



CITY OF BELLE ISLE, FL

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MEMORANDUM

From the Desk of Bob Francis, City Manager

To: Mayor and Council
Date: June 21, 2022
Re: Site Selection Workshop

The current City Hall and Police facilities are beyond capacity to accommodate current staffing levels. There is no further capacity for growth in the current location for personnel, equipment, or storage. There is limited public and handicap accessibility. The original purpose of purchasing the BoA property was to build a new BIPD facility on this site. Since the property is now included in a lease with Cornerstone, this property is no longer available.

Belle Isle's current need for new facilities is about replacing seriously deficient structures. The police department is housed in the roughly 1800 sq. ft. residential structure that was renovated in 2017 due to a severe mold problem. The building lacks the appropriate space, functionality or safety features for today's policing. It has many inadequacies based criteria outlined by the International Assn. of Chiefs of Police (IACP). No doubt, as the community grows, shortfalls will become more apparent. City Hall is roughly 3700 sq. ft. with a small council chambers, inadequate design, inadequate meeting space, and failing infrastructure. It "celebrated" its 50th anniversary in 2021. As the City continues to grow by population and area, the need for additional staff cannot be accommodated in the current City Hall space. The new facility will include additional meeting and training space and additional space to host public meetings and an Emergency Operations Center (EOC).

As the City of Belle Isle plans for a facility that will accommodate its City Administration and Police Department for the next 40 or more years, site selection is critical. Potential sites have been determined based on a preliminary space needs analysis conducted by a public safety industry specialist.

Most communities will design and build new facilities every 40-50 years. In contrast, the Belle Isle Police Department has never been housed in a purpose-built facility. Long-range planning is critical

to ensure a space with sufficient operational functionality as well as a good fit for the community as it grows or changes in decades to come.

Modern police departments work most competently when adequate space is customized for processing offenders, providing private rooms for victim or suspect interviews, writing reports, processing evidence, cleaning firearms, holding suspects, interfacing with the public, training, plus other miscellaneous functions. The State mandates certain spaces be restricted to specific functions and not accessible to the public (some not even to other police officers). And while security is paramount, another interest is being accessible and welcoming to the public. Modern policing facilities are also built to maintain operations during disasters, which require building to hurricane standards and back-up power sources.

It's easier to imagine how Belle Isle may evolve in 5 years, but what about 20 years or 40 years into the future? What will Belle Isle be like in 2040, when the area population is grows and more sworn personnel plus support staff would be needed to manage increased activity?

The sites under consideration for a new police facility are a combination of city-owned and privately-owned properties that would accommodate needed spaces and parking in a program recommended by specialist architectural firm and vetted by the senior staff of the City. The City is making preliminary inquiries on each of the properties therefore, they are not included in this packet, but will be discussed at the meeting. Attached is a list of criteria that we will review and complete in the workshop as each property is discussed. At the conclusion of the workshop, the Council should be able to rank the properties.

Also attached is a conceptual estimate based on the needs study done by the public safety consultant. This estimate is for a combined police station/EOC and City Hall. The cost is comparable on a cost per sq. ft. to other facilities that were recently built or are being built. We can review this in more detail at the workshop.