

SEMINOLE COUNTY INDOOR COMPLEX

Board of County Commissioners Meeting

May 12, 2026

Outline / Agenda

1. Recap of March 10, 2026 BCC Retreat
2. Potential Land Purchases, Updated Building Program and Projected Project Costs
3. Project Funding and Return on Investment (ROI) Update
4. Requested Actions

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Proposed Site Location



Potential Types of Hosted Events/Activities



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

Building Program Options, Projected Costs & Funding

Approach

- a. Multi-purpose
- b. Flexible
- c. Expandable - factor into design approach
- d. Additional amenities, including phasing options
- e. Accommodate non-sports related events
- f. Accommodate post-hurricane sheltering

Site Development Opportunities And Issues

Cameron Ave.

Seminole Masonry

KEMCO Industries

Site Adjacency Issues & Opportunities

Drainage Ditch

Site Access

Site Soils

E. Lake Mary Blvd.

Intersection Improvements

Site Access & Utilities

Moore's Station Rd.



CONCEPT OPTIONS

OPTION ONE	OPTION TWO	OPTION THREE
DESCRIPTION - PIZZUTI DRAWING	DESCRIPTION - LAKE POINT INDOOR SPORTS FACILITY CONCEPT	DESCRIPTION - TID BUDGET
151,800.00 SF	171,970.00 SF	70,000.00 SF
<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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
<ul style="list-style-type: none"> <li style="width: 50%;">• CMU Block Building <li style="width: 50%;">• Higher Durability <li style="width: 50%;">• Multi- Room Flexibility <li style="width: 50%;">• Lower Maintenance/Energy Cost 	<ul style="list-style-type: none"> <li style="width: 50%;">• Metal Building <li style="width: 50%;">• Less Durability <li style="width: 50%;">• One Large Room <li style="width: 50%;">• Higher Maintenance/Energy Cost 	<ul style="list-style-type: none"> <li style="width: 50%;">• CMU Block Building <li style="width: 50%;">• Higher Durability <li style="width: 50%;">• TID Limited Budget <li style="width: 50%;">• Lower Maintenance/Energy Cost
TOTAL PROJECT BUDGET <i>(Design, Construction, Furnishings, Equipment, Permit Fees, Owners Representative Costs, Contingencies, etc).</i>	TOTAL PROJECT BUDGET <i>(Design, Construction, Furnishings, Equipment, Permit Fees, Owners Representative Costs, Contingencies, etc).</i>	TOTAL PROJECT BUDGET <i>(Design, Construction, Furnishings, Equipment, Permit Fees, Owners Representative Costs, Contingencies, etc).</i>
\$ 141,735,324	\$ 136,814,973	\$ 65,000,000

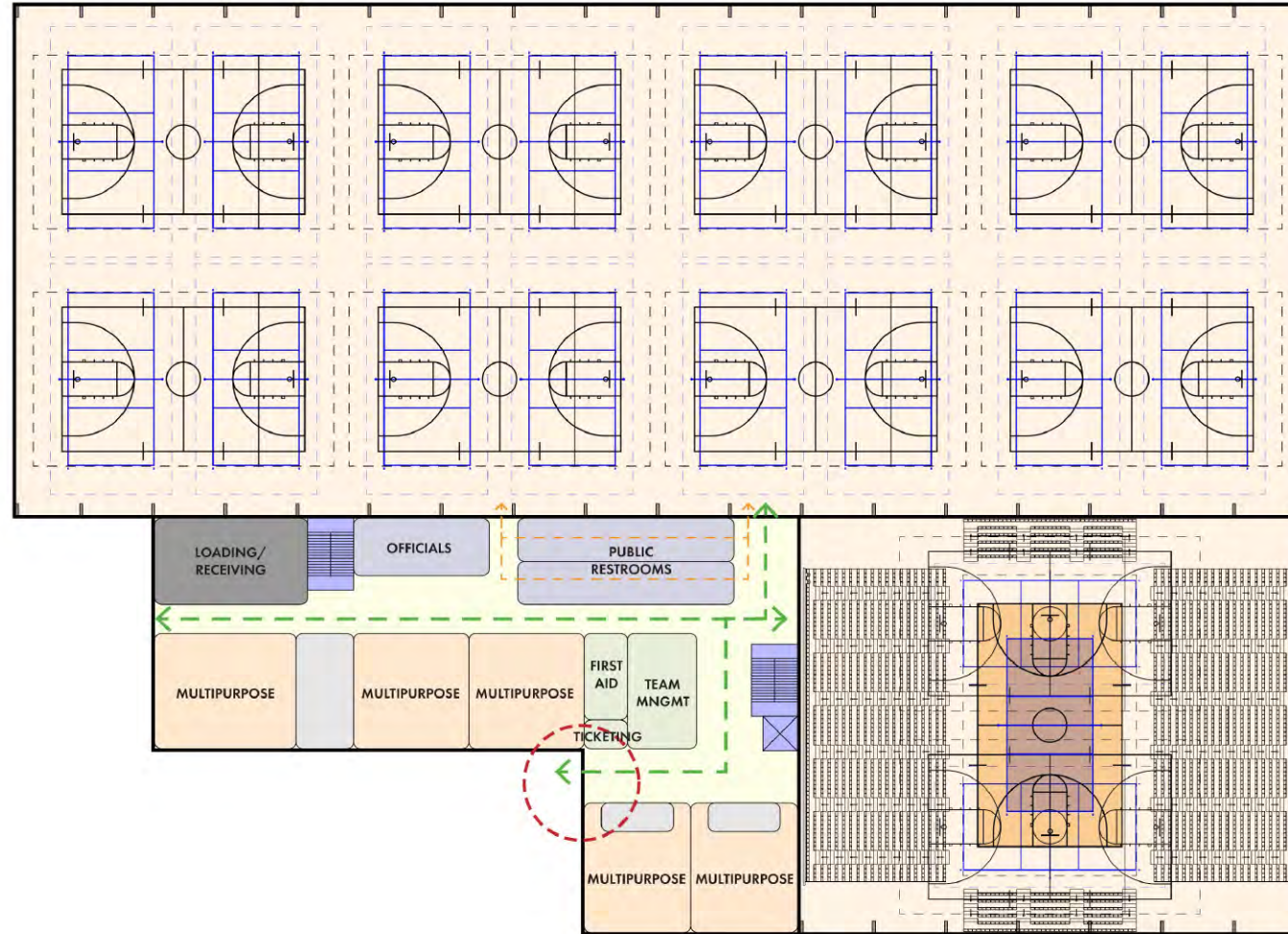
OPTION 1

151,000 SF

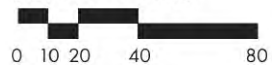
(10) Basketball Courts

(18) Volleyball Courts

(1) Championship Court – 2,500 Seats



FIRST FLOOR PLAN
SCALE - 1" : 20'



ALA CARTE ADDITIONAL OPTIONS

ONE	TWO	THREE	FOUR	FIVE	SIX	SEVEN	EIGHT
DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
61,00 SF Mezzanine for additional court viewing and/or running track	1,200 space Parking Garage	8 Acres of Overflow Parking	4.5 Acres of Beach 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 <i>(Design, Construction, Furnishings, Equipment, Permit Fees, Owners Representative Costs, Contingencies, etc).</i>	TOTAL PROJECT BUDGET <i>(Design, Construction, Furnishings, Equipment, Permit Fees, Owners Representative Costs, Contingencies, etc).</i>	TOTAL PROJECT BUDGET <i>(Design, Construction, Furnishings, Equipment, Permit Fees, Owners Representative Costs, Contingencies, etc).</i>	TOTAL PROJECT BUDGET <i>(Design, Construction, Furnishings, Equipment, Permit Fees, Owners Representative Costs, Contingencies, etc).</i>	TOTAL PROJECT BUDGET <i>(Design, Construction, Furnishings, Equipment, Permit Fees, Owners Representative Costs, Contingencies, etc).</i>	TOTAL PROJECT BUDGET <i>(Design, Construction, Furnishings, Equipment, Permit Fees, Owners Representative Costs, Contingencies, etc).</i>	TOTAL PROJECT BUDGET <i>(Design, Construction, Furnishings, Equipment, Permit Fees, Owners Representative Costs, Contingencies, etc).</i>	TOTAL PROJECT BUDGET <i>(Design, Construction, Furnishings, Equipment, Permit Fees, Owners Representative Costs, Contingencies, etc).</i>
\$ 13,446,429	\$ 77,385,047	\$ 1,483,795	\$ 5,592,530	\$ 10,065,262	\$ 340,027	\$ 3,600,000	\$ 3,275

ALA CARTE OPTIONS – BCC Comments

1. **Mezzanine:** Investigate option to include perimeter mezzanine with walking track
2. **Parking Garage:** Investigate as 'add alternate' in design
3. **Overflow Parking:** Include in base program
4. **Beach Volleyball:** Include in base program, show ROI
5. **Additional Courts:** Increase to allow for largest graduation size
6. **Tiltwall Construction:** Yes, prefer more 'finished' look
7. **Additional 14 Acres:** Yes, investigate purchase
8. **Additional Bleachers:** As needed to accommodate multiple event types

1. Recap of the March 10, 2026 BCC Retreat

General Feedback:

- **Facility Flexibility:** prefer combination of spaces and layouts for multiple events and fill the week with events, **including local use**
- **Facility Construction Type:** future operational and maintenance costs are the primary driver on design decisions, including materials
- **ROI:** provide updated ROI calculations based on latest program and input; include additional revenue opportunities, including parking fees; refined O&M costs

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4.97 Ac.

9.41 Ac.

Proposed
Indoor
Complex Site

Moore's Station Rd.

E. Lake Mary Blvd.

Seminole Masonry

KEMCO
Industries



ADJACENT SITE OPPORTUNITIES
Conceptual Plan - Indoor Complex

2. Updated Building Program & Projected Costs

Indoor Complex

Approx. 161,000 - 178,500 +/- SF Structure

- 12 Basketball Courts (inclusive of championship court)
- 22 Volleyball Courts
- Accommodates up to 7,500 guests for graduations
- Championship court accommodates 2,500 seats
- Convertible space for 70 banquet tables (540 Seats)
- Café/Restaurant
- Multipurpose rooms and flexible spaces
 - Officials space, first aid, & team spaces
 - Management spaces
 - IT data room
- Mezzanine / walking track
- Outdoor restroom access for beach volleyball
- Walking path, park amenities on site

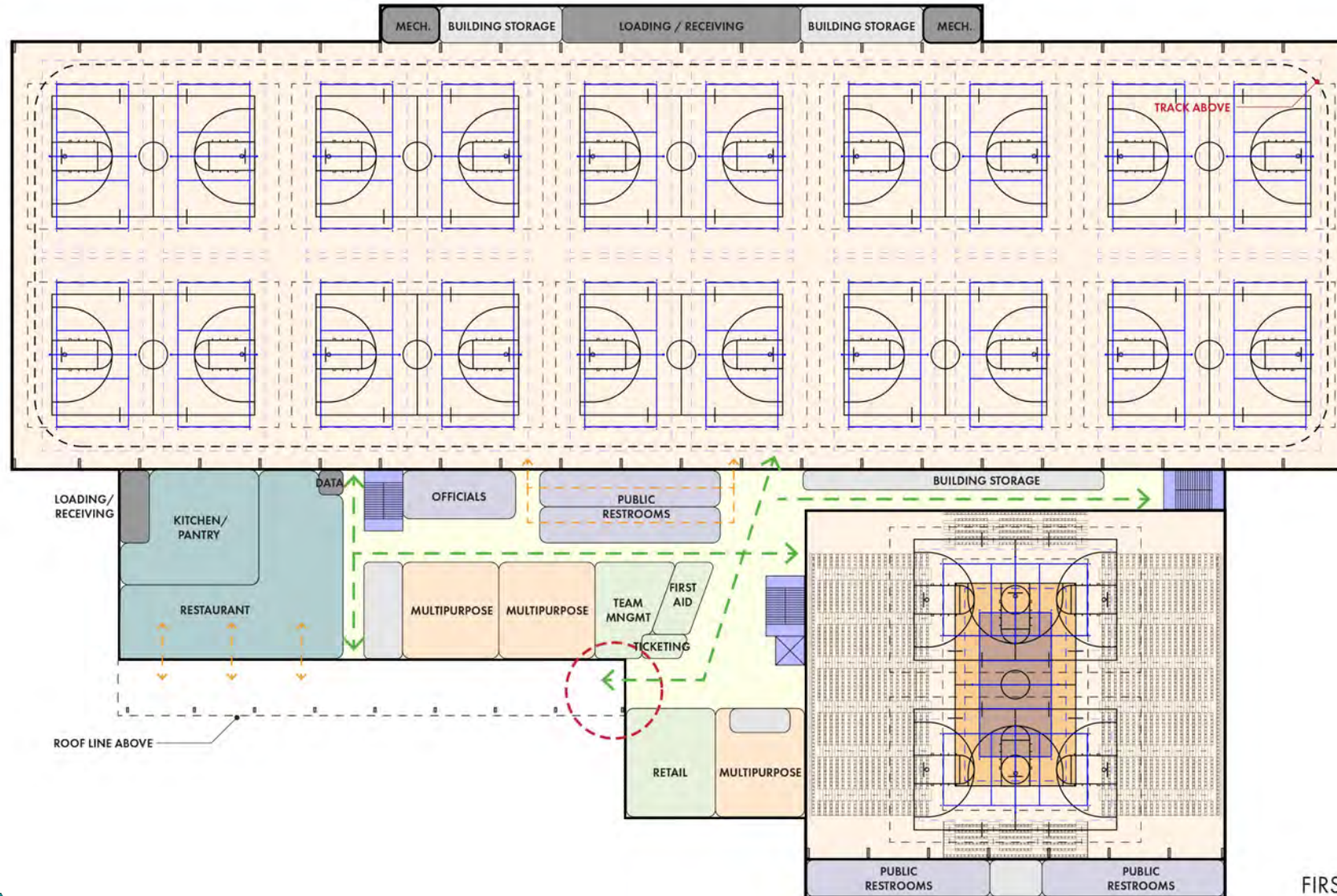
Site Development – 28 Acres

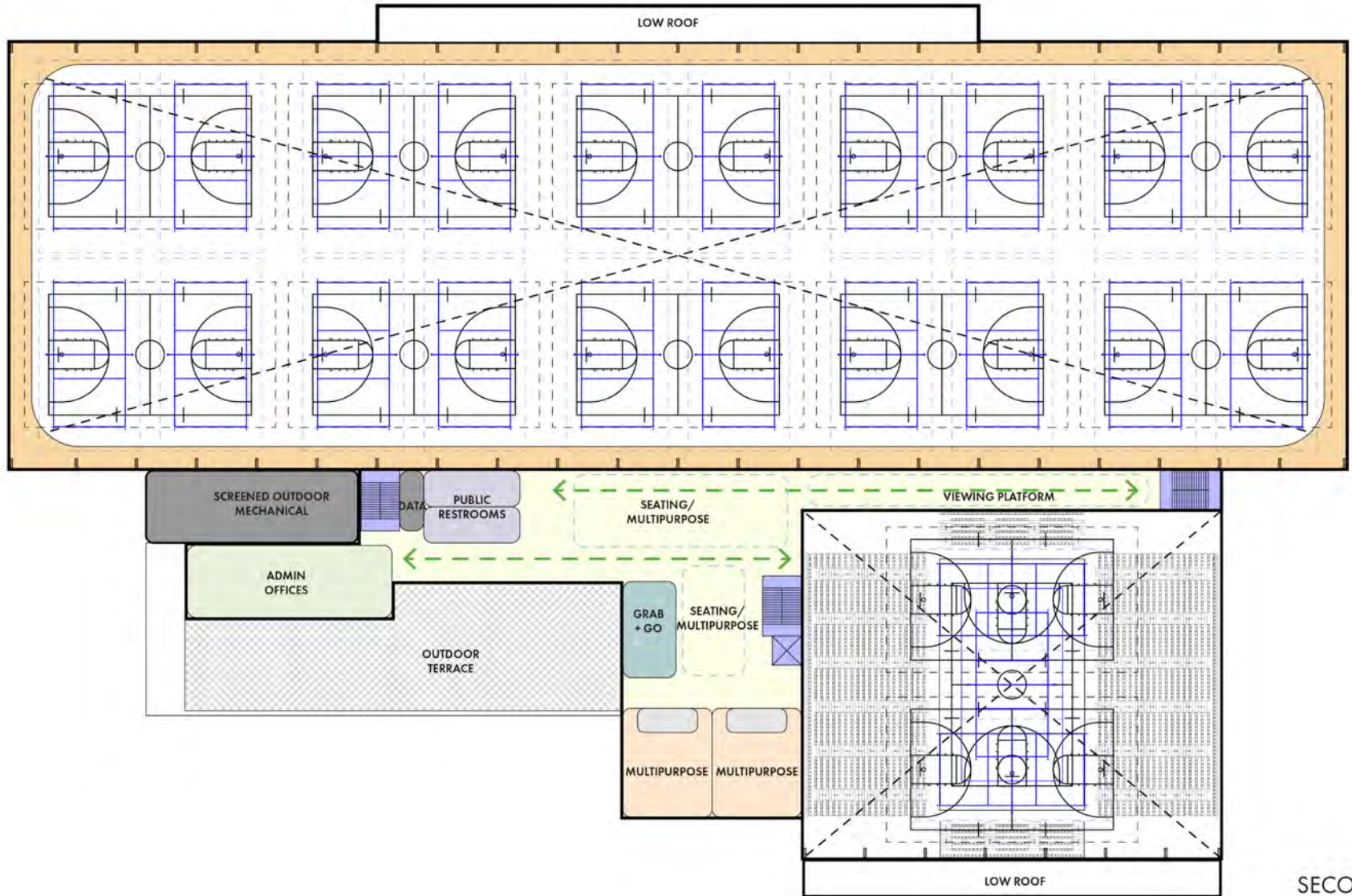
- Surface Parking with Pay Parking Option
- Required Utilities and Infrastructure
- 25 Court Beach Volleyball Complex

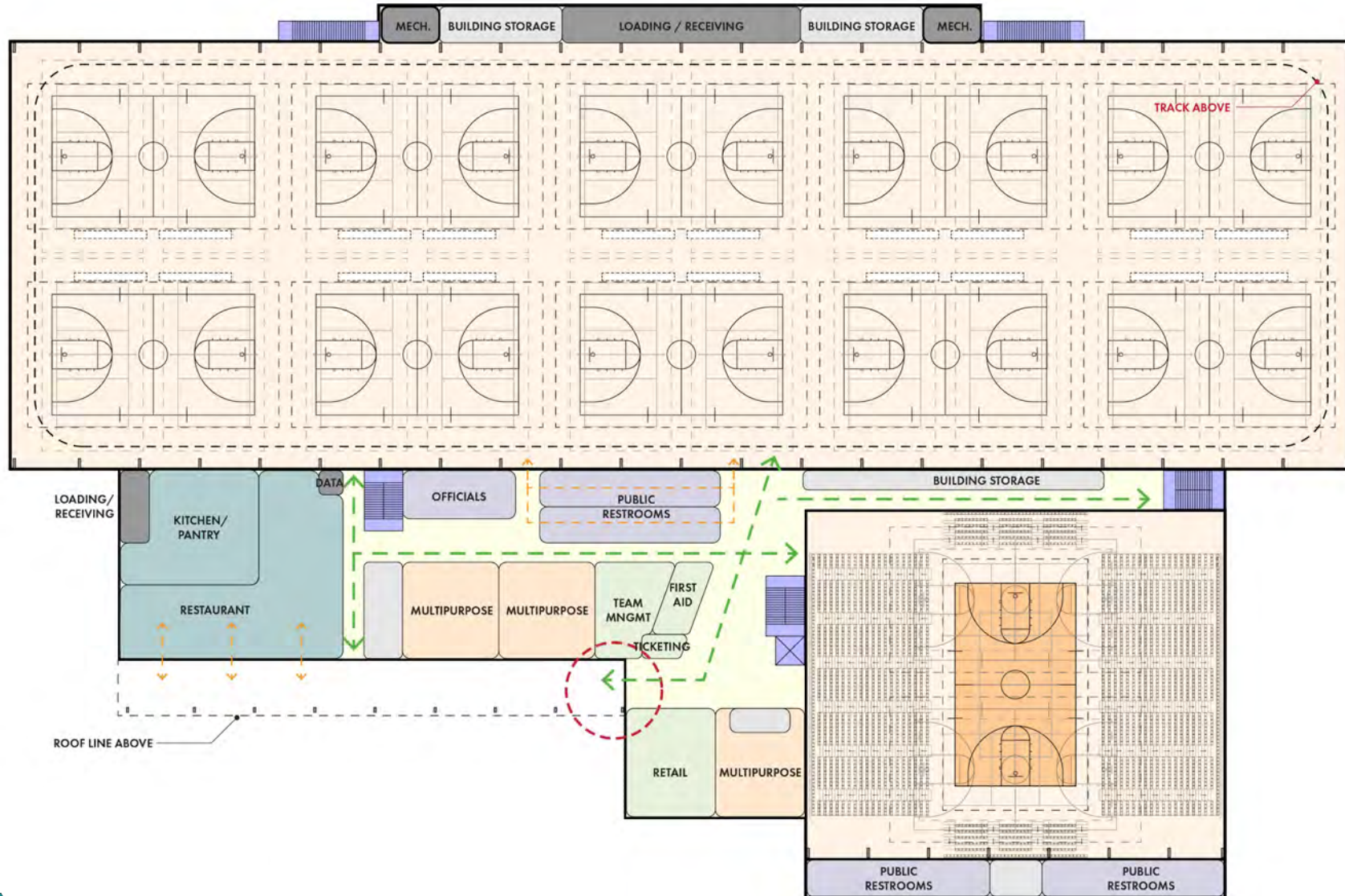
Building Style Description

- Tilt-wall Building Construction
- Multi- Room Flexibility
- Higher Durability
- Lower Maintenance/Energy Cost





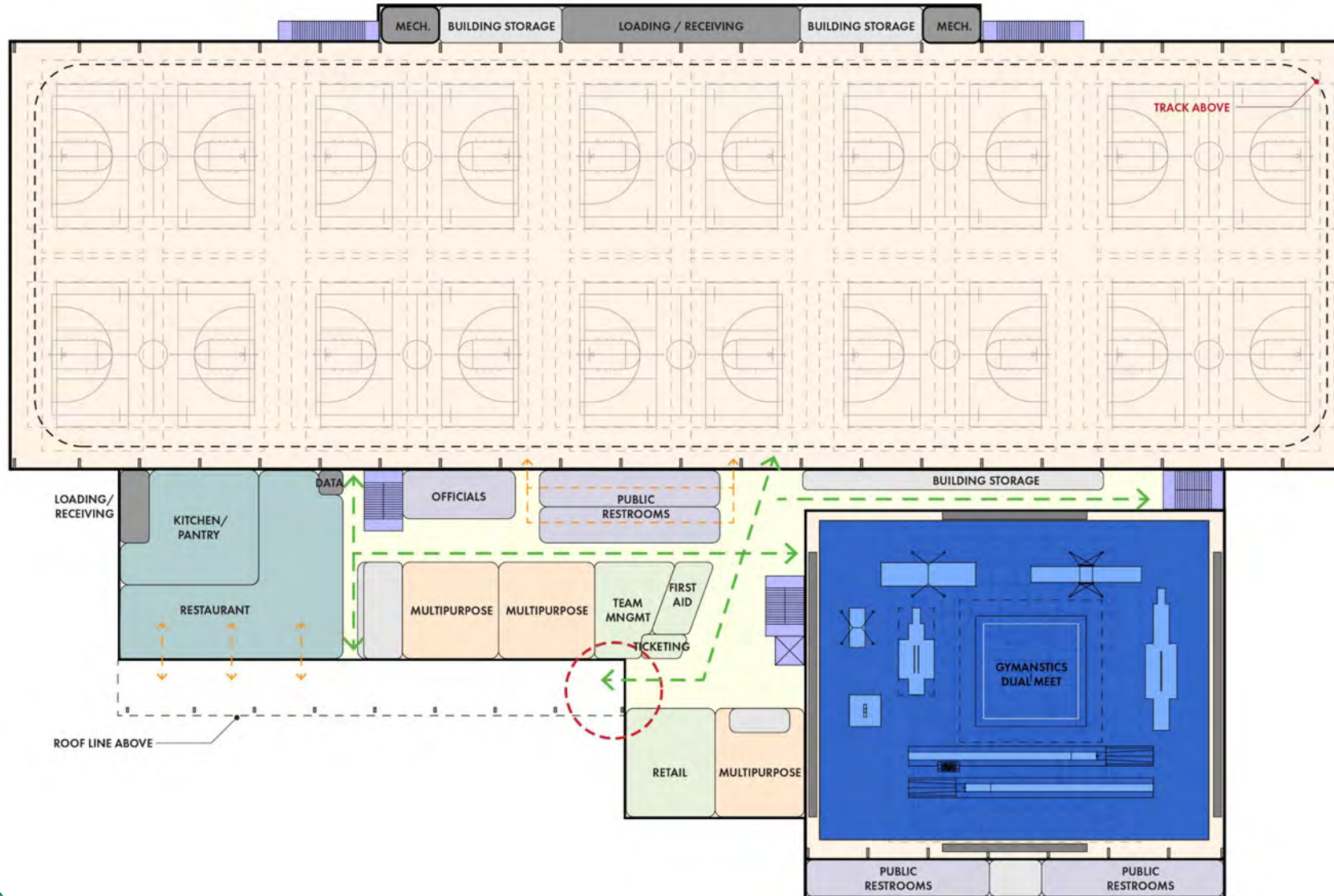


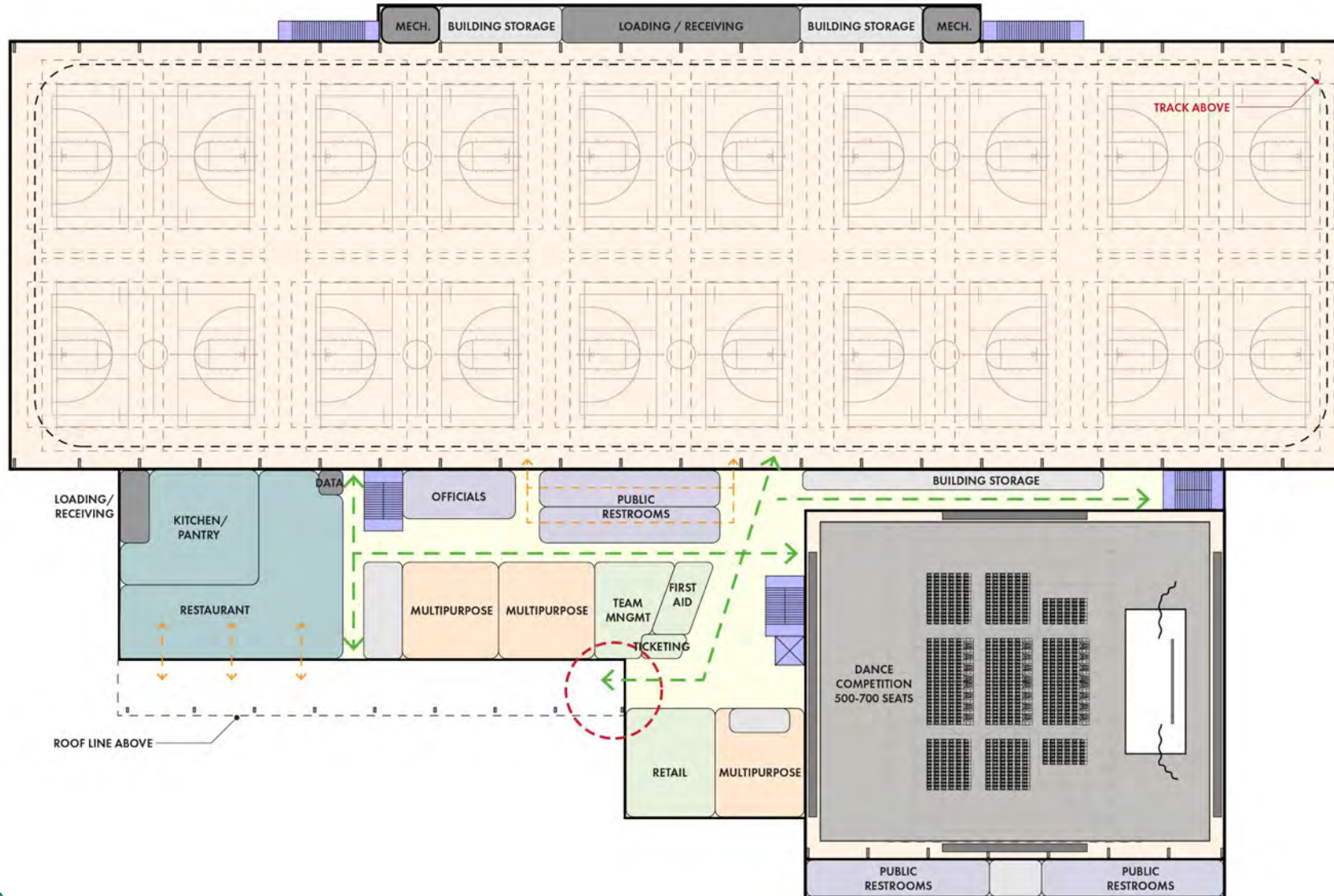


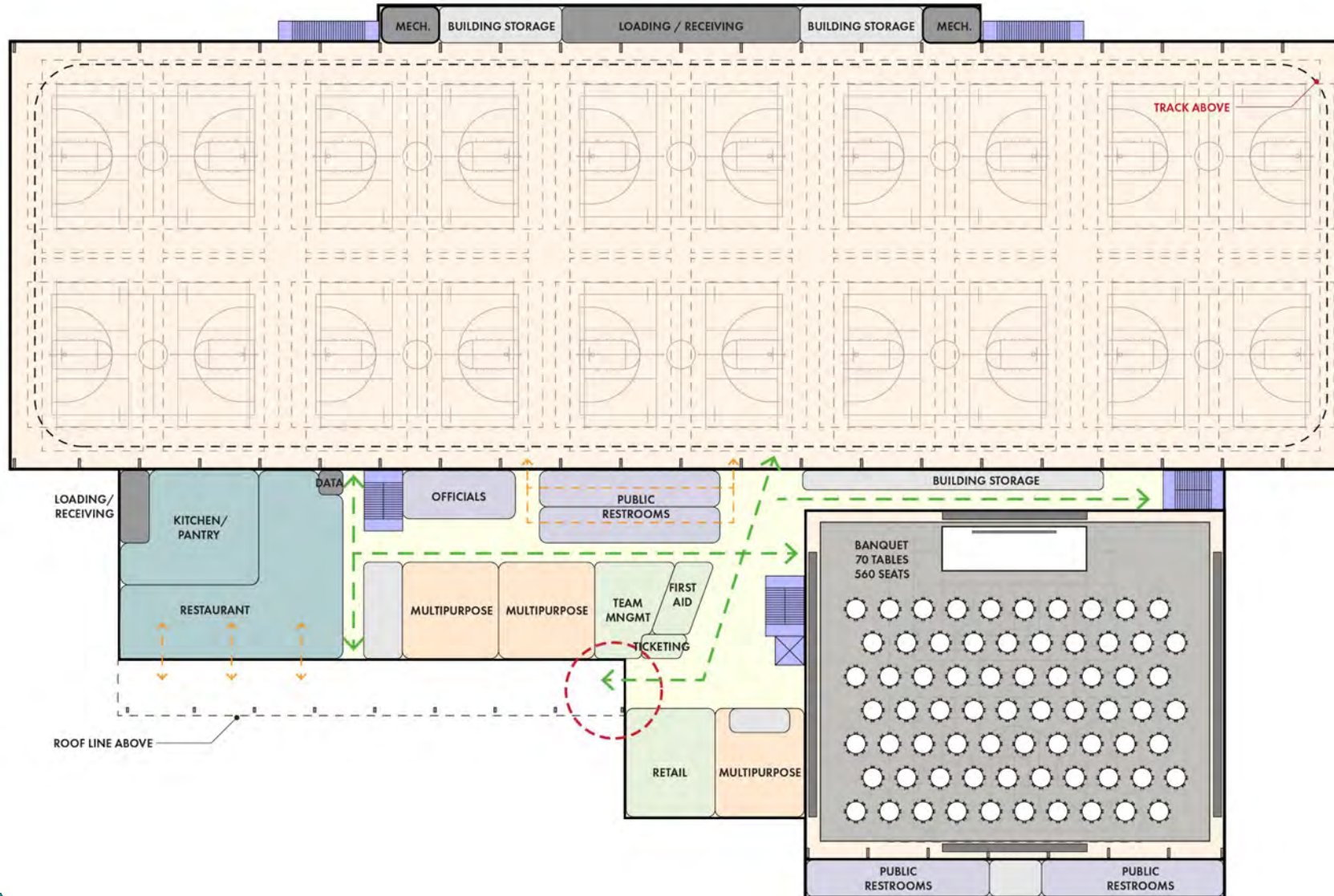




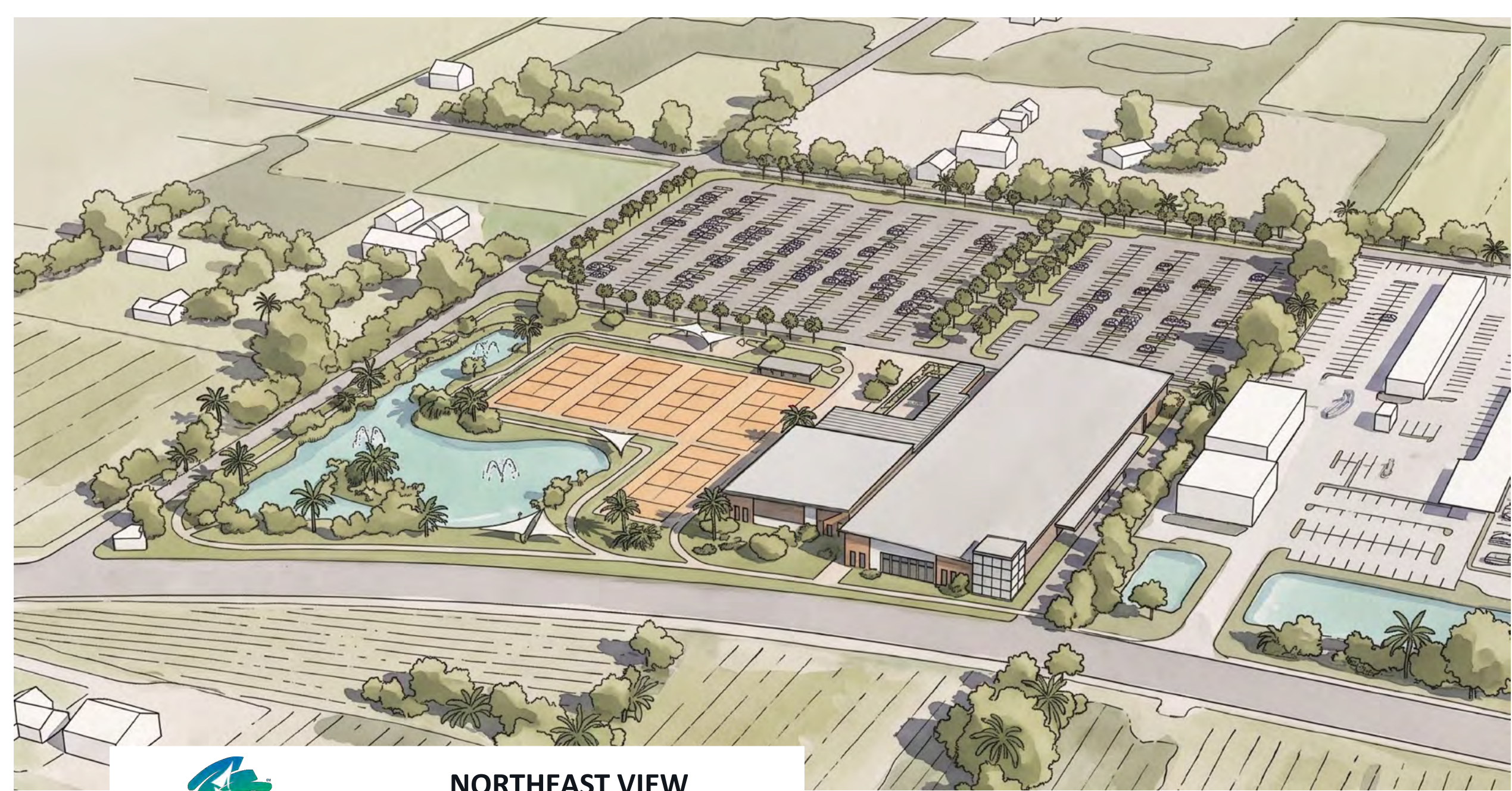


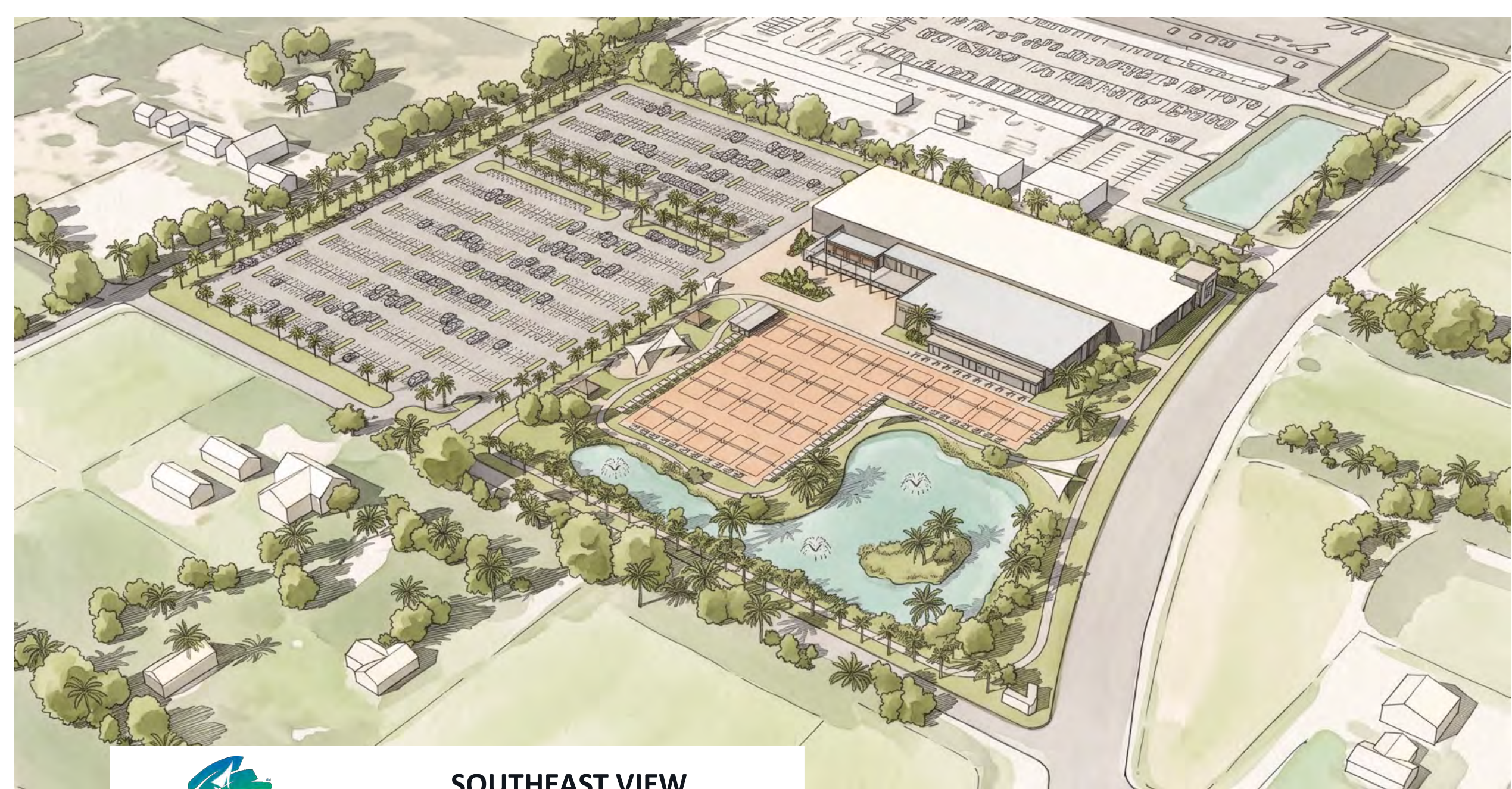


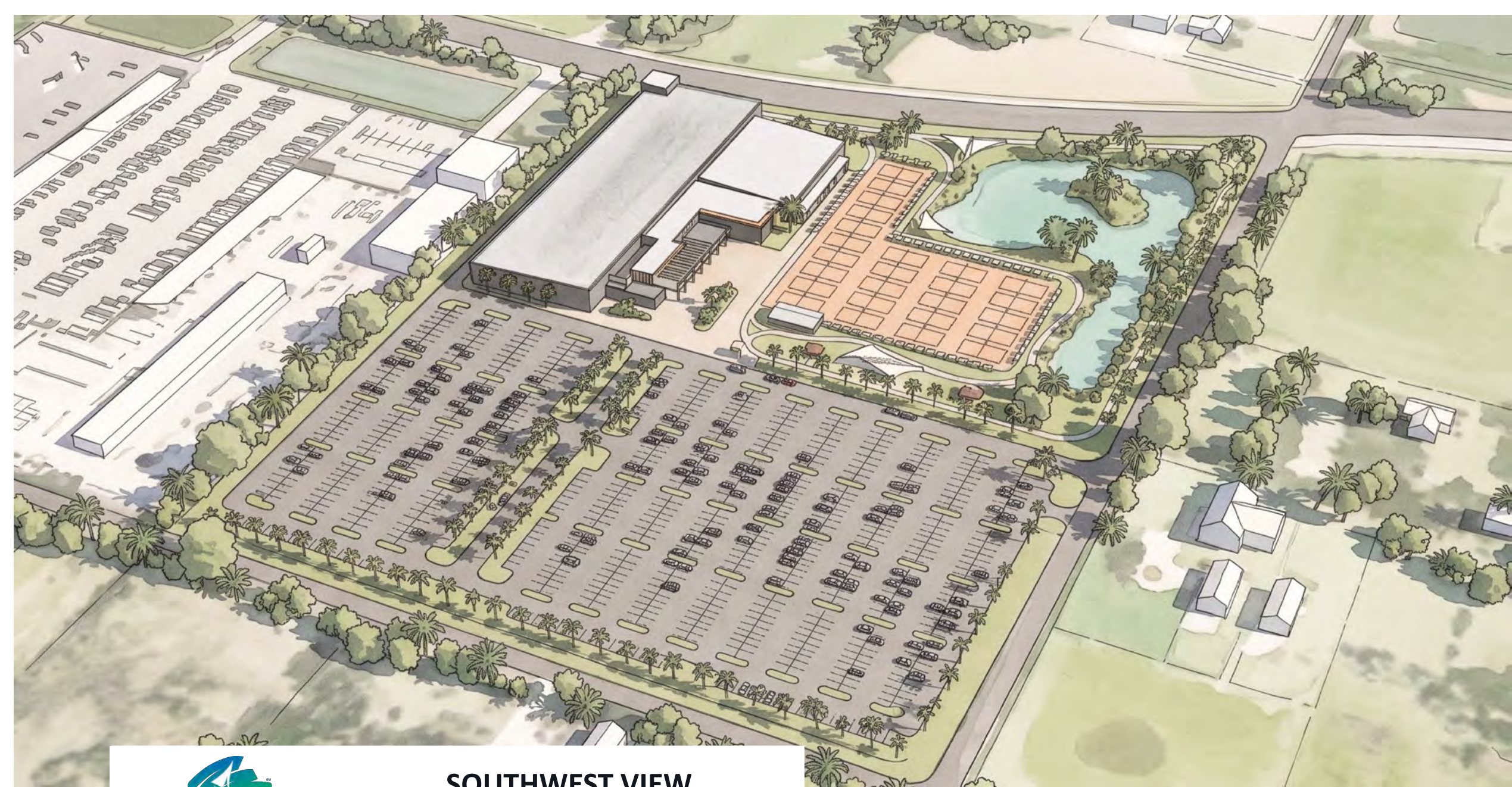


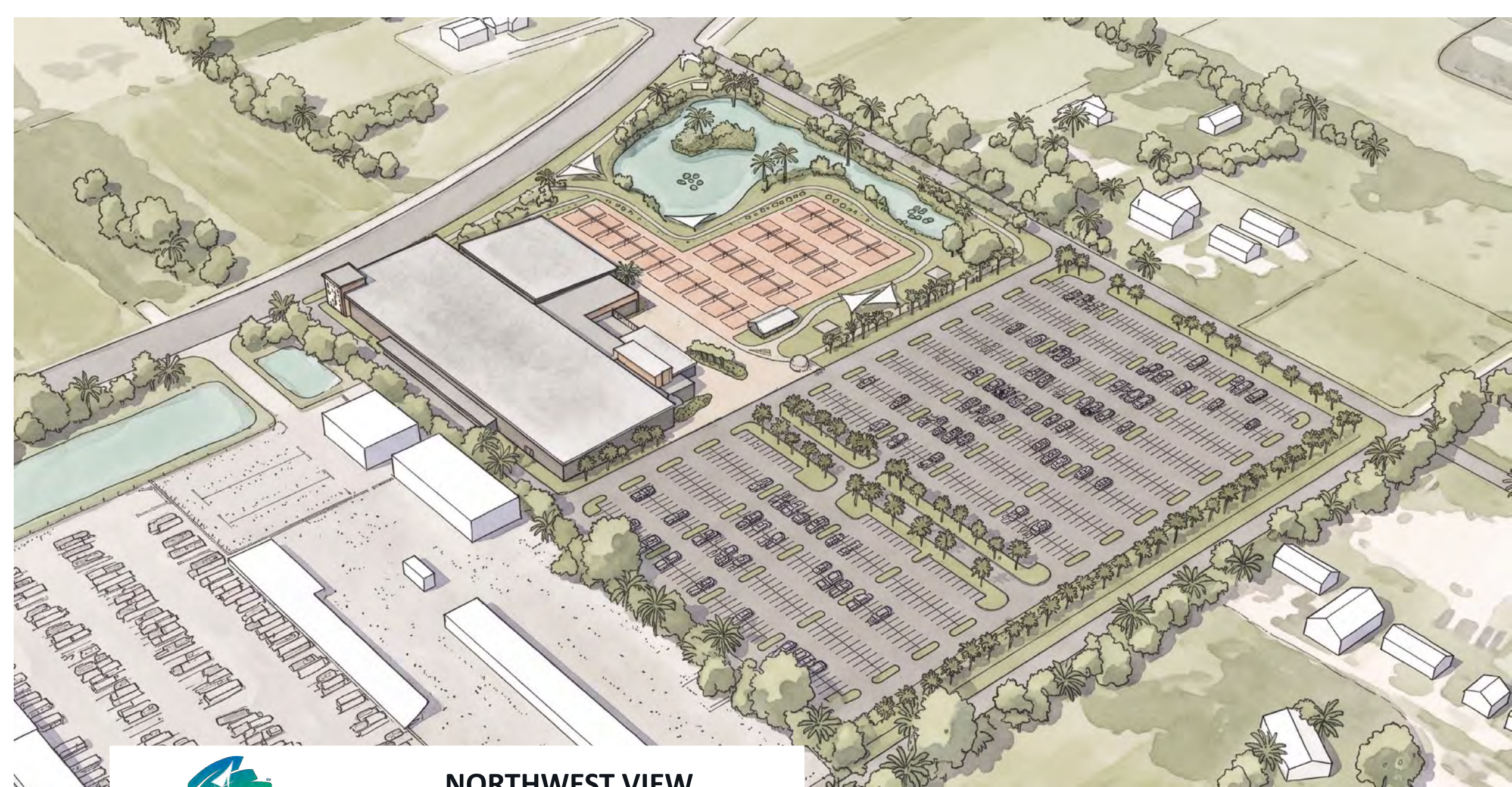












2. Updated Building Program & Projected Costs

Total Cost Estimate (Range): \$160M-\$175M

Construction Costs:

- Building Structures
- Site Development (site fill/soils, paving, utilities, etc.)
- Offsite Improvements (roadway improvements, etc.)

Soft Costs:

- Design Fees
- CM Fees (including general conditions)
- FF&E
- Permits, Impact Fees, Utilities, etc.
- Escalation Costs
- Contingencies

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3. Project Funding and Return On Investment

Based on BCC Direction from March 10 Retreat:

- Updated cost estimates based on BCC feedback
- Meeting with SCPS for graduation details
- Updated Hunden Report and projections with current building program
- Updated Hunden Report on beach volleyball ROI

Indoor Complex Events Projections*

Seminole County - Sports Complex Projection & Proforma

	Yr1	Yr2	Yr3	Yr4	Yr5	Yr6	Yr7	Yr8	Yr9	Yr10
Events by Type										
Basketball Tournaments	10	12	14	16	18	18	18	18	18	18
Volleyball Tournaments	12	14	16	19	22	22	22	22	22	22
Wrestling Meets	--	--	1	1	1	1	1	1	1	1
Cheer/Dance	1	1	2	2	2	2	2	2	2	2
Pickle Ball	4	6	8	8	8	8	8	8	8	8
Graduations	2	2	4	4	4	4	4	4	4	4
Banquets/Special Events	3	4	6	8	8	8	8	8	8	8
Total	32	39	51	58	63	63	63	63	63	63
Event Days by Type										
Basketball Tournaments	25	30	35	40	45	45	45	45	45	45
Volleyball Tournaments	30	35	40	48	55	55	55	55	55	55
Wrestling Meets	--	--	2	2	2	2	2	2	2	2
Cheer/Dance	2	2	4	4	4	4	4	4	4	4
Pickle Ball	6	9	12	12	12	12	12	12	12	12
Graduations	2	2	4	4	4	4	4	4	4	4
Banquets/Special Events	2	2	4	4	4	4	4	4	4	4
Total	67	80	101	114	126	126	126	126	126	126

Source: Hunden Partners

* Does not include beach volleyball

Beach Volleyball Events Projections

Seminole County - Beach Volleyball Projection & Proforma

	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10
Utilization Projections										
Total Rentable Hours	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500
Utilization	10.0%	12.5%	15.0%	17.5%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%
Rental Hours	2,250	2,813	3,375	3,938	4,500	4,500	4,500	4,500	4,500	4,500
Rental Attendance	13,500	16,875	20,250	23,625	27,000	27,000	27,000	27,000	27,000	27,000
Tournaments										
Events	10	15	20	25	30	30	30	30	30	30
Event Days	20	30	40	50	60	60	60	60	60	60
Average Attendance	450	450	450	450	450	450	450	450	450	450
Tournament Attendance	4,500	6,750	9,000	11,250	13,500	13,500	13,500	13,500	13,500	13,500
Total Attendance	18,000	23,625	29,250	34,875	40,500	40,500	40,500	40,500	40,500	40,500

Source: Hunden Partners

Indoor Complex Proforma

Seminole County - Sports Complex Projection & Proforma										
	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10
Revenue (000s)										
Rental Revenue	\$ 786	\$ 888	\$ 1,023	\$ 1,141	\$ 1,254	\$ 1,292	\$ 1,330	\$ 1,370	\$ 1,411	\$ 1,454
Net Concessions/Catering	\$ 176	\$ 206	\$ 251	\$ 293	\$ 333	\$ 342	\$ 351	\$ 360	\$ 369	\$ 378
Net Tournament Parking	\$ 125	\$ 148	\$ 179	\$ 206	\$ 233	\$ 233	\$ 233	\$ 233	\$ 233	\$ 233
Advertising & Sponsorship	\$ 133	\$ 137	\$ 141	\$ 145	\$ 149	\$ 154	\$ 158	\$ 163	\$ 168	\$ 173
Naming Rights	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100
Lease Revenue	\$ 53	\$ 55	\$ 56	\$ 58	\$ 60	\$ 61	\$ 63	\$ 65	\$ 67	\$ 69
Other	\$ 37	\$ 41	\$ 48	\$ 54	\$ 59	\$ 61	\$ 62	\$ 64	\$ 65	\$ 67
Total	\$ 1,410	\$ 1,575	\$ 1,797	\$ 1,997	\$ 2,189	\$ 2,243	\$ 2,298	\$ 2,355	\$ 2,414	\$ 2,475
Expenses (000s)										
Salaries, Wages & Benefits	\$ 809	\$ 833	\$ 858	\$ 884	\$ 910	\$ 938	\$ 966	\$ 995	\$ 1,024	\$ 1,055
General & Admin	\$ 79	\$ 82	\$ 84	\$ 87	\$ 89	\$ 92	\$ 95	\$ 98	\$ 100	\$ 103
Utilities	\$ 288	\$ 309	\$ 339	\$ 362	\$ 386	\$ 398	\$ 410	\$ 422	\$ 435	\$ 448
Sales & Marketing	\$ 42	\$ 47	\$ 54	\$ 60	\$ 66	\$ 67	\$ 69	\$ 71	\$ 72	\$ 74
Repairs & Maintenance	\$ 100	\$ 138	\$ 177	\$ 183	\$ 188	\$ 194	\$ 200	\$ 206	\$ 212	\$ 218
Janitorial	\$ 117	\$ 120	\$ 124	\$ 128	\$ 131	\$ 135	\$ 139	\$ 144	\$ 148	\$ 152
Insurance	\$ 55	\$ 62	\$ 72	\$ 80	\$ 88	\$ 90	\$ 93	\$ 96	\$ 99	\$ 102
Advertising & Other	\$ 74	\$ 76	\$ 79	\$ 81	\$ 84	\$ 86	\$ 89	\$ 91	\$ 94	\$ 97
Capital Expenditures	\$ 70	\$ 79	\$ 90	\$ 100	\$ 109	\$ 112	\$ 115	\$ 118	\$ 121	\$ 124
Total	\$ 1,635	\$ 1,746	\$ 1,877	\$ 1,964	\$ 2,052	\$ 2,112	\$ 2,175	\$ 2,239	\$ 2,305	\$ 2,374
Net Operating Income	\$ (225)	\$ (171)	\$ (79)	\$ 34	\$ 137	\$ 130	\$ 123	\$ 116	\$ 109	\$ 101

Source: Hunden Partners

Beach Volleyball Proforma

Seminole County - Beach Volleyball Projection & Proforma

	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10
Revenue (000s)										
Rental Revenue	\$ 75	\$ 109	\$ 146	\$ 185	\$ 225	\$ 232	\$ 239	\$ 246	\$ 254	\$ 261
Net Concessions/Catering	\$ 9	\$ 12	\$ 16	\$ 20	\$ 24	\$ 25	\$ 26	\$ 26	\$ 27	\$ 28
Net Tournament Parking	\$ 14	\$ 20	\$ 27	\$ 34	\$ 41	\$ 41	\$ 41	\$ 41	\$ 41	\$ 41
Advertising & Sponsorship	\$ 21	\$ 22	\$ 22	\$ 23	\$ 24	\$ 25	\$ 25	\$ 26	\$ 27	\$ 28
Other	\$ 4	\$ 5	\$ 6	\$ 8	\$ 9	\$ 10	\$ 10	\$ 10	\$ 10	\$ 11
Total	\$ 122	\$ 168	\$ 218	\$ 269	\$ 323	\$ 332	\$ 341	\$ 350	\$ 359	\$ 368
Expenses (000s)										
Salaries, Wages & Benefits	\$ 128	\$ 132	\$ 136	\$ 140	\$ 145	\$ 149	\$ 153	\$ 158	\$ 163	\$ 168
General & Admin	\$ 19	\$ 20	\$ 20	\$ 21	\$ 21	\$ 22	\$ 23	\$ 23	\$ 24	\$ 25
Utilities	\$ 21	\$ 22	\$ 23	\$ 25	\$ 26	\$ 27	\$ 28	\$ 29	\$ 29	\$ 30
Sales & Marketing	\$ 6	\$ 8	\$ 11	\$ 13	\$ 16	\$ 17	\$ 17	\$ 17	\$ 18	\$ 18
Repairs & Maintenance	\$ 21	\$ 29	\$ 37	\$ 38	\$ 39	\$ 41	\$ 42	\$ 43	\$ 44	\$ 46
Insurance	\$ 16	\$ 16	\$ 17	\$ 17	\$ 18	\$ 18	\$ 19	\$ 20	\$ 20	\$ 21
Advertising & Other	\$ 11	\$ 11	\$ 11	\$ 12	\$ 12	\$ 12	\$ 13	\$ 13	\$ 13	\$ 14
Capital Expenditures	\$ 12	\$ 17	\$ 22	\$ 27	\$ 32	\$ 33	\$ 34	\$ 35	\$ 36	\$ 37
Total	\$ 234	\$ 255	\$ 278	\$ 293	\$ 310	\$ 319	\$ 328	\$ 338	\$ 348	\$ 358
Net Operating Income	\$ (112)	\$ (87)	\$ (60)	\$ (24)	\$ 14	\$ 13	\$ 12	\$ 12	\$ 11	\$ 10

Source: Hunden Partners

Conceptual Economic Impact - New Net Spending

Direct Net New Spending (000s)

	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	\$ 5,150	\$ 6,195	\$ 7,702	\$ 9,145	\$ 10,638	\$ 10,952	\$ 11,275	\$ 11,609	\$ 11,952	\$ 12,305	\$ 16,477	\$ 22,085	\$ 436,156
Lodging	\$ 2,276	\$ 2,738	\$ 3,447	\$ 4,101	\$ 4,789	\$ 4,932	\$ 5,080	\$ 5,233	\$ 5,390	\$ 5,551	\$ 7,460	\$ 10,026	\$ 197,174
Retail	\$ 2,506	\$ 3,023	\$ 3,770	\$ 4,484	\$ 5,232	\$ 5,388	\$ 5,550	\$ 5,717	\$ 5,888	\$ 6,065	\$ 8,151	\$ 10,954	\$ 215,476
Transportation	\$ 3,837	\$ 4,632	\$ 5,771	\$ 6,862	\$ 8,003	\$ 8,243	\$ 8,490	\$ 8,745	\$ 9,008	\$ 9,278	\$ 12,469	\$ 16,757	\$ 329,645
Other	\$ 2,247	\$ 2,712	\$ 3,380	\$ 4,019	\$ 4,688	\$ 4,828	\$ 4,973	\$ 5,123	\$ 5,276	\$ 5,434	\$ 7,303	\$ 9,815	\$ 193,087
Total	\$ 16,016	\$ 19,300	\$ 24,069	\$ 28,612	\$ 33,349	\$ 34,344	\$ 35,370	\$ 36,425	\$ 37,513	\$ 38,633	\$ 51,860	\$ 69,637	\$ 1,371,539

Source: Hunden Partners

Direct, Indirect & Induced Spending (000s)

	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	\$ 16,016	\$ 19,300	\$ 24,069	\$ 28,612	\$ 33,349	\$ 34,344	\$ 35,370	\$ 36,425	\$ 37,513	\$ 38,633	\$ 51,860	\$ 69,637	\$ 1,371,539
Indirect	\$ 6,202	\$ 7,474	\$ 9,321	\$ 11,081	\$ 12,916	\$ 13,301	\$ 13,698	\$ 14,107	\$ 14,529	\$ 14,962	\$ 20,086	\$ 26,972	\$ 531,204
Induced	\$ 3,335	\$ 4,020	\$ 5,012	\$ 5,958	\$ 6,945	\$ 7,153	\$ 7,366	\$ 7,586	\$ 7,813	\$ 8,047	\$ 10,804	\$ 14,510	\$ 285,721
Total	\$ 25,553	\$ 30,795	\$ 38,402	\$ 45,651	\$ 53,210	\$ 54,798	\$ 56,434	\$ 58,119	\$ 59,855	\$ 61,642	\$ 82,751	\$ 111,119	\$ 2,188,464

Source: Hunden Partners

Beach Volleyball Economic Impact - New Net Spending

Net New Direct Spending (000s)

	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	\$ 253	\$ 388	\$ 530	\$ 680	\$ 839	\$ 865	\$ 891	\$ 917	\$ 945	\$ 973	\$ 1,308	\$ 1,758	\$ 34,215
Lodging	\$ 120	\$ 186	\$ 255	\$ 328	\$ 406	\$ 418	\$ 431	\$ 444	\$ 457	\$ 471	\$ 632	\$ 850	\$ 16,537
Retail	\$ 124	\$ 192	\$ 263	\$ 339	\$ 419	\$ 431	\$ 444	\$ 458	\$ 471	\$ 485	\$ 652	\$ 877	\$ 17,062
Transportation	\$ 186	\$ 287	\$ 395	\$ 508	\$ 628	\$ 647	\$ 666	\$ 686	\$ 707	\$ 728	\$ 979	\$ 1,315	\$ 25,593
Other	\$ 110	\$ 170	\$ 233	\$ 300	\$ 370	\$ 382	\$ 393	\$ 405	\$ 417	\$ 429	\$ 577	\$ 776	\$ 15,093
Total	\$ 793	\$ 1,222	\$ 1,676	\$ 2,156	\$ 2,663	\$ 2,743	\$ 2,825	\$ 2,910	\$ 2,997	\$ 3,087	\$ 4,148	\$ 5,575	\$ 108,500

Source: Hunden Partners

Net New Direct, Indirect & Induced Spending (000s)

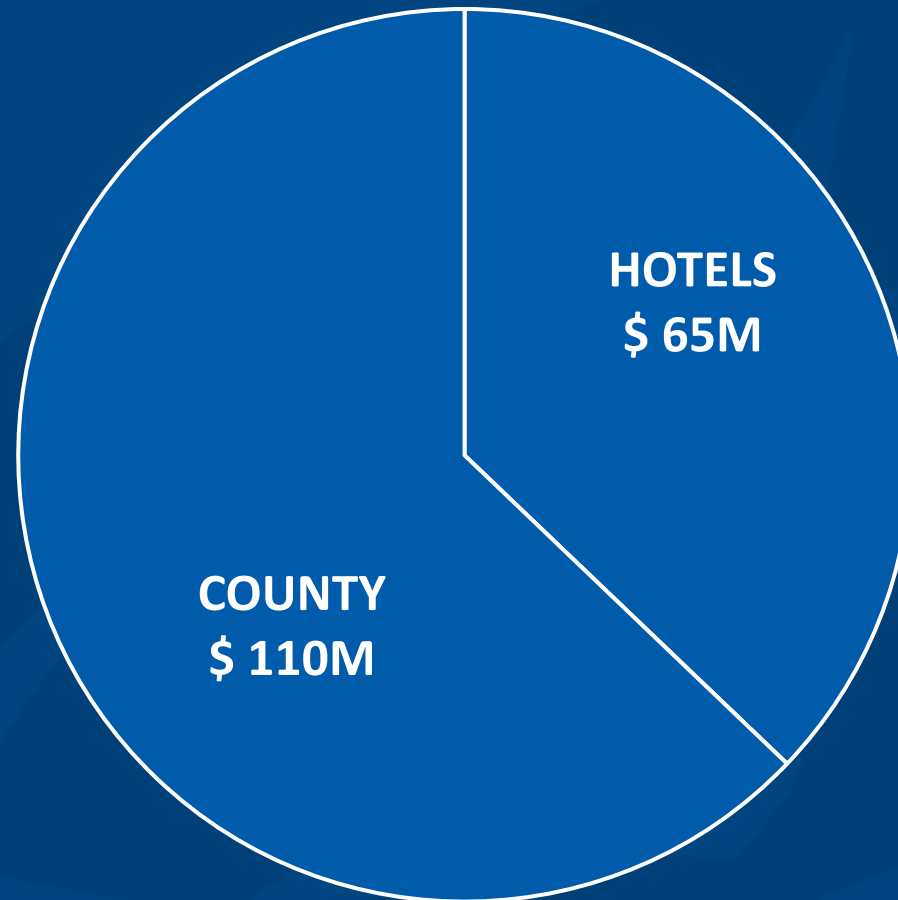
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 20	Year 30	Total
Direct	\$ 793	\$ 1,222	\$ 1,676	\$ 2,156	\$ 2,663	\$ 2,743	\$ 2,825	\$ 2,910	\$ 2,997	\$ 3,087	\$ 4,148	\$ 5,575	\$ 108,500
Indirect	\$ 307	\$ 473	\$ 649	\$ 835	\$ 1,031	\$ 1,062	\$ 1,094	\$ 1,127	\$ 1,161	\$ 1,195	\$ 1,607	\$ 2,159	\$ 42,020
Induced	\$ 164	\$ 253	\$ 348	\$ 447	\$ 552	\$ 569	\$ 586	\$ 604	\$ 622	\$ 640	\$ 861	\$ 1,157	\$ 22,512
Total	\$ 1,265	\$ 1,949	\$ 2,672	\$ 3,438	\$ 4,246	\$ 4,374	\$ 4,505	\$ 4,640	\$ 4,779	\$ 4,923	\$ 6,616	\$ 8,891	\$ 173,032

Source: Hunden Partners

Return On Investment

$$\frac{\text{Net Benefits}}{\text{Total Investment}}$$

\$175M Total Investment



Hotels investments:
Tourism Improvement District (TID)
Tourist Development Tax (TDT)

Net Benefits

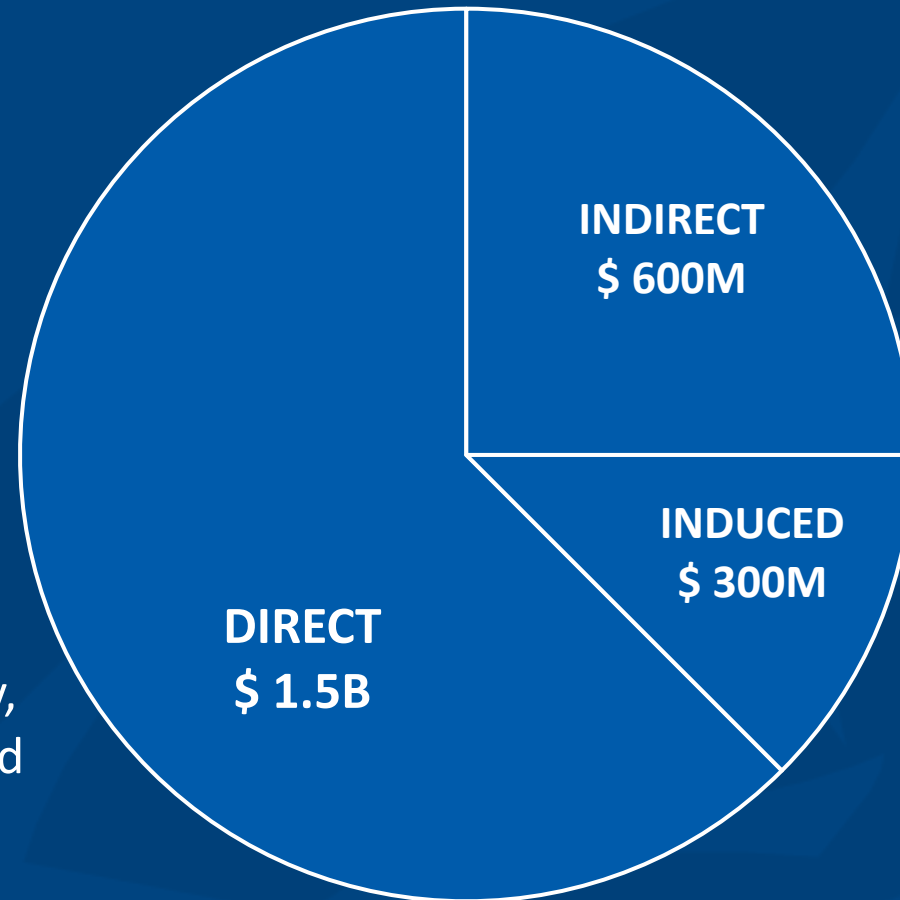
Annual Impacts:

- 322K Indoor Event Attendees
- 13.5K Beach Volleyball Attendees
- 42K Hotel Room Nights
- 562 New Jobs
- Direct, Indirect & Induced Spending



\$2.4B Total Net Benefit

*Figures include \$173M
projected benefits from
Beach Volleyball events*



Direct:
Spending at the facility,
hotels, restaurants, and
local transportation

Indirect:
Business and supply chain spending
in support of direct spending

Induced:
Net change in household
spending from new jobs

Indoor Complex Proforma

Seminole County - Sports Complex Projection & Proforma										
	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10
Revenue (000s)										
Rental Revenue	\$ 786	\$ 888	\$ 1,023	\$ 1,141	\$ 1,254	\$ 1,292	\$ 1,330	\$ 1,370	\$ 1,411	\$ 1,454
Net Concessions/Catering	\$ 176	\$ 206	\$ 251	\$ 293	\$ 333	\$ 342	\$ 351	\$ 360	\$ 369	\$ 378
Net Tournament Parking	\$ 125	\$ 148	\$ 179	\$ 206	\$ 233	\$ 233	\$ 233	\$ 233	\$ 233	\$ 233
Advertising & Sponsorship	\$ 133	\$ 137	\$ 141	\$ 145	\$ 149	\$ 154	\$ 158	\$ 163	\$ 168	\$ 173
Naming Rights	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100
Lease Revenue	\$ 53	\$ 55	\$ 56	\$ 58	\$ 60	\$ 61	\$ 63	\$ 65	\$ 67	\$ 69
Other	\$ 37	\$ 41	\$ 48	\$ 54	\$ 59	\$ 61	\$ 62	\$ 64	\$ 65	\$ 67
Total	\$ 1,410	\$ 1,575	\$ 1,797	\$ 1,997	\$ 2,189	\$ 2,243	\$ 2,298	\$ 2,355	\$ 2,414	\$ 2,475
Expenses (000s)										
Salaries, Wages & Benefits	\$ 809	\$ 833	\$ 858	\$ 884	\$ 910	\$ 938	\$ 966	\$ 995	\$ 1,024	\$ 1,055
General & Admin	\$ 79	\$ 82	\$ 84	\$ 87	\$ 89	\$ 92	\$ 95	\$ 98	\$ 100	\$ 103
Utilities	\$ 288	\$ 309	\$ 339	\$ 362	\$ 386	\$ 398	\$ 410	\$ 422	\$ 435	\$ 448
Sales & Marketing	\$ 42	\$ 47	\$ 54	\$ 60	\$ 66	\$ 67	\$ 69	\$ 71	\$ 72	\$ 74
Repairs & Maintenance	\$ 100	\$ 138	\$ 177	\$ 183	\$ 188	\$ 194	\$ 200	\$ 206	\$ 212	\$ 218
Janitorial	\$ 117	\$ 120	\$ 124	\$ 128	\$ 131	\$ 135	\$ 139	\$ 144	\$ 148	\$ 152
Insurance	\$ 55	\$ 62	\$ 72	\$ 80	\$ 88	\$ 90	\$ 93	\$ 96	\$ 99	\$ 102
Advertising & Other	\$ 74	\$ 76	\$ 79	\$ 81	\$ 84	\$ 86	\$ 89	\$ 91	\$ 94	\$ 97
Capital Expenditures	\$ 70	\$ 79	\$ 90	\$ 100	\$ 109	\$ 112	\$ 115	\$ 118	\$ 121	\$ 124
Total	\$ 1,635	\$ 1,746	\$ 1,877	\$ 1,964	\$ 2,052	\$ 2,112	\$ 2,175	\$ 2,239	\$ 2,305	\$ 2,374
Net Operating Income	\$ (225)	\$ (171)	\$ (79)	\$ 34	\$ 137	\$ 130	\$ 123	\$ 116	\$ 109	\$ 101

Source: Hunden Partners

Beach Volleyball Proforma

Seminole County - Beach Volleyball Projection & Proforma											
	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	
Revenue (000s)											
Rental Revenue	\$ 75	\$ 109	\$ 146	\$ 185	\$ 225	\$ 232	\$ 239	\$ 246	\$ 254	\$ 261	
Net Concessions/Catering	\$ 9	\$ 12	\$ 16	\$ 20	\$ 24	\$ 25	\$ 26	\$ 26	\$ 27	\$ 28	
Net Tournament Parking	\$ 14	\$ 20	\$ 27	\$ 34	\$ 41	\$ 41	\$ 41	\$ 41	\$ 41	\$ 41	
Advertising & Sponsorship	\$ 21	\$ 22	\$ 22	\$ 23	\$ 24	\$ 25	\$ 25	\$ 26	\$ 27	\$ 28	
Other	\$ 4	\$ 5	\$ 6	\$ 8	\$ 9	\$ 10	\$ 10	\$ 10	\$ 10	\$ 11	
Total	\$ 122	\$ 168	\$ 218	\$ 269	\$ 323	\$ 332	\$ 341	\$ 350	\$ 359	\$ 368	
Expenses (000s)											
Salaries, Wages & Benefits	\$ 128	\$ 132	\$ 136	\$ 140	\$ 145	\$ 149	\$ 153	\$ 158	\$ 163	\$ 168	
General & Admin	\$ 19	\$ 20	\$ 20	\$ 21	\$ 21	\$ 22	\$ 23	\$ 23	\$ 24	\$ 25	
Utilities	\$ 21	\$ 22	\$ 23	\$ 25	\$ 26	\$ 27	\$ 28	\$ 29	\$ 29	\$ 30	
Sales & Marketing	\$ 6	\$ 8	\$ 11	\$ 13	\$ 16	\$ 17	\$ 17	\$ 17	\$ 18	\$ 18	
Repairs & Maintenance	\$ 21	\$ 29	\$ 37	\$ 38	\$ 39	\$ 41	\$ 42	\$ 43	\$ 44	\$ 46	
Insurance	\$ 16	\$ 16	\$ 17	\$ 17	\$ 18	\$ 18	\$ 19	\$ 20	\$ 20	\$ 21	
Advertising & Other	\$ 11	\$ 11	\$ 11	\$ 12	\$ 12	\$ 12	\$ 13	\$ 13	\$ 13	\$ 14	
Capital Expenditures	\$ 12	\$ 17	\$ 22	\$ 27	\$ 32	\$ 33	\$ 34	\$ 35	\$ 36	\$ 37	
Total	\$ 234	\$ 255	\$ 278	\$ 293	\$ 310	\$ 319	\$ 328	\$ 338	\$ 348	\$ 358	
Net Operating Income	\$ (112)	\$ (87)	\$ (60)	\$ (24)	\$ 14	\$ 13	\$ 12	\$ 12	\$ 11	\$ 10	

Source: Hunden Partners

RETURN ON INVESTMENT

SEMINOLE COUNTY INDOOR FACILITY



TOTAL INVESTMENT

\$14

RETURN PER \$1 INVESTED

Based on \$2.4B Total Return / \$175M Total Investment



COUNTY INVESTMENT

\$22

RETURN PER \$1 INVESTED

Based on \$2.4B Total Return / \$110M County Investment
(Excluding Tourism Investment)

Parking Garage

\$33M Construction Cost

\$2M Debt Service

126 Event Days

900 Spaces

80% Capacity

\$10 Cost per Space

\$900K Annual Revenue

Outline / Agenda

1. Recap of March 10, 2026 BCC Retreat
2. Potential Land Purchases, Updated Building Program and Projected Project Costs
3. Project Funding and Return on Investment (ROI) Update
4. Requested Actions

4. Requested Actions

Approve and authorize staff to:

1. Proceed forward with the development program presented and/or as amended by the BCC.
2. Proceed with the solicitation of Architectural and Engineering (A&E) services
3. Proceed with the solicitation of Construction Manager at Risk (CMAR) services.
4. Present the 4.97-acre adjacent parcel for acquisition at an upcoming BCC meeting.
5. Proceed with continued discussions with BCC concurrence on the remaining parcels not currently listed for sale with those owners potentially interested in selling. Bring potentially viable parcels forward for BCC consideration.