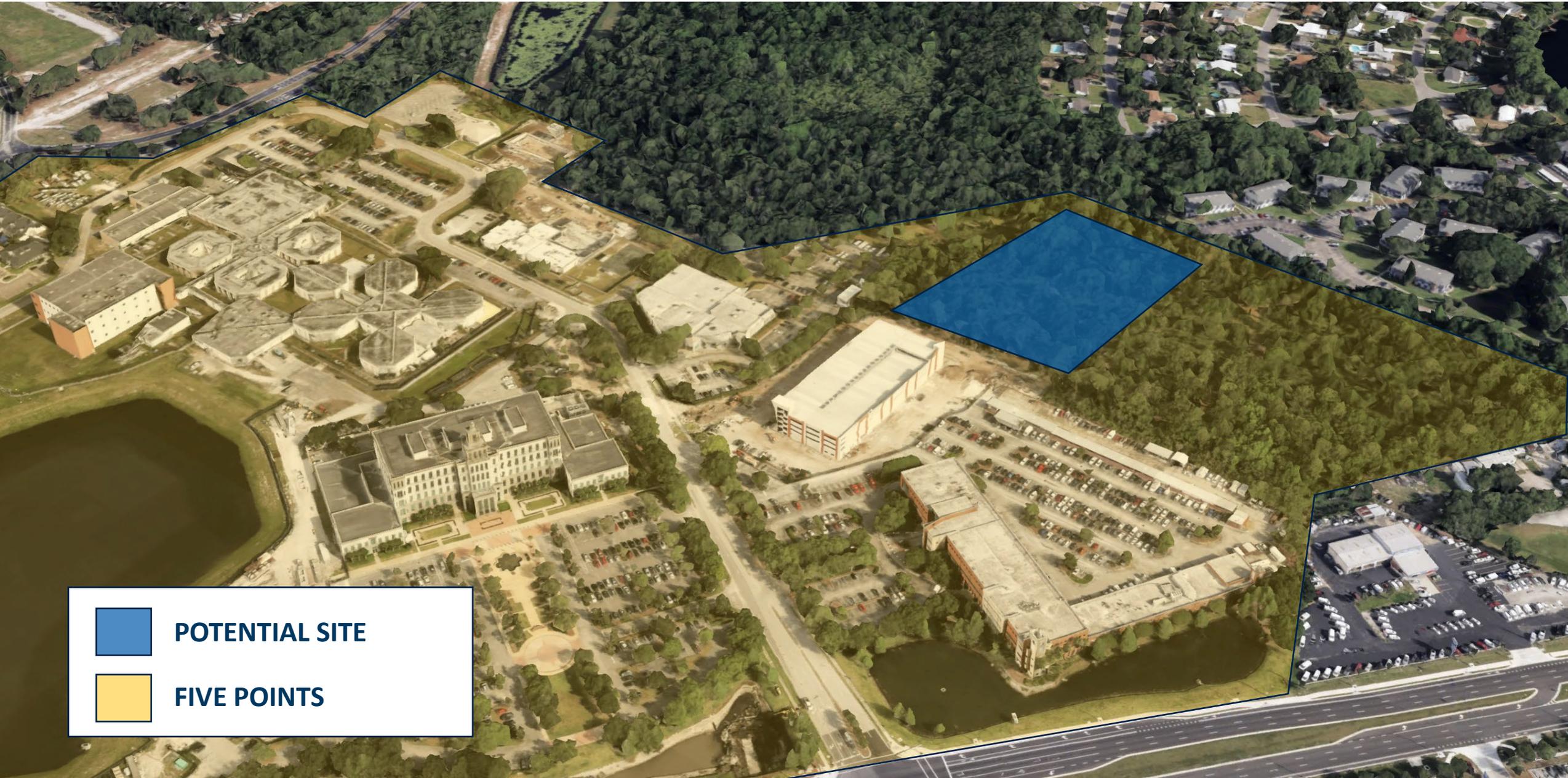- Estimated Project Budget: $35 million

- Overall Completion: FY 2029, Q2

SITE OPTION 01

POTENTIAL SITE

FIVE POINTS

SITE OPTION 02
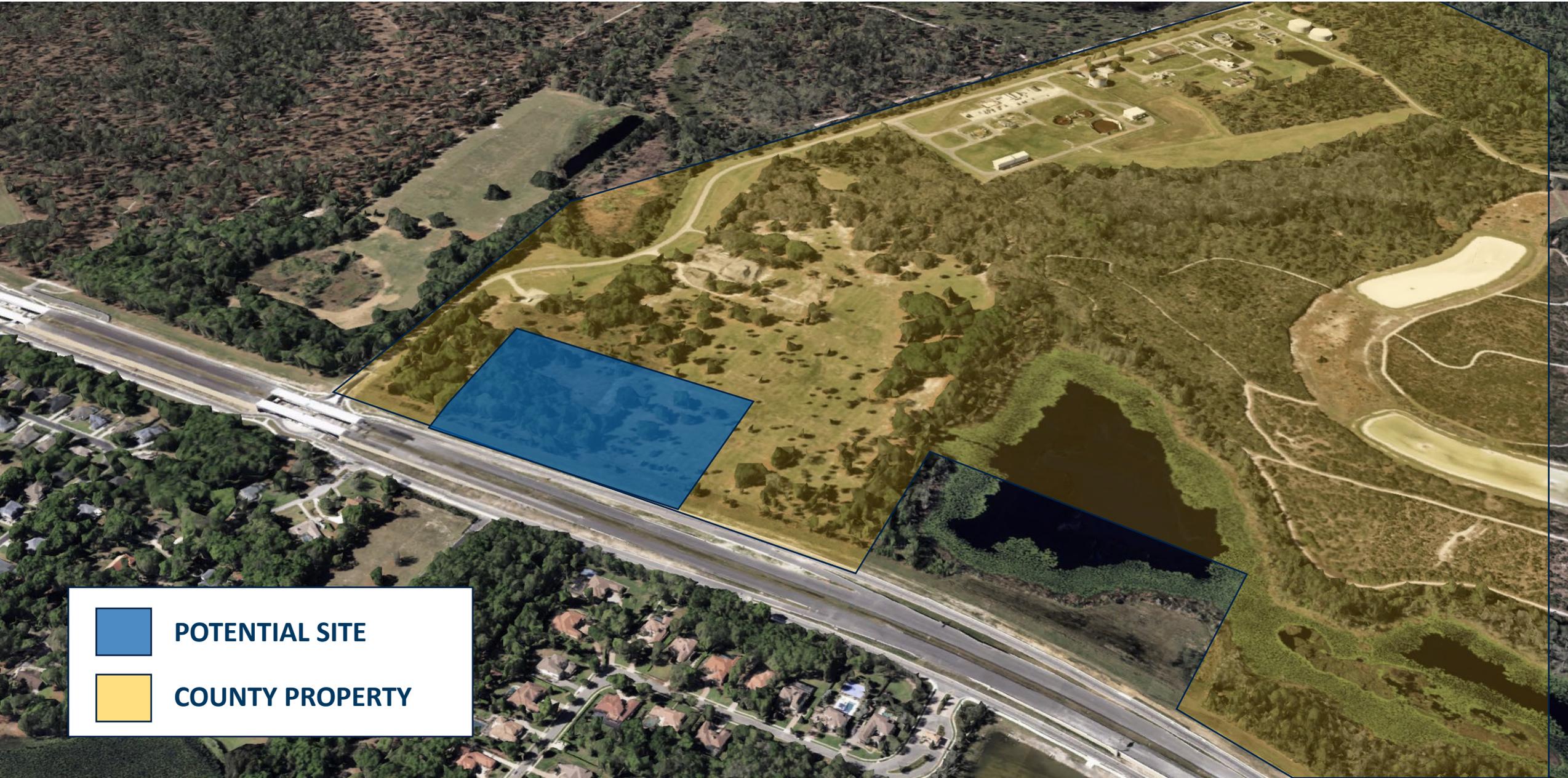

POTENTIAL SITE

FIVE POINTS

SITE OPTION 03

POTENTIAL SITE

FIVE POINTS

SITE OPTION 04

POTENTIAL SITE

COUNTY PROPERTY

Discussion & Feedback: Medical Examiner's Office

- What is the Board's preferred location for the facility?
    - Option A: Five Points Complex
    - Option B: Yankee Lake Water Reclamation Facility
    - Option C: Continue evaluating both sites pending Lake County's partnership decision

Animal Services Expansion

DEVELOPMENT AREA

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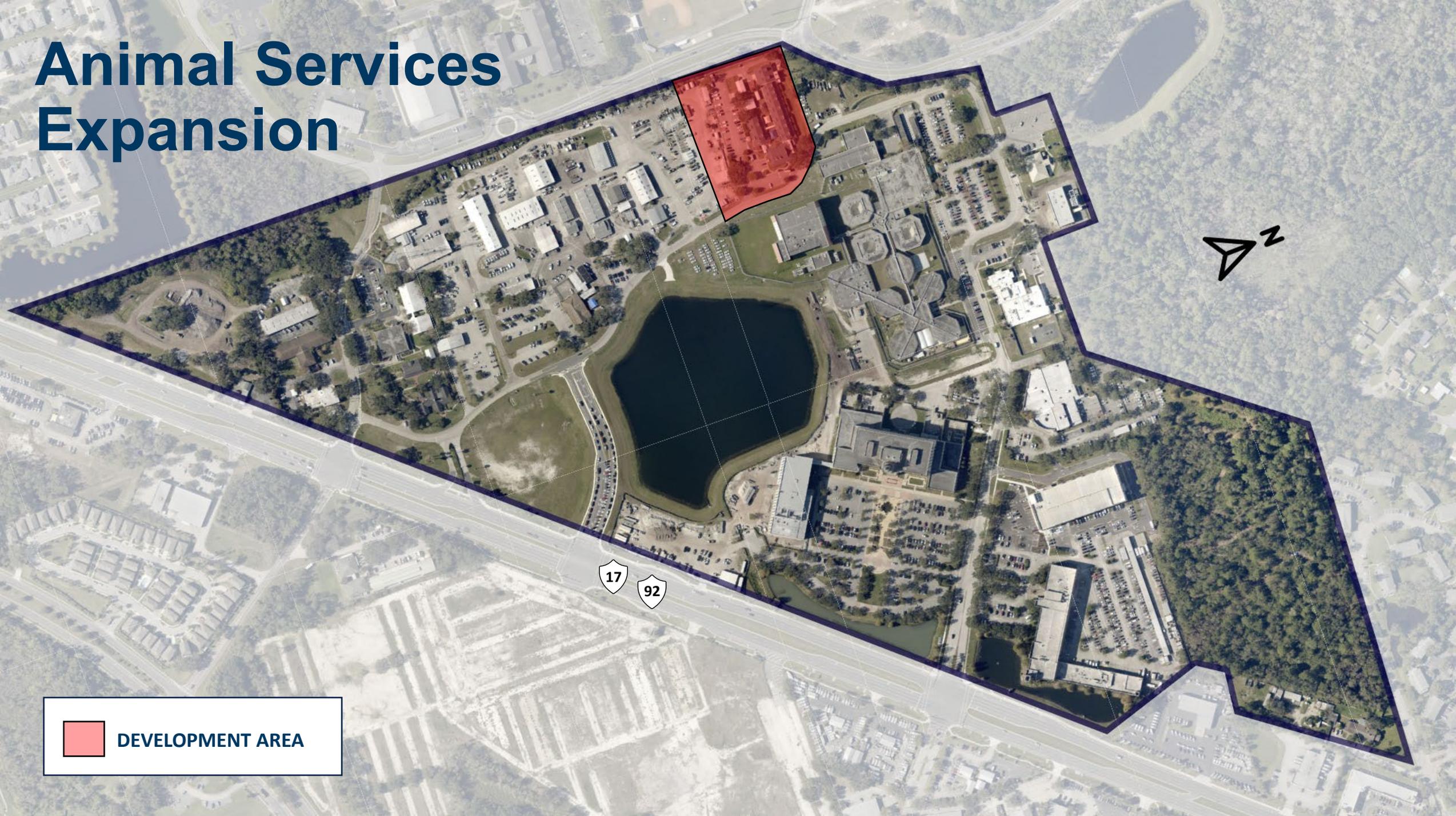
Animal Services Expansion

- Support growing demand for services through long-term shelter expansion

    - Expanded Kennel Space and Administration Areas

    - Modern Surgical and Operating Suite

   - Electrical and HVAC upgrades for Existing Facility

EXISTING FACILITY

POTENTIAL EXPANSION

Discussion & Feedback:
Animal Services

- Does the Board wish to proceed with development of a roadway connection to Seminole State College along the north side of Animal Services, in conjunction with expansion of the facility to the south?
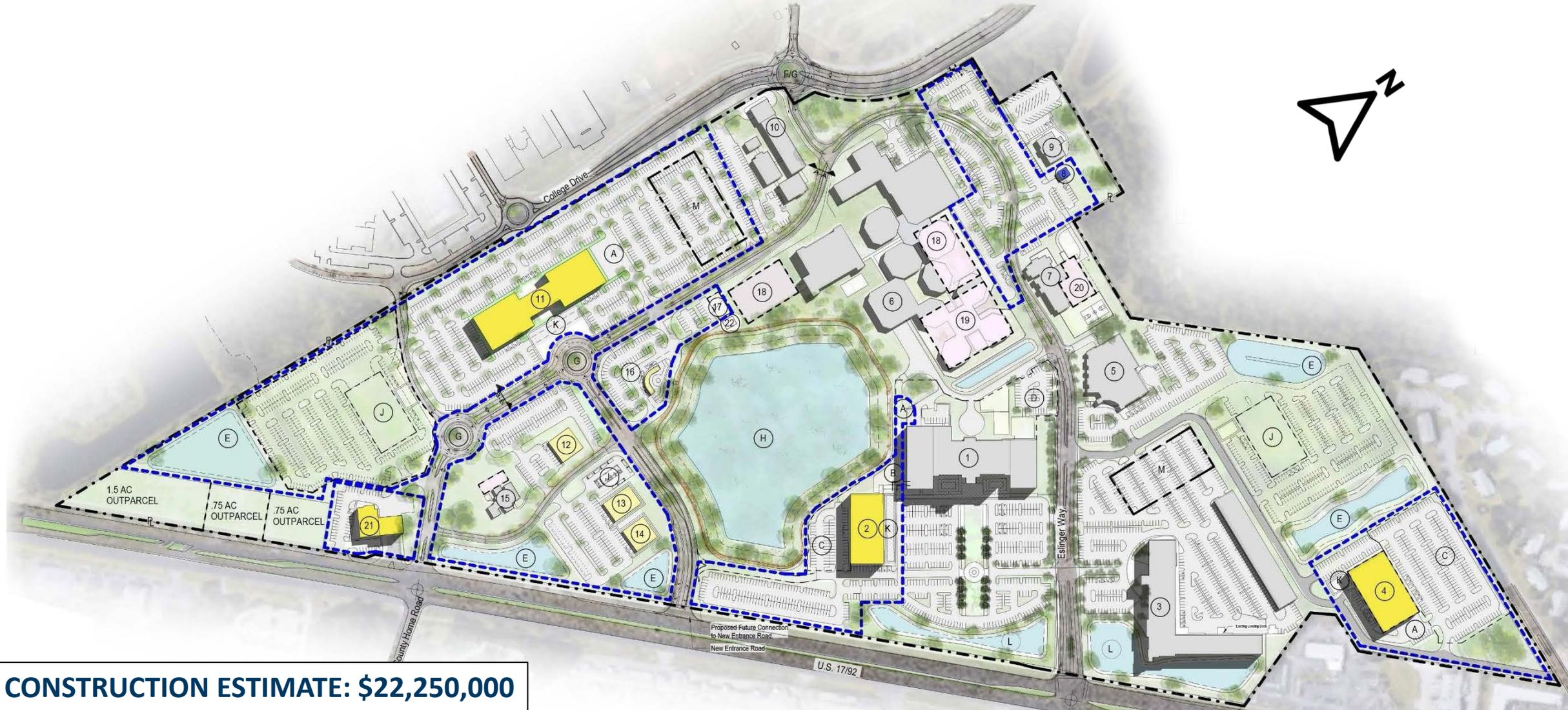
Roadway Network

DEVELOPMENT AREA

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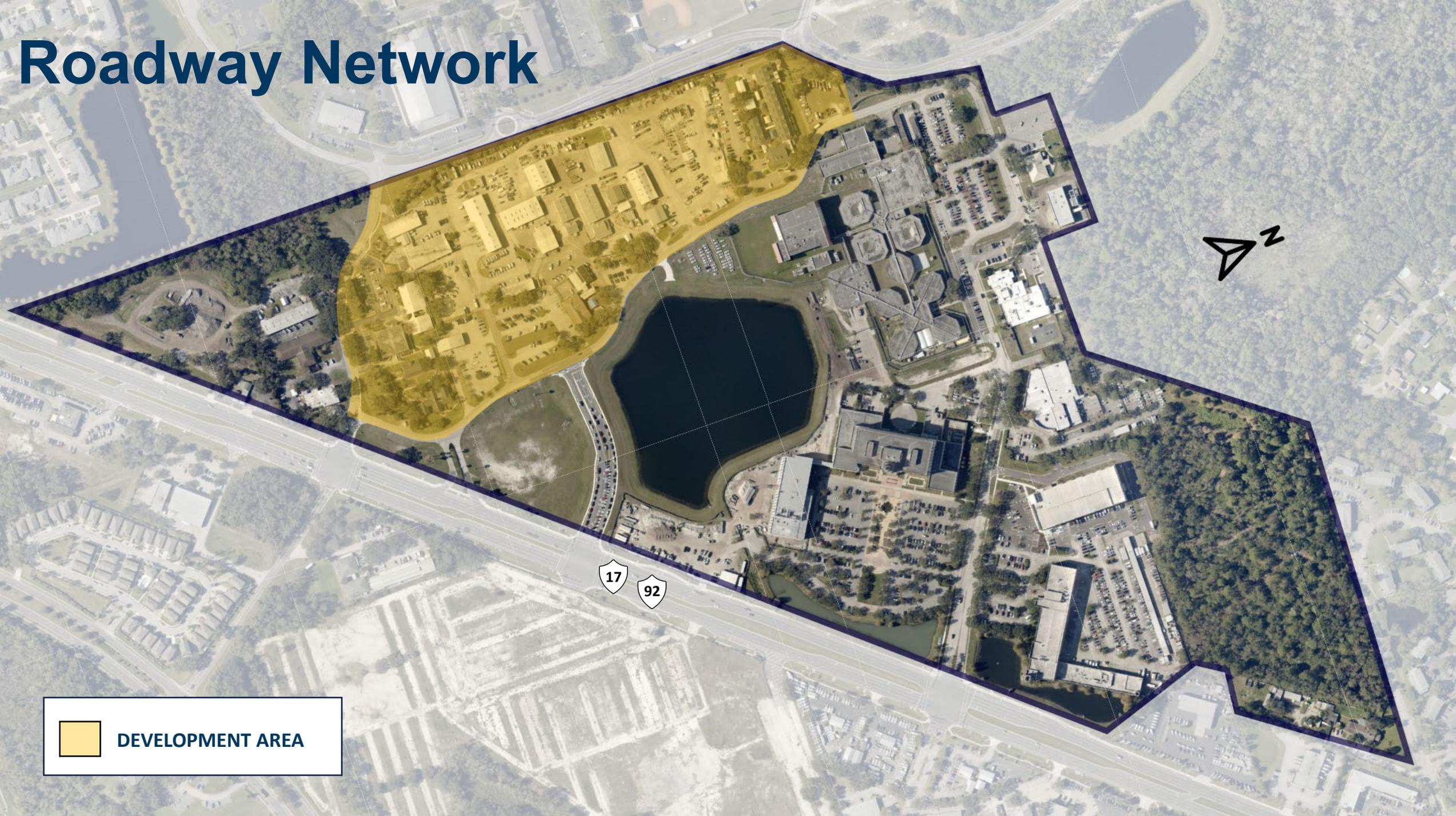
2020 Five Points Master Plan Review

- Reviewed Roadway Options
  - Performed traffic study
    - Current roadways
    - Future trip generation model
  - Scrutinized options for savings and efficiencies
- Maintained College Drive Connection

2020 MASTER PLAN - ROADWAY OPTION 01

CONSTRUCTION ESTIMATE: $22,250,000
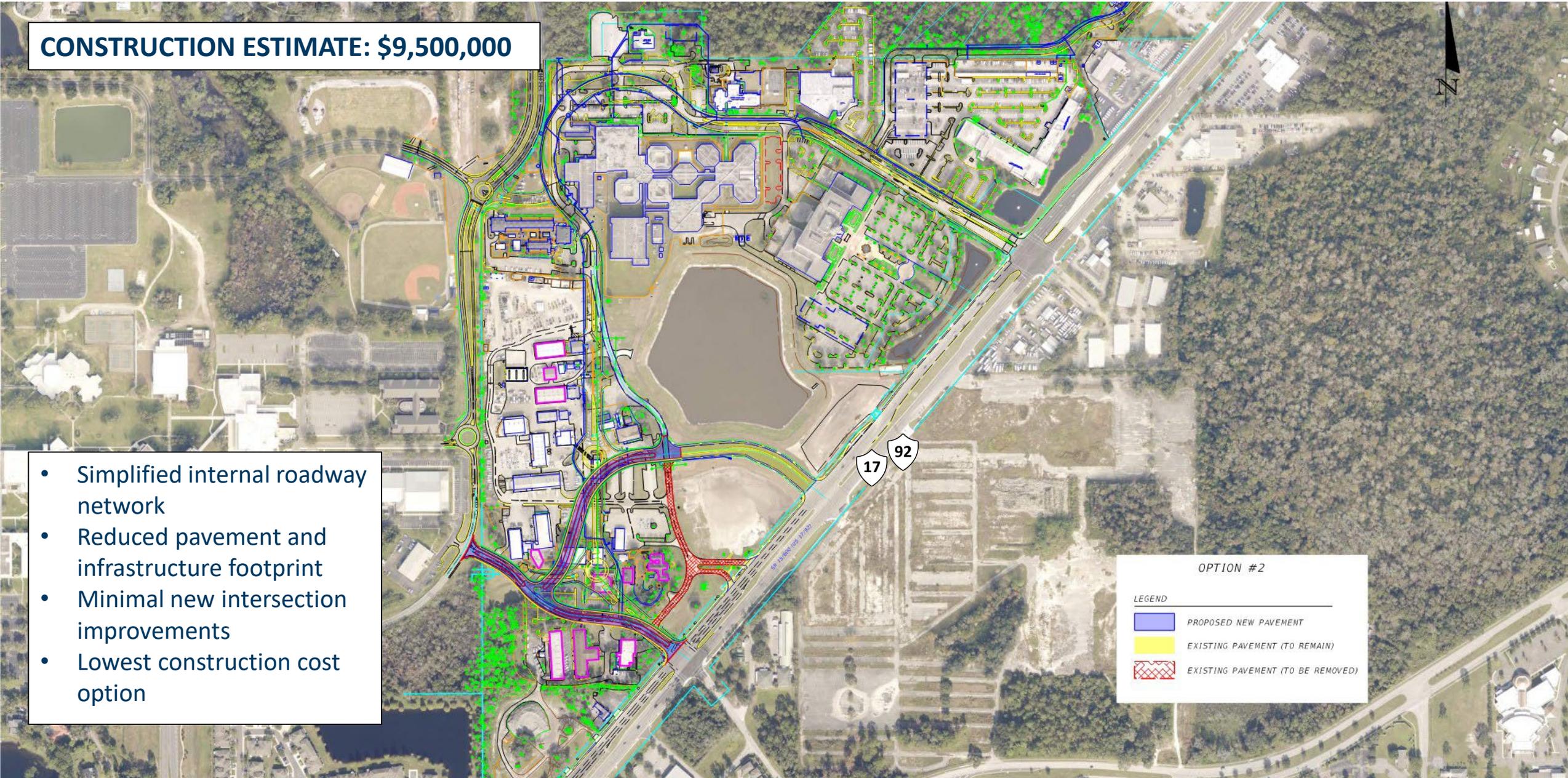
ROADWAY OPTION 02

CONSTRUCTION ESTIMATE: $9,500,000

- Simplified internal roadway network
- Reduced pavement and infrastructure footprint
- Minimal new intersection improvements
- Lowest construction cost option

OPTION #2

LEGEND

- PROPOSED NEW PAVEMENT
- EXISTING PAVEMENT (TO REMAIN)
- EXISTING PAVEMENT (TO BE REMOVED)

ROADWAY OPTION 03

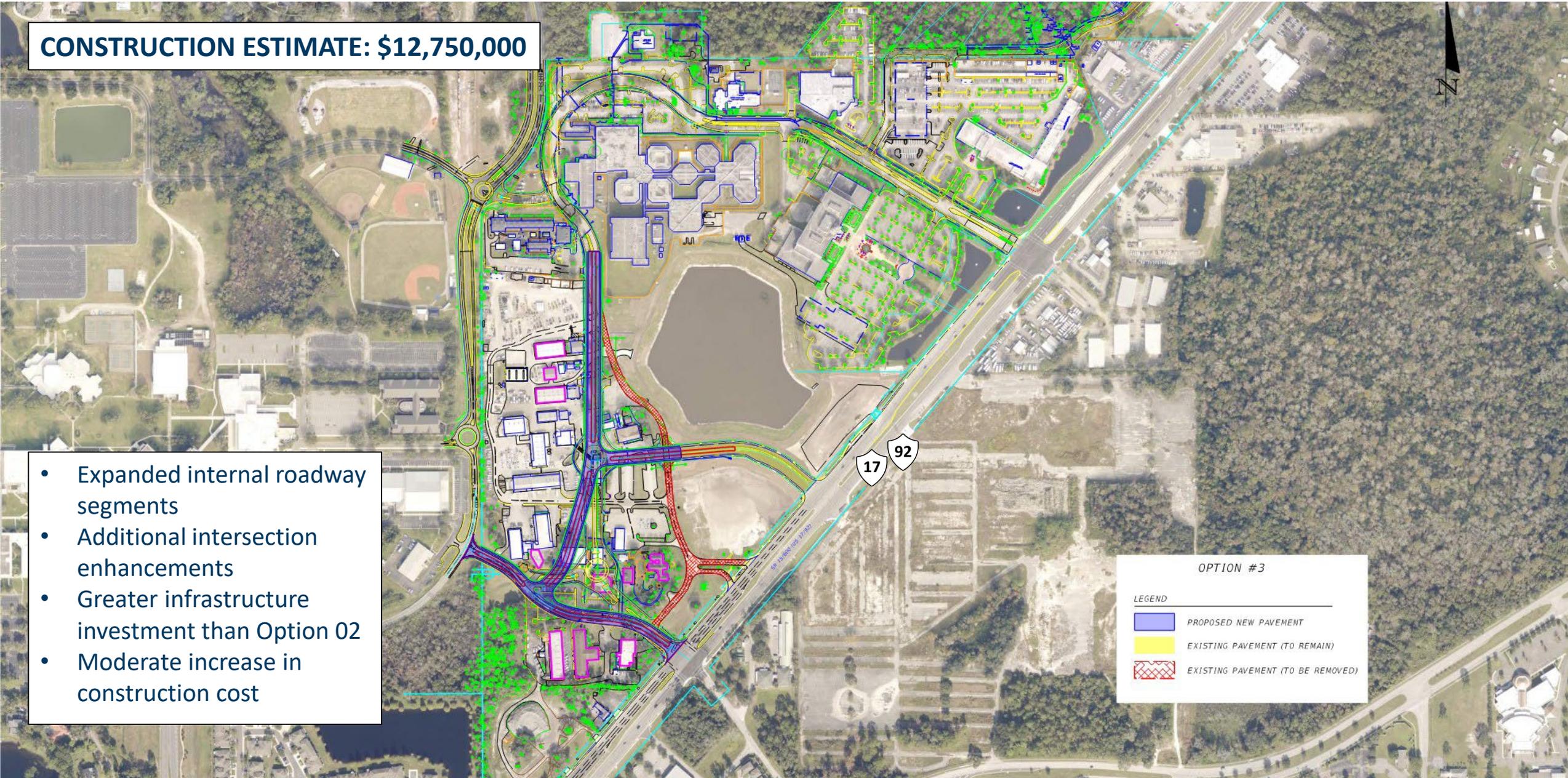CONSTRUCTION ESTIMATE: $12,750,000

- Expanded internal roadway segments
- Additional intersection enhancements
- Greater infrastructure investment than Option 02
- Moderate increase in construction cost
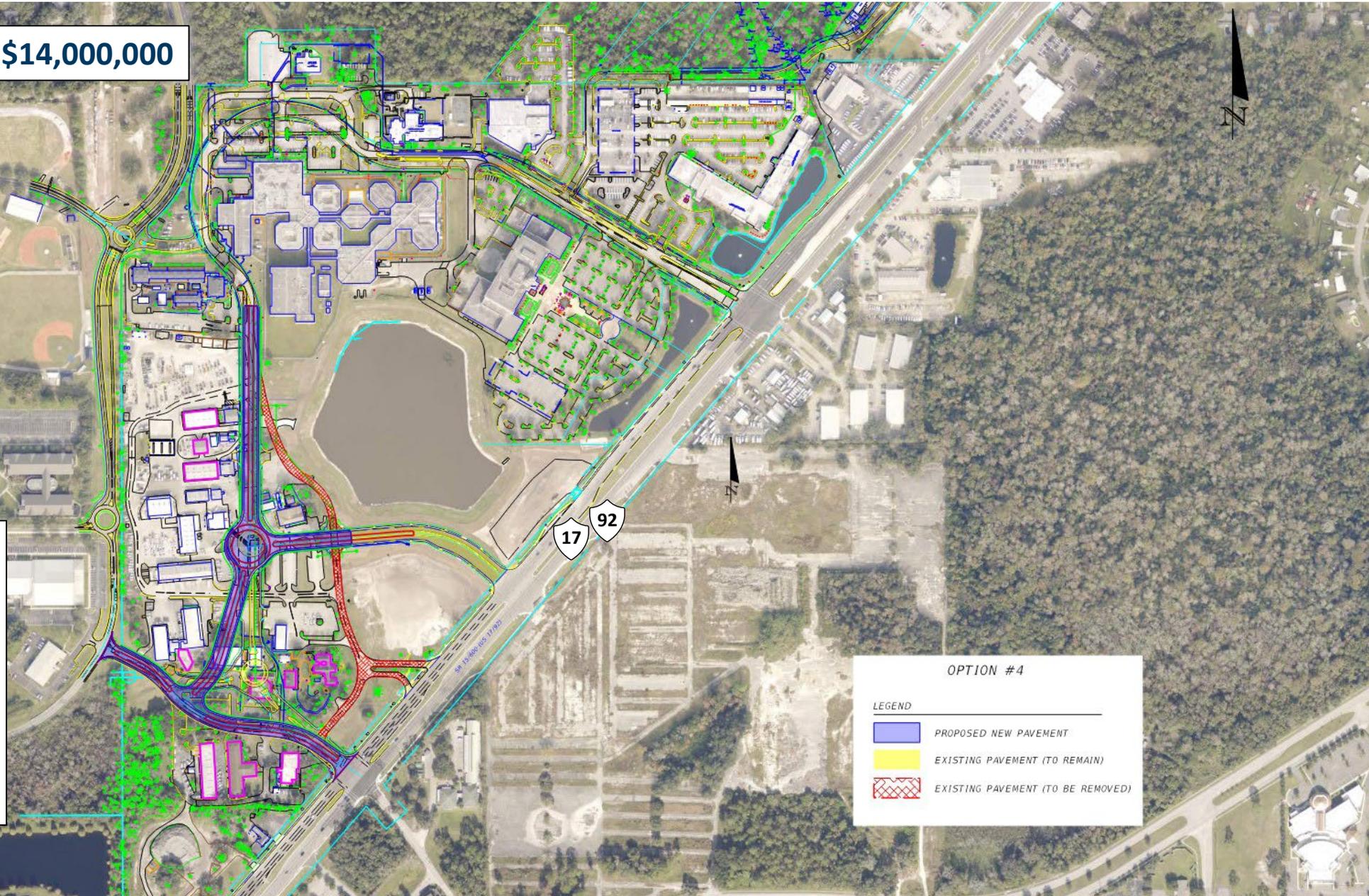

OPTION #3

LEGEND

PROPOSED NEW PAVEMENT

EXISTING PAVEMENT (TO REMAIN)

EXISTING PAVEMENT (TO BE REMOVED)

ROADWAY OPTION 04

CONSTRUCTION ESTIMATE: $14,000,000

- Incorporates a roundabout for internal circulation
- Most extensive roadway buildout
- Highest level of intersection improvements
- Highest construction cost option

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OPTION #4

LEGEND

PROPOSED NEW PAVEMENT

EXISTING PAVEMENT (TO REMAIN)

EXISTING PAVEMENT (TO BE REMOVED)

Discussion & Feedback: Roadway Network

- Staff recommendation: Roadway Option 02

- Is the Board comfortable identifying Roadway Option 02 as the preferred option moving forward?

Revenues

- $50M — Current annual collections
- $600M — 10 year projected revenues with growth & interest
- $0M — Prior generation remaining reserves
- $35M — Current 4th Generation available reserves

Expenditures

- $24M   Annual capital maintenance for transportation infrastructure
            (includes Resurfacing, Traffic, Sidewalks, Drainage, and Bridges)

- $22M   Midway Drainage additional funding (4th Gen starting FY27)
- $25M   SR 417 Extension payment #2 (due FY28)
- $20M   CR 419 Widening (starting FY29)

- Future referendum projects, including water quality, library improvements, trail, road, and drainage improvement projects.

Building Infrastructure

- $150M   County Administration Building (4th Gen FY27)
- $35M+   Indoor Facility (4th Gen FY27)

**$35M+ represents potential Sales Tax funding only

Cash Flow Forecast

	FY25	FY26	FY27	FY28
BEGINNING BALANCE	$ 0M	$ 40M	$ 35M	-$ 113M
REVENUES	$ 40M	$ 50M	$ 52M	$ 54M
CAPITAL MAINTENANCE & BASE PROJECTS	$ 0M	$ 47M	$ 36M	$ 86M
BUILDING INFRASTUCTURE	$ 0M	$ 8M	$ 163M	$ 15M
TOTAL EXPENDITURES	$ 0M	$ 54M	$ 199M	$ 101M
NET CASH FLOW	$ 40M	$ 35M	-$ 113M	-$ 160M

Funding Option A

No Sales Tax funding toward Indoor Facility
Delay County Administration Building to FY33

Pros
- No future debt service
- Reduced interest costs

Cons
- May reduce opportunities at Indoor Facility
- Inflation increase of CAB estimated $35M
- Additional maintenance cost at current CSB

Funding Option B

Supplement Indoor Facility with Sales Tax Fund Financing
Delay County Administration Building to FY32

Pros
- Expanded Indoor Facility opportunities
- No Debt Service for County Admin Building

Cons
- Inflation increase of CAB estimated $30M
- Interest costs on financing on Indoor Facility
- Limited funding available for other projects and capital maintenance programs
- Additional maintenance cost at current CSB

Funding Option B

Indoor Facility Financing

- 30-year debt service at 4.5% to 5.0%
- $16M proceeds for every $1M annual debt service payment
- Covenant to budget and appropriation (pledge considerations)

FUNDING SOURCE	ANNUAL PAYMENT	PROCEEDS	NOTE
TOURISM IMPROVEMENT DISTRICT	$ 3.2M	$ 52M	30 YEARS
TOURISM TAX (TDT BED TAX)	$ 0.8M	$ 13M	30 YEARS
4TH GEN SALES TAX	**$ 2.1M**	**$ 35M**	**Until FY35 Expiration**
TOTAL		$ 100M	

Funding Option C

Supplement Indoor Facility with Sales Tax Fund Financing Finance County Administration Building

Pros

- Minimize inflation on County Admin Bldg
- Expanded opportunities for Indoor Facility
- Allows funding for other projects and capital maintenance programs

Cons

- Future Debt Service Payments
- Interest costs on Indoor Facility and County Admin Bldg