

# Charlotte County Judicial System Strategic Plan

July 2014

Dan L. Wiley & Associates, Inc.

# Background - DWA

## **Personal (Dan Wiley)**

- In court administration in Florida for 10 years
- Since 1986, conducting court operations and facility planning projects nationwide and internationally
- Since 1992, President of Dan L. Wiley & Associates, Inc.
- More than 200 projects completed (33 states, 3 foreign countries)
- Past projects in 20 Florida counties

## **Personal (Donald Dwore, FAIA)**

- FAIA for justice work
- 30+ years in architecture primarily in justice related projects
- Retired Principal of Spillis Candela & Partners and AECOM Design
- Principal in Charge of Charlotte County Justice Center design

## **Project**

- DWA selected in 1993 to provide a judicial system master plan and facility program for Charlotte County
- Planning completed in 1994 that led to the funding and development of the Justice Center as a home for consolidated judicial system functions.
- Design completed in 1997
- Construction completed in 1999
- Final facility included a shell floor added by the County Commission to extend the anticipated capacity target to about 2013/2014.

# Existing Facility Occupancy

Building A - Courtroom Wing				
Level	Occupant	DGSF	GSF	% Eff.
4	Courtrooms and Judicial Offices	18,758	26,058	72%
3	Courtrooms and Judicial Offices	18,747	26,058	72%
2	States Attorney	10,024		
	Court Administration	4,564		
	County Probation	1,962		
	Lobby Areas	1,712		
	Sub-total	18,262	26,058	70%
1	Public Defender	5,230		
	Jury Management	3,057		
	Vending/Snack	575		
	Pre Trial Services	1,395		
	Sheriff (including central holding)	6,383		
	Lobby Areas	1,712		
	Sub-total	18,352	26,788	68.5%
G	Secure Parking	5,733		
	Building Management	3,690		
	SAO Files	936		
	Law Library	943		
	Sally Port	1,843		
	Lobby Areas (incl. Security Pavilion)	2,796		
	Sub-total	15,941	24,921	64%
<b>Building A - Sub-totals</b>		<b>90,060</b>	<b>129,883</b>	<b>69.3%</b>

Building B - Office Wing (Clerk of Courts)				
Level	Occupant	DGSF	GSF	% Eff.
2	Official Records	7,570		
	Employee Training	1,450		
	Executive Office	2,809		
	MIS	2,055		
	Conference Room ((B2046)	1,327		
	File Area (formerly Appeals)	1,066		
	Employee Relations	851		
	Sub-total	17,128	22,991	74.5%
1	Criminal Courts Division	5,598		
	Central Files	7,699		
	Civil Courts Division	4,776		
	Domestic Violence	395		
	Sub-total	18,468	22,991	80.3%
G	Mail Room	1,442		
	Historical Society	894		
	Clerk IT Storage	654		
	Clean Room	185		
	Break Room	185		
	Toilets	116		
	Dark and Camera Rooms	888		
	County Archives	14,045		
	Data Room	75		
	Work Stations	905		
	Sub-total	19,389	21,266	91%
<b>Building B - Sub-totals</b>		<b>54,985</b>	<b>67,248</b>	<b>81.8%</b>

<b>Building Totals (A + B)</b>	<b>145,045</b>	<b>197,131</b>	<b>74%</b>
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DGSF



BGSF



# Justice Center Facts/Assessment

## Facts

- Site size: 10 Acres with 454 cars/parking for public and staff and 15 secure spaces
- Building size:
  - 145,045 DGSF (occupied)
  - 197, 131 GSF (gross area)
- Accommodations:
  - 8 jury courtrooms
  - 1 hearing room
  - 8 Judge Chambers
- Occupants:
  - Circuit and County Courts
  - Court Administration
  - Clerk of Courts
  - States Attorney
  - Public Defender
  - Law Library
  - Sheriff (Court security & Prisoner handling)
  - Jury assembly
  - County Archives (in planned shell floor)

## Assessment

- A Wing (Courts, Court Administration, State Attorney, Public Defender, Sheriff, Jury Assembly and Law Library) is full and overcrowded in some areas
- B Wing (Clerk of Court) has limited vacancy which is expected to be refilled in the near future
- B Wing (most of Ground Level) houses County Archives serving all County offices, not just the Courts. (outside security)
- Other conditions:
  - Central holding is no longer adequate
  - Weapons screening/entry pavilion is no longer adequate and has security concerns
  - Recent office expansion requirements have led to elimination of Grand Jury space and to the relocation of Law Library and State Attorney record functions to the lowest level

# Projections of Need - Approach

## Sequence of analysis

- **Population** (based on official data source - BEBR)
- **Caseload** (based on SRS filing data from State Court Administration)
- **Judgeships** (based on official state data)
- **Staffs** (based on local data by department)
- **Space** (based on planning averages derived from application of nationally recognized and locally used space standard.)

## Comments

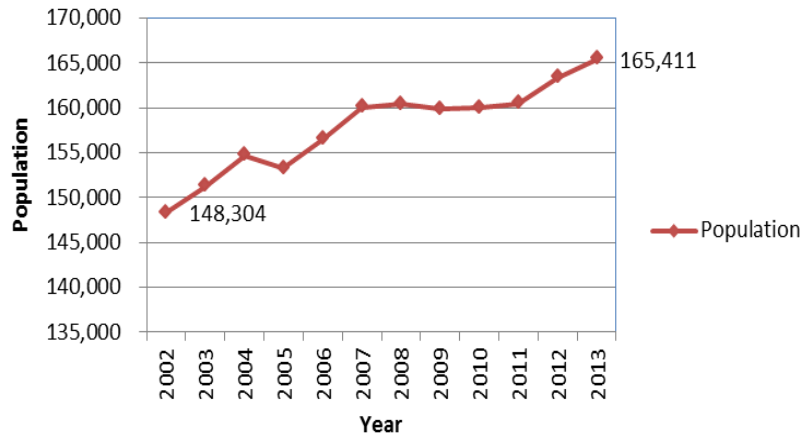
- The planning team relies on official source and does not produce its own population estimates.
- Caseload is defined as filings and is the most basic indicator of demand for judicial system services. It does not fully measure “workload”.
- Judgeships as a category includes elected judges as well as appointed magistrates
- Staff numbers are primarily FTE positions funded but may reflect part time and intern levels as they impact space
- In this case, the planning averages are based on the formerly approved space standards of the existing building

*This same methodology was used in the original Justice Center Planning Master Planning study in 1993/94*

# Population

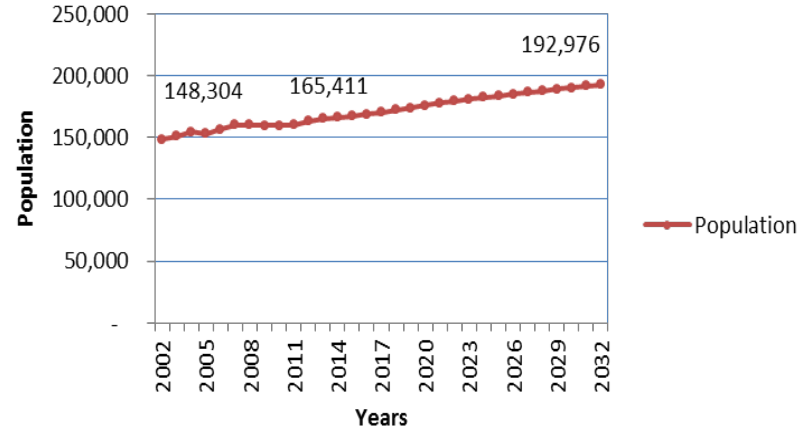
## Historical Data

**Charlotte County Population 2002-2013**



## Projection Data

**Charlotte County Population 2002-2032**

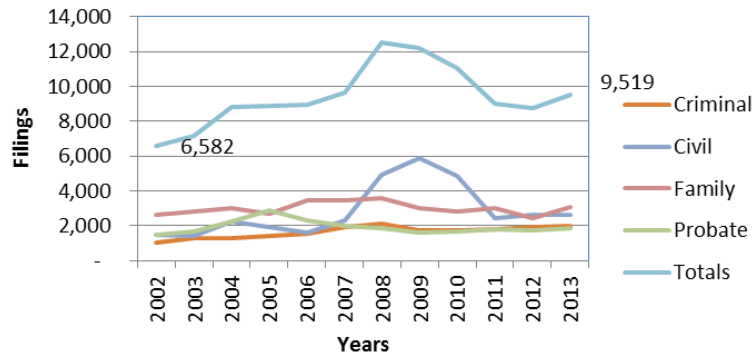


<b>Trends 2002-2013</b>		<b>Trends 2013-2032</b>	
# Change	% Change	# Change	% Change
17,107	11.54%	27,565	16.66%
<b>Trends 2002-2032</b>			
# Change	% Change		
44,672	30.12%		

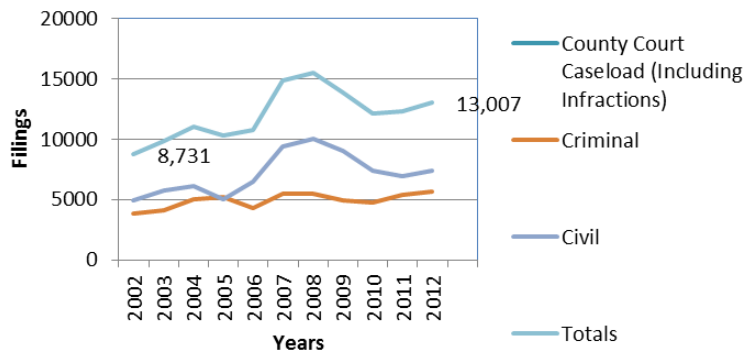
# Caseload

## Historical data/trends

**Circuit Court Summary Caseload**



**County Court (incl'd Infractions)**



## • Circuit Court 2002-2013

Year	Trends	
	# Chg	% Chg
<b>Population</b>	<b>02-13</b>	<b>02-13</b>
<b>Pop/1000</b>	17,107	11.54%
	17	11.54%
<b>Circuit Court Total</b>		
<b>Criminal</b>	949	93.41%
<b>Civil</b>	1,132	75.17%
<b>Family</b>	465	17.80%
<b>Probate</b>	391	27.02%
<b>Totals</b>	<b>2,937</b>	<b>44.62%</b>

## • County Court 2002-2012

Year	Trends	
	# Chg	% Chg
<b>Population</b>	<b>02-12</b>	<b>02-12</b>
<b>Pop/1000</b>	15,053	10.15%
<b>County Court Case</b>		
<b>Criminal</b>	1,824	47.85%
<b>Civil</b>	2,452	49.85%
<b>Totals</b>	<b>4,276</b>	<b>48.97%</b>

# Caseload

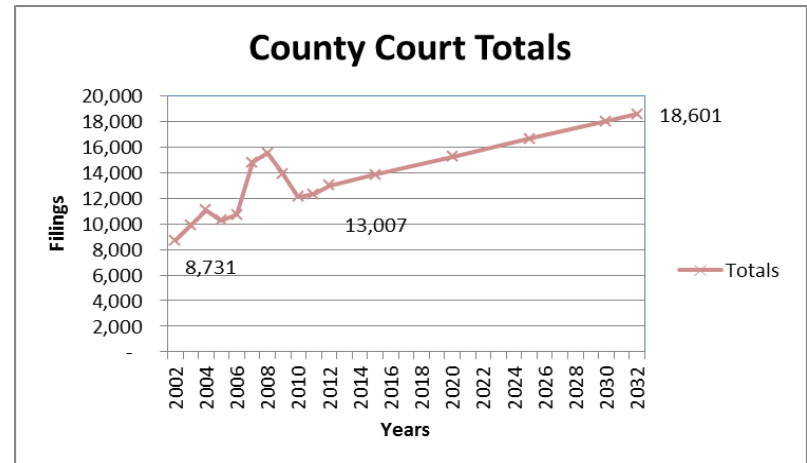
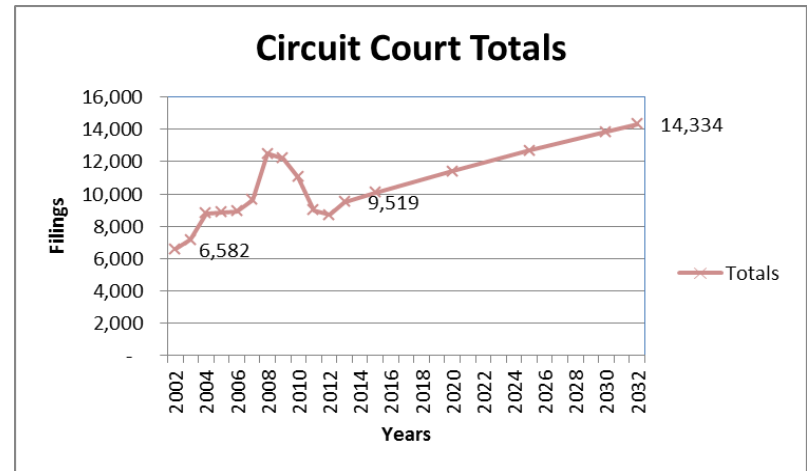
- Circuit Court 2013-2032

	2013	2032	# Chg	% Chg
<b>Crim</b>	1,965	3,789	1,824	93%
<b>Civil</b>	2,638	4,593	1,955	74%
<b>Fam</b>	3,078	3,439	361	12%
<b>Prob</b>	1,838	2,513	675	37%
<b>Tot</b>	<b>9,519</b>	<b>14,334</b>	<b>4,815</b>	<b>51%</b>

- County Court 2012-2032

	2012	2032	# Chg	% Chg
<b>Crim</b>	5,636	6,326	690	12%
<b>Civil</b>	2,214	2,502	288	13%
<b>Infrac</b>	5,157	9,773	4,616	90%
<b>Totals</b>	<b>13,007</b>	<b>18,601</b>	<b>5,594</b>	<b>43%</b>

## Projected data/trends





# Judgeships

Year	Pop	Caseload		
		Cir	County	Totals
2002	143,304	6,582	8,731	15,313
2003	151,269	7,159	9,872	17,031
2004	154,709	8,804	11,078	19,882
2005	153,274	8,857	10,266	19,123
2006	156,491	8,937	10,725	19,662
2007	160,083	9,647	14,829	24,476
2008	160,412	12,503	15,522	28,025
2009	159,860	12,215	13,888	26,103
2010	159,978	11,061	12,112	23,173
2011	160,463	8,998	12,345	21,343
2012	163,357	8,699	13,007	21,706
2013	165,411	9,519		

Projection Models				
2014	166,479			
2015	167,434	10,099	13,846	23,945
2016	168,784			
2017	170,464			
2018	172,317			
2019	174,233			
2020	176,106	11,415	15,244	26,659
2021	177,854			
2022	179,481			
2023	181,011			
2024	182,469			
2025	183,880	12,678	16,643	29,321
2026	185,264			
2027	186,624			
2028	187,957			
2029	189,260			
2030	190,531	13,850	18,041	31,891
2031	191,768			
2032	192,976	14,334	18,601	32,935

Mag. #	Combined				
	#	Cert.	F/Jud	F/Cer J	Totals
	6		2,552		6
	6		2,839		6
1	7		2,840		7
1	7		2,732		7
1	7	7.9	2,809	2,489	7
1	8	8.0	3,060	3,060	8
1	8	8.5	3,503	3,297	8
1	8	8.3	3,263	3,145	8
1	8	8.3	2,897	2,792	8
1	8	7.8	2,668	2,736	8
1	8	7.4	2,713	2,933	8
1	8	7.4			8
			<b>2,898</b>	<b>2,922</b>	
<b>0.14</b>	<b>Mag. Ratio to Judges</b>				

R/J	# Inc	Avg F/J	Wtd	Rec.
1	8	8	8	9
1	9	9	9	10
1	10	10	10	11
2	11	11	11	12
2	11	11	11	13



# Staffs

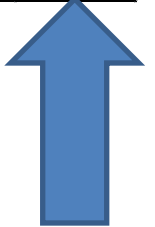
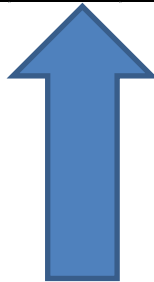
<b>Historical</b>									
<b>Year</b>	<b>Jud Officers</b>	<b>Jud. Staff</b>	<b>Ct. Adm</b>	<b>COC</b>	<b>SA</b>	<b>PD</b>	<b>Sheriff</b>	<b>Totals (w/J)</b>	<b>Totals (wo/j)</b>
2002	6	6	18	84	25	9	18	148	142
2003	6	6	23	88	28	10	19	161	155
2004	7	6	22	111	31	11	23	188	181
2005	7	6	24	116	33	12	23	198	191
2006	7	6	26	117	39	14	24	209	202
2007	8	7	29	115	39	14	25	212	204
2008	8	7	29	112	49	15	26	220	212
2009	8	7	31	89	49	15	30	199	191
2010	8	7	32	83	41	15	32	186	178
2011	8	7	33	81	43	15	27	187	179
2012	8	7	33	80	47	17	30	192	184
2013	8	7	34	93	49	18	32	209	201
<b>Projected</b>									
2015	9	8	36	106	53	20	35	232	223
2020	10	9	42	118	58	22	38	259	249
2025	11	10	47	130	64	24	42	286	275
2030	13	12	55	147	72	28	48	327	314
2032	13	12	56	149	72	28	49	330	317
<b>Analysis - 2013-3032</b>									
# increas	5	5	22	56	23	10	17	121	116
% increase	63%	71%	65%	60%	47%	56%	53%	58%	58%

# Space

Space Allocation Analysis and Projections (rev)																
<i>Updated to include expanded holding, bus sally port and secure parking</i>																
Components																
Sub-components						2015		2020		2025		2030		2032		
	Included	DGSF	Unit	DGSF/Stf	Plng Avg	Staff	DGSF	Staff	DGSF	Staff	DGSF	Staff	DGSF	Staff	DGSF	
<b>Courts and Departments</b>																
Judicial		37,505	8	4,688	5,000	9	45,000	10	50,000	11	55,000	13	65,000	13	65,000	
	<i>Litigation Sets</i>															
	<i>Judicial Office Sets</i>															
Court Administration		7,921	34	233	250	36	9,000	42	10,500	47	11,750	55	13,750	56	14,000	
	<i>Exec/Judicial Sup</i>															
	<i>Pre-trial</i>															
	<i>Probation</i>															
Clerk of Courts		38,586	93	415	335	106	35,510	118	39,530	130	43,550	147	49,245	149	49,915	
	<i>Exec/Adm/Training</i>															
	<i>Official Records</i>															
	<i>Criminal</i>															
	<i>Civil</i>															
	<i>Mail/Storage</i>															
State Attorney		10,960	49	224	300	53	15,900	58	17,400	64	19,200	72	21,600	72	21,600	
	<i>Offices</i>															
	<i>File Storage</i>															
Public Defender		5,230	18	291	300	20	6,000	22	6,600	24	7,200	28	8,400	28	8,400	
Sheriff							-		-		-		-		-	
	<i>Civil Office &amp; Sec.</i>	4,164	32	130	150	35	5,250	38	5,700	42	6,300	48	6,246	49	6,376	
	<i>Central Holding</i>	2,219			3,200		3,200		3,200		3,200		3,200		3,200	
<b>Total Courts and Departments</b>		<b>106,585</b>	<b>234</b>	<b>455</b>			<b>119,860</b>		<b>132,930</b>		<b>146,200</b>		<b>167,441</b>		<b>168,491</b>	
	<i>Additional Needs</i>						<i>16,351</i>		<i>26,345</i>		<i>39,615</i>		<i>60,856</i>		<i>61,906</i>	

# Space

<b>Court Support</b>														
Jury Services	3,057	100	30	30	108	3,240	120	3,600	140	4,200	156	4,680	156	4,680
Law Library	943			1,000		1,000		1,000		1,000		1,000		1,000
Grand Jury				1,030		1,030		1,030		1,030		1,030		1,030
Security Pavilion (entry scr)	2,796			5,500		5,500		5,500		5,500		5,500		5,500
Sally Port	1,843			2,600		2,600		2,600		2,600		2,600		2,600
Secure Parking	5,733	15		400	18	7,200	20	8,000	22	8,800	26	10,400	26	10,400
<b>Total Court Support</b>	<b>14,372</b>					<b>20,570</b>		<b>21,730</b>		<b>23,130</b>		<b>25,210</b>		<b>25,210</b>
<i>Additional Needs</i>						6,198		7,358		8,758		10,838		10,838
<b>Building Support</b>														
Building Management	3,690			3,690		3,690		3,690		3,690		3,690		3,690
Vending/Snack	575			575		575		575		575		575		575
Lobbies (except Entry)	3,424					3,596		3,988		4,386		5,023		5,055
<b>Total Building Support</b>	<b>7,689</b>					<b>7,861</b>		<b>8,253</b>		<b>8,651</b>		<b>9,288</b>		<b>9,320</b>
<i>Additional Needs</i>						172		564		962		1,599		1,631
<b>Non-Court Function</b>														
County Archives	16,399			16,399										
<b>Total Non-Court Functions</b>	<b>16,399</b>			<b>16,399</b>										
<i>Additional Needs</i>						(16,399)		(16,399)		(16,399)		(16,399)		(16,399)
<b>Grand Tot. DGSF</b>	<b>145,045</b>					<b>148,291</b>		<b>162,913</b>		<b>177,981</b>		<b>201,939</b>		<b>203,021</b>
<i>Total Additional Needs DGSF</i>						6,322		17,868		32,936		56,894		57,976
<b>GSF Total @ 74% (rounded)</b>	<b>197,072</b>					<b>201,482</b>		<b>221,349</b>		<b>241,822</b>		<b>274,374</b>		<b>275,844</b>
<i>Total Additional Needs BGSF</i>						4,410		24,277		44,750		77,302		78,772



# Summary of Need

<b>Summary Trends</b>				
<b>Item</b>	<b>2002</b>	<b>Existing</b>	<b>#</b>	<b>%</b>
Population	148,304	165,411	17,107	12%
Caseload (combined filings)*	15,313	21,706	6,393	42%
Judicial Officers	6	8	2	33%
Staff(s)**	148	209	61	41%
Space - DGFSF*** (old cths)	49,894	145,045	95,151	191%
Space - GSF*** (old cths)	69,852	197,072	127,220	182%

<b>Summary Projections</b>				
<b>Item</b>	<b>Existing</b>	<b>2032</b>	<b>#</b>	<b>%</b>
Population	165,411	192,976	27,565	17%
Caseload (combined filings)*	21,706	32,935	11,229	52%
Judicial Officers	8	13	5	63%
Staff(s)**	209	330	121	58%
Space - DGFSF***	145,045	203,021	57,976	40%
Space - GSF***	197,072	275,844	78,772	40%
* Existing total is 2012 data - last complete year of consistent reporting				
** Includes Judicial Officers				
*** DGFSF = Departmental Gross Square Feet - includes departmental circulation				
**** - GSF = Gross Square Feet - Includes building circulation, ME and structure				

# Planning Considerations

## **Scale of need**

- 78,000+ additional GSF over existing GSF
- Potentially additional parking demand of another 230+ cars

## **Planning objectives**

- Relieve overcrowding
- Enhance security
- Accommodate growth
- Maximize courtroom count in A-wing
- Maintain consolidated public services and judicial system operations
- Utilize site resources and Justice Center expansion-friendly design

## **Operational issues (impacting space)**

- Courtroom utilization
- Impacts of technology integration
- Use of historic courthouse
- Use of commercial leases

## **Implementation Issues**

- Sequencing
- Lead time
- Initial overcrowding

# Courthouse Addition – Estimate of Need

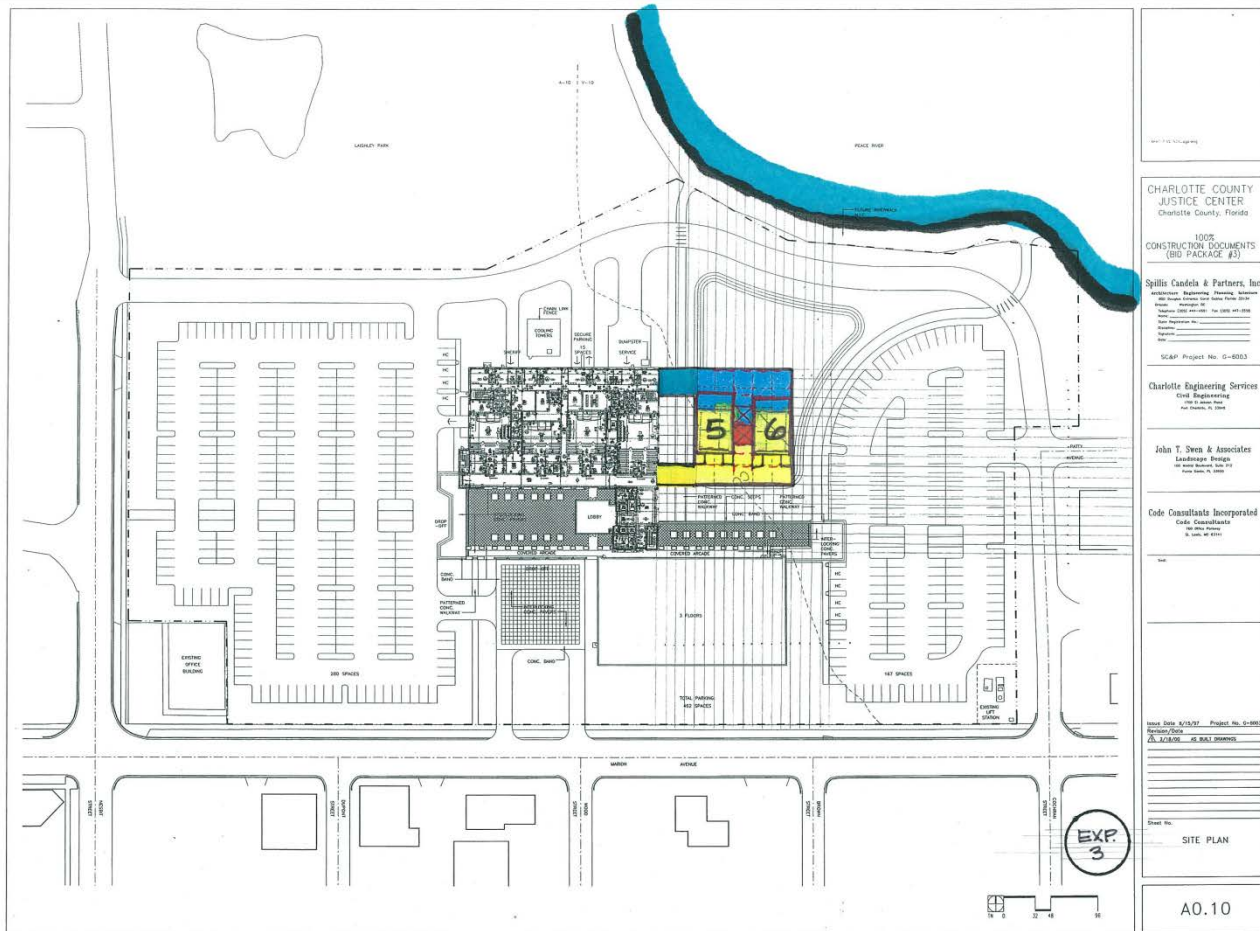
New Building Occupancy and Space Estimates						New Building Assignment									
Components						2015		2020		2025		2030		2032	
Sub-components	Included	DGSF	Unit	DGSF/Stf	Plng Avg	Staff	DGSF	Staff	DGSF	Staff	DGSF	Staff	DGSF	Staff	DGSF
<b>Courts and Departments</b>															
Judicial		37,505	8	4,688	5,000			2	10,000	2	10,000	2	10,000	2	10,000
	<i>Litigation Sets</i>														
	<i>Judicial Office Sets</i>														
Court Administration		7,921	34	233	250			42	10,500	47	11,750	55	13,750	56	14,000
	<i>Exec/Judicial Sup</i>														
	<i>Pre-trial</i>														
	<i>Probation</i>														
Clerk of Courts		38,586	93	415	335										
	<i>Exec/Adm/Training</i>														
	<i>Official Records</i>														
	<i>Criminal</i>														
	<i>Civil</i>														
	<i>Mail/Storage</i>														
State Attorney		10,960	49	224	300			58	17,400	64	19,200	72	21,600	72	21,600
	<i>Offices</i>														
	<i>File Storage</i>														
Public Defender		5,230	18	291	300										
Sheriff															
	<i>Civil Office</i>	4,164	32	130	150										
	<i>Central Holding</i>	2,219			3,200										
<b>Total Courts and Departments</b>		<b>106,585</b>	<b>234</b>	<b>455</b>					<b>37,900</b>		<b>40,950</b>		<b>45,350</b>		<b>45,600</b>

# Courthouse Addition – Estimate of Need

					New Building Assignment									
Components					2015		2020		2025		2030		2032	
Sub-components					Staff	DGSF	Staff	DGSF	Staff	DGSF	Staff	DGSF	Staff	DGSF
	Included	DGSF	Unit	DGSF/Stf	Plng Avg									
<b>Court Support</b>														
Jury Services		3,057	100	30	30									
Law Library		943			1,000			1,000		1,000		1,000		1,000
Grand Jury					1,030			1,030		1,030		1,030		1,030
Security Pavilion (entry scr)		2,796			5,500									
Sally Port		1,843			2,443									
Secure Parking		5,733	15		400									
<b>Total Court Support</b>		<b>14,372</b>						<b>2,030</b>		<b>2,030</b>		<b>2,030</b>		<b>2,030</b>
<b>Building Support</b>														
Building Management		3,690			3,690									
Vending/Snack		575			575									
Lobbies (except Entry)		3,424						1,631		1,631		1,631		1,631
<b>Total Building Support</b>		<b>7,689</b>						<b>1,631</b>		<b>1,631</b>		<b>1,631</b>		<b>1,631</b>
<b>Non-Court Function</b>														
County Archives		16,399			16,399									
<b>Total Non-Court Functions</b>		<b>16,399</b>			<b>16,399</b>									
<b>Grand Tot. DGSF</b>		<b>145,045</b>				<b>New Building DGSF</b>		<b>41,561</b>		<b>44,611</b>		<b>49,011</b>		<b>49,261</b>
<b>GSF Total @ 74% (rounded)</b>		<b>196,007</b>				<b>New Building GSF</b>		<b>56,164</b>		<b>60,285</b>		<b>66,231</b>		<b>66,569</b>



# Potential Placement



CHARLOTTE COUNTY  
JUSTICE CENTER  
Charlotte County, Florida

100%  
CONSTRUCTION DOCUMENTS  
(BID PACKAGE #3)

Spillis Candela & Partners, Inc.  
ARCHITECTURE Engineering Planning Interiors  
10000 Highway 100, Suite 1000, Orlando, FL 32817  
Phone: (407) 241-1100 Fax: (407) 241-1100  
www.spillis.com  
SC&P Project No. G-6063

Charlotte Engineering Services  
Civil Engineering  
1000 N. West Street  
Tampa, Florida 33606

John T. Swen & Associates  
Landscape Design  
100 West Broadway, Suite 210  
Tampa, Florida 33606

Code Consultants Incorporated  
Civil Consultants  
100 West Broadway  
Tampa, Florida 33606

Issue Date: 4/13/07 Project No. G-6063  
Revision Date: 4/13/07 by: B.A.L. (ISSUES)

Sheet No. SITE PLAN

A0.10

# Expanded Campus Deployment

Preliminary Stacking Plan for Expanded Campus 2032															
<b>Building B</b>					<b>Lobby</b>		<b>Building A</b>				<b>Addition</b>				
Level	Occupants						Level	Occupants				Level	Occupants		
3	COC	COC	COC	COC			4	Courts	Courts	Courts	Courts	4	Courts	Courts	
2	COC	COC	COC	COC			3	Courts	Courts	Courts	Courts	3	SA	SA	
1	COC	COC	COC	COC			2	Courts	Courts	Courts	Courts	2	SA	SA	
G	COC expansion and new Jury Assembly						1	Pub Def		Sheriff		1	Ct. Adm	G Jury/LL	
<i>Expanded Security Perimeter</i>					<i>Expanded Security Pavilion/Lobby, Expanded vertical transportation</i>		<i>Expanded Sally port for bus delivery, expanded secure judicial parking, Public Defender expansion on Level 1, Central Holding and Sheriff Civil expansion on Level 1</i>				<i>5 floors at 13,000 GSf/floor = 66,000 GSF. Building accommodates 49,261 DGsf</i>				

Preliminary Tentative Implementation Schedule		
Year	Event	Phases
2014	Project discussion and approval	Preparation - 4 years
	Preparation of detailed delivery plan	
	Funding request	
	Detailed programming	
2015	Funding availability (preliminary)	
	A/E selection process	
	Initiate Archives relocation	
2016	Design start	
	Archives relocation	
	Security Pavilion/perimeter design	
	Construction mgmt selection	
2017	Archive remodel design and construction	
	Archive occupancy	
	Security design completion	
2018	Security construction	Transition - 5 years
	Design work for addition	
2019	Security construction completion	
	Design completion for addition	
2020	Construction of addition	
2021	Construction of addition	
2022	Construction completion and occupancy	
2023		Occupancy - 10 years +
2024		
2025		
2026		
2027		
2028		
2029		
2030		
2031		
2032	Planning target	
2033		
2034		
2035		

# Planning Timeline

Departments absorb interim growth in place while County begins planning and design

Earliest on-site relief

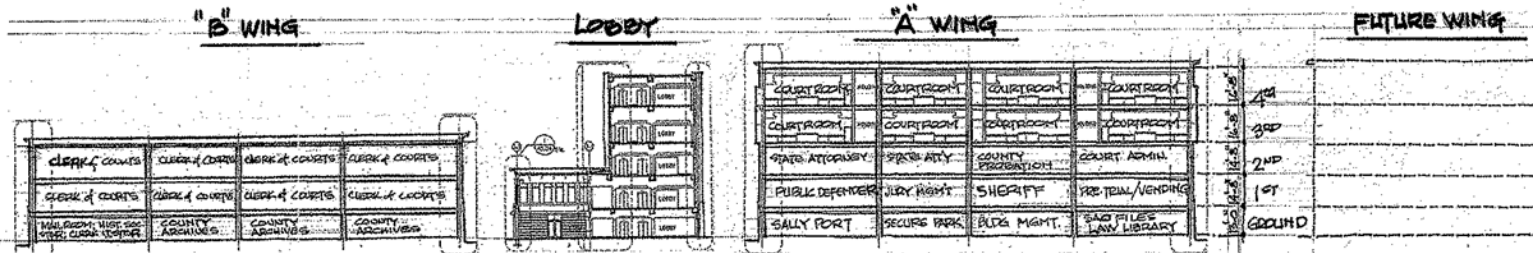
Projected completion of addition

10 to 13 years of additional capacity

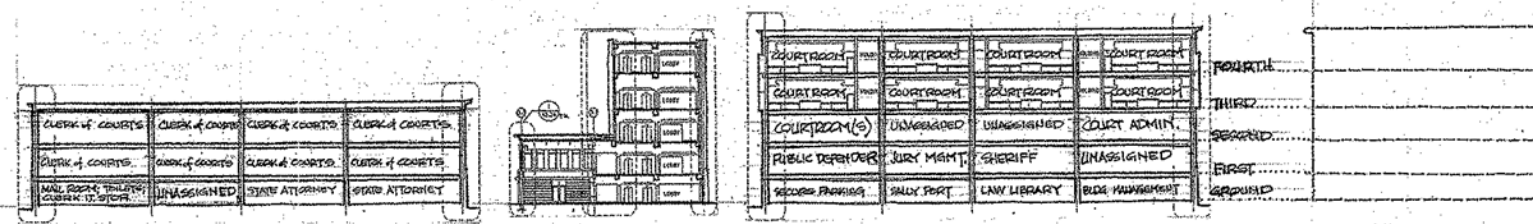
# Interim Options

Preliminary Draft Options by Phase		
Phase	Challenges	Options/Actions
<b>Preparation</b>	Plus 1 Judges, SA overcrowding, Sheriff Holding growth, Short term departmental growth	1. Accommodate additional Judge in existing office space and utilize Ct. Adm. and/or COC conferencing spaces as necessary for proceedings
2014-2017		
		2. Relocate Probation/Pre-trial to lease space or to Historic Courthouse 2nd floor to gain expansion space for SA (Probation) and either Sheriff or PD (Pre-trial)
		3. Relocate PD to lease space - reuse vacated space for Ct. Adm and Probation - SA expansion into Ct. Admin space
<b>Transition</b>	Plus 2 Judges, PD expansion, COC expansion, Continuing departmental growth	1. Relocate SA to Archive space
2017-2022		2. Replace SA space with either 1 or 2 Court sets
		3. Relocate Jury Assembly to COC side of campus using some combination of COC conference rooms and adjusted staff spaces to gain PD expansion
		4. COC expansion in place
<b>Occupancy</b>	Plus 2 Judges, General growth	1. Open addition for 2 court sets, SA, and Ct. Adm including Probation and Pre-trial
2022 FF		2. Archives area for COC expansion and new Jury Assembly
		3. Level 2 "A" for PD and Sheriff expansion

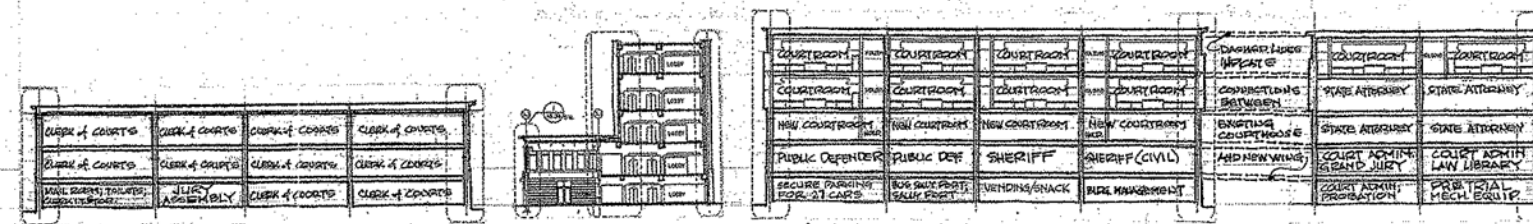
# Outcome



**EXISTING CONDITIONS & DESIGN SECTION - 2013**



**SHORT TERM DESIGN SECTION - 2015-2018**



**BUILD OUT W/ NEW WING SECTION - 2019 & BEYOND**

NEW WING - 5 FLOORS @ 13,200 GSF PER FLOOR  
= 66,000 GSF - ACCOMMODATED ± 4,000 GSF OF SPACE.

CHARLOTTE COUNTY JUSTICE CENTER  
 CHARLOTTE COUNTY, FLORIDA

EXP 12