



NEW HEADQUARTERS &
DOWNTOWN
CLEARWATER
REDEVELOPMENT PLAN
AUGUST 31, 2023

CBRE



The Challenge

Citizen Access

- Downtown Clearwater is **not centrally located** to County's weighted population center resulting in inconvenient citizen service delivery
- Occupancy in **14 different facilities** in downtown Clearwater = operational inefficiency

Condition and Safety

- **Functionally obsolete facilities** and short-term deficiencies
- Building systems nearing **End of Useful Life (EUL)**
- Code compliant upgrades and fire suppression upgrades needed

Cost

- **\$146m in deferred maintenance**
- Forgoing an estimated **\$133M in tax revenue** from untaxed County-owned parcels not developed to their highest and best use

Opportunity to Rightsize and Modernize

Function

- **Improved citizen service** access and central location
- **One stop shop** for County services
- Appropriate levels of security for various functions
- Improved **recruitment and retention** for County employees

Efficiency

- **Reduction in occupied** square footage (from 568,704 to 317,500 SF)
- Economies of scale through shared services (janitorial, etc.)
- Productivity gains through employee and business unit proximity and collaboration

Cost

- Overall cost to build and occupy a new facility is far less than continuing to occupy existing: \$81M in 50-year total occupancy cost for new facility vs \$258M in 50-year total occupancy cost for the existing facilities
- Gain an estimated \$62M - \$83M in sale and development value + future tax revenue of \$133M

Facilities that accurately reflect Pinellas County as the best place to work, live, play, and invest

Cost to Construct

Cost of New Construction	Cost of the New Headquarters Facility -	Low	High	
		\$263,994,853 (\$355 SF)	\$333,399,637 (\$449 SF)	
Revenue Generated from Sale of Existing Facilities	Broker Opinion of Value (land value as redeveloped) +	Low	Medium	High
		\$61,679,896	\$72,564,583	\$83,449,271
	Annual Estimated Stabilized Real Estate Taxes (County Portion Only, General Fund) +	Medium \$133,144,681 (net present value of tax revenue collected over 50 years)		
	= New Facility Funding Gap (cost of new facility - revenue generated from existing facility)	Most Optimistic (“High” redevelopment value, “Low” cost construction, “Medium” capitalized tax revenue)		Most Conservative (“Low” redevelopment value, “High” cost construction, “Medium” capitalized tax revenue)
		(\$47,400,901)		(\$138,575,060)

Benefits

- Reduce occupied square footage from 569,000 SF to 317,500 SF
- Avoid spending estimated **\$146M on required maintenance** in existing facilities
- Generate revenue from redeveloped Clearwater properties: \$62M - \$83M + future tax revenue of \$133M

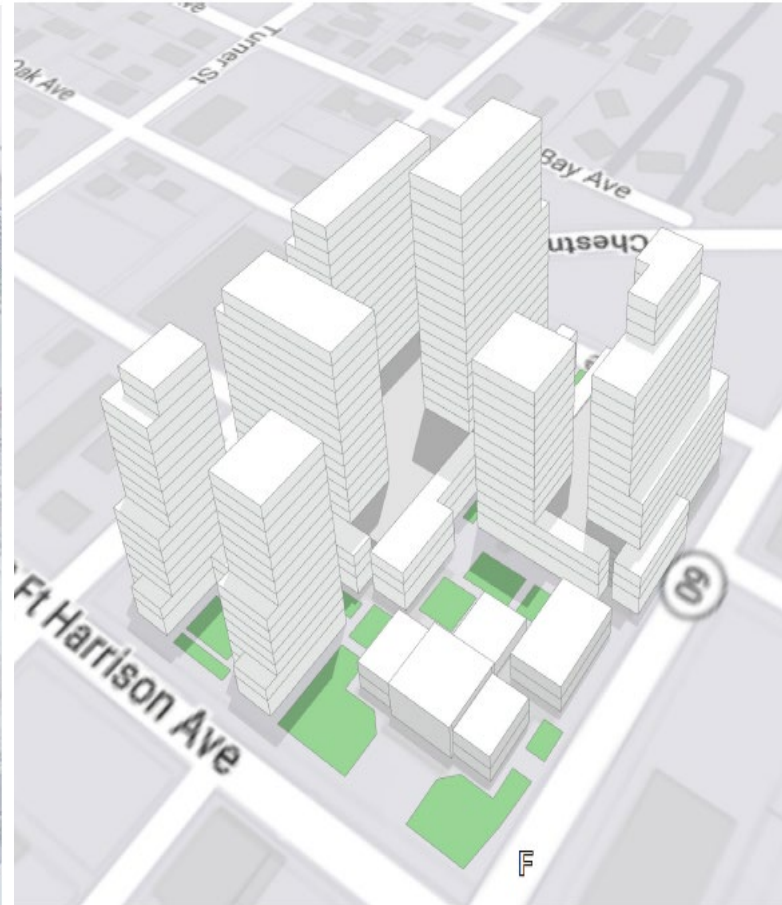
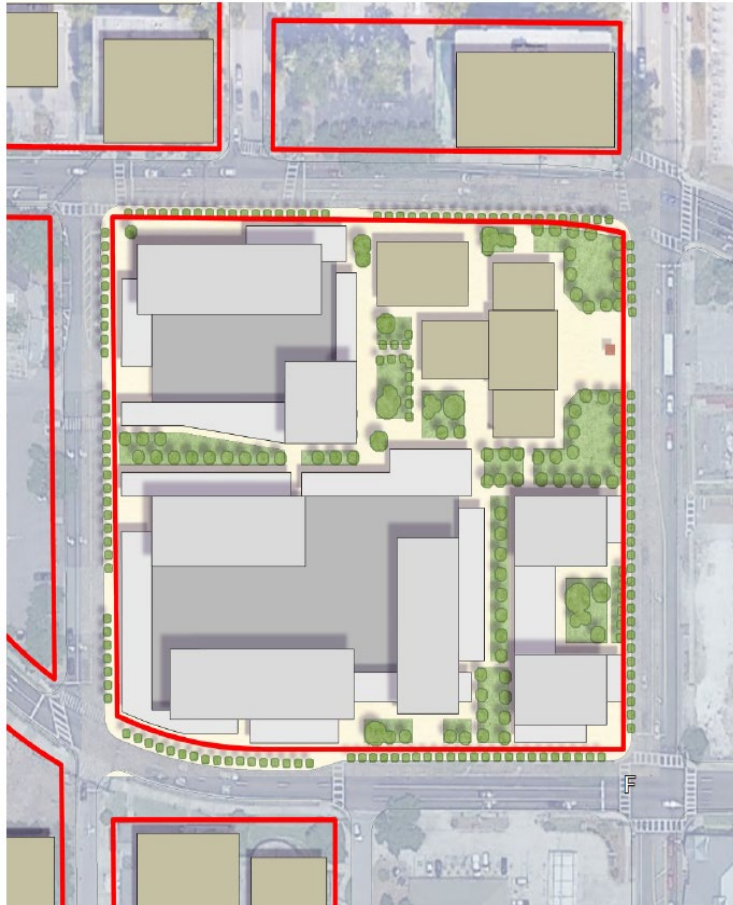
Benefits to Downtown Clearwater

- Expansion of property tax base
- Downtown activation through more pedestrian traffic, sense of place, enhanced property values, and supporting amenities
- Enhanced quality of life through more thoughtful urbanism, development to meet market demand, and dynamic uses available
- Economic development opportunity through new investment, jobs, and attractions
- Tourist and resident amenities to enhance downtown as a destination
- Mixed complimentary uses that will serve to draw new residents and visitors and expand the workforce in downtown Clearwater
- Long term economic development, inclusion, vibrancy, identity and resiliency for Clearwater



Sample Redevelopment

315 Court, 324 & 400 S Ft. Harrison Ave | Courthouse, Former Courthouse, Current Law Library, Purchasing/Risk Management, OMB, HR



PARCEL INFORMATION

Parcel ID (s)	16-29-15-92574-007-0010
Analyzed Parcel Area	223,000.28 sqft
Existing Building Area	480,260.00 sqft

ZONING INFORMATION

Regulating Zoning District	Downtown - Core
Approximate Maximum Footprint Area (ft2)	178,400.00 sqft
Approximate Maximum Buildable Area (ft2)	892,001.12 sqft
Maximum Dwelling Units Allowed	384 du
Maximum Lodging Rooms Allowed	486 rooms

SCHEMATIC PROPOSAL CAPACITY CALCULATION

Dwelling Units	384
Average Area / Dwelling Unit	1,861.72 sqft
Lodging Rooms	486
Average Area / Lodging Room	250
Resulting Res. Density	75 du/acre
Total Gross Built Area	1,070,401.34 sqft
Residential Area Net	714,901.12 sqft
Commercial Area Net	55,600.00 sqft
Office Area Net	0.00 sqft
Government Area Net	0.00 sqft
Open Space Area	28,900.00 sqft
Calculated Required Parking	1,009
Proposed Parking Spaces	1,009
Total Parking Area	361,700.00 sqft
Parking Levels	5
Total Building Levels	20

* Requires rezoning

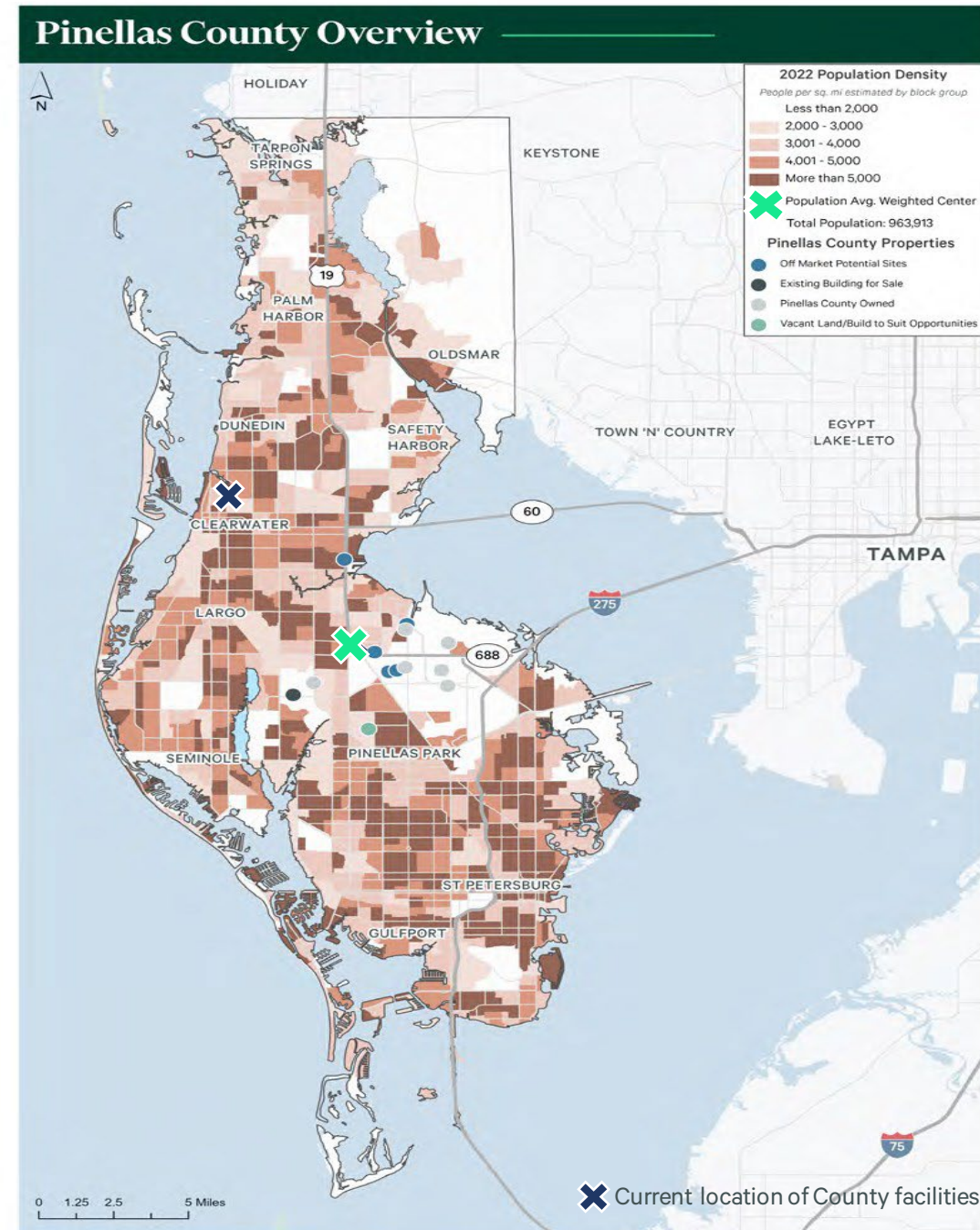
Site Selection

County Population

- Analysis of population density to guide site selection efforts
- Ensures the future headquarters is located in a location convenient to most residents
- Weighted average population center noted with a green x
- Informed the market survey and the geographic area under consideration

Site selection survey criteria includes:

- Available buildings for sale:
 - 50,000 RSF +
- Available land for sale:
 - Minimum 6+ acres
- Off market opportunities:
 - Existing sites with various uses that can be converted to fit the needs of the County
- County-owned properties



Conceptual Facility Campus Program

- Assumes three (3) low-rise office structures in a campus type setting
- Groups Departments according to function, citizen service and security requirements



1. CONSTITUENT SERVICE DELIVERY
A ONE STOP SHOP

The customer experience improves when they can address multiple needs during one visit.



2. WORKFORCE ENGAGEMENT & SUPPORT
EMPLOYEE HUB

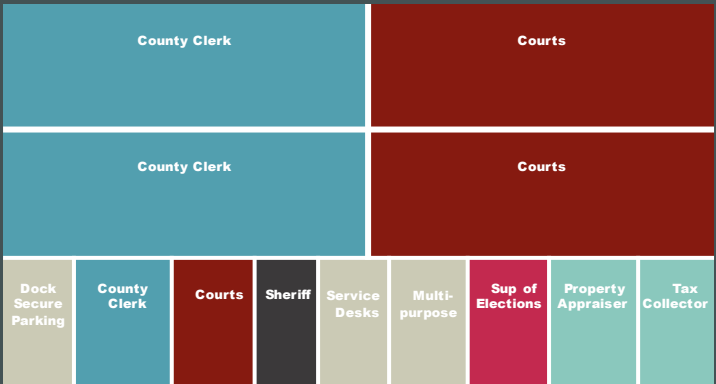
Hybrid workplaces that bring multiple departments under one roof encourage increased collaboration and teaming.



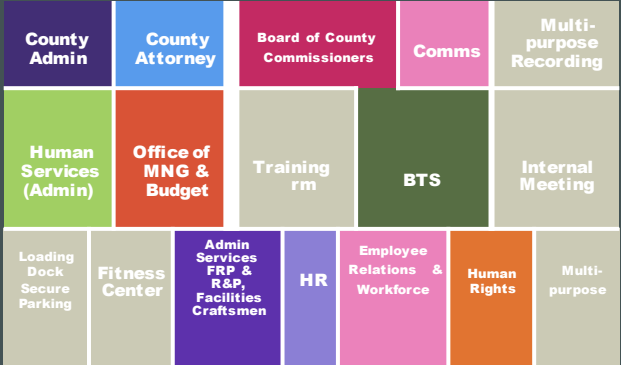
3. EFFICIENCIES COST SAVING, SQUARE FOOTAGE REDUCTION, AND SHARED RESOURCES

Consolidated departments share resources such as training facilities and meeting spaces. Square footage, Utility and maintenance costs decrease.

Justice & Recording
HEAD COUNT: 459
GSF: 135,000



Administration
HEAD COUNT: 490
GSF: 120,500



Development Services
HEAD COUNT: 321
GSF: 62,000



Next Steps



Critical Path Decisions:

- Relocate or stay in place
- Owned or acquired property



BOCC direction to
County Administrator



Next Steps:

- Choose final site
- Finalize space program

If relocation:

- Identify funding options
- Identify procurement method
- Establish Project timeline

Thank you





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