



BOARD OF COUNTY COMMISSIONER
WORK SESSION

NEW CAMPUS HEADQUARTERS
UPDATE

November 13, 2025

Where we have been

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

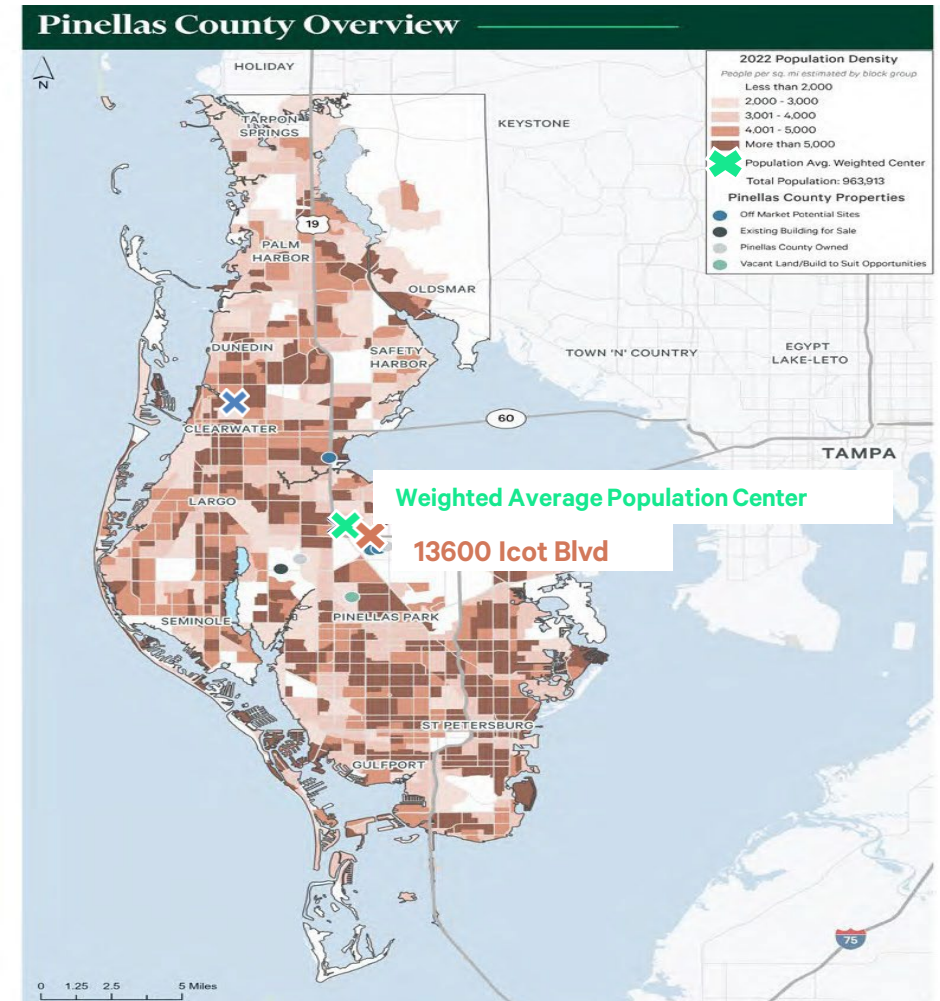
Opportunity to Right Size and Modernize

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



New Campus

- Site selection
- Business process review
- Site planning and layout
- Journey mapping (customers and employees)
- Space programming

Recent Activities

Approvals

- Development Review Committee (DRC) pre-application meeting completed with the City of Largo
 - DRC application in progress
- Florida Department of Transportation (FDOT) & Pinellas Suncoast Transit Authority (PSTA) pre-application meeting completed
 - Traffic study in progress

Stakeholder Feedback

Function

- Campus setting is preferred with interior courtyard
- Common secured entrance for Judicial and Administration buildings
- Exterior public plaza for flexible community needs
- Development Services should be a standalone operation
- Building frontage -identifiable as County complex from street view

Efficiency

- Future growth options for buildings and parking capacity flexibility for future needs
- Intuitive wayfinding with multiple entrance points
- Secured staff only entry points at Judicial and Administration buildings
- Central energy plant with scalability options
- Designated staff parking areas or levels of the garage



1. CONSTITUENT SERVICE DELIVERY

ONE STOP SHOP
APPROACH TO
SERVICE



2. WORKFORCE ENGAGEMENT & SUPPORT

EMPLOYEE HUB



3. EFFICIENCIES

COST SAVINGS,
SQUARE FOOTAGE
REDUCTION, AND
SHARE
RESOURCES

Concept Design

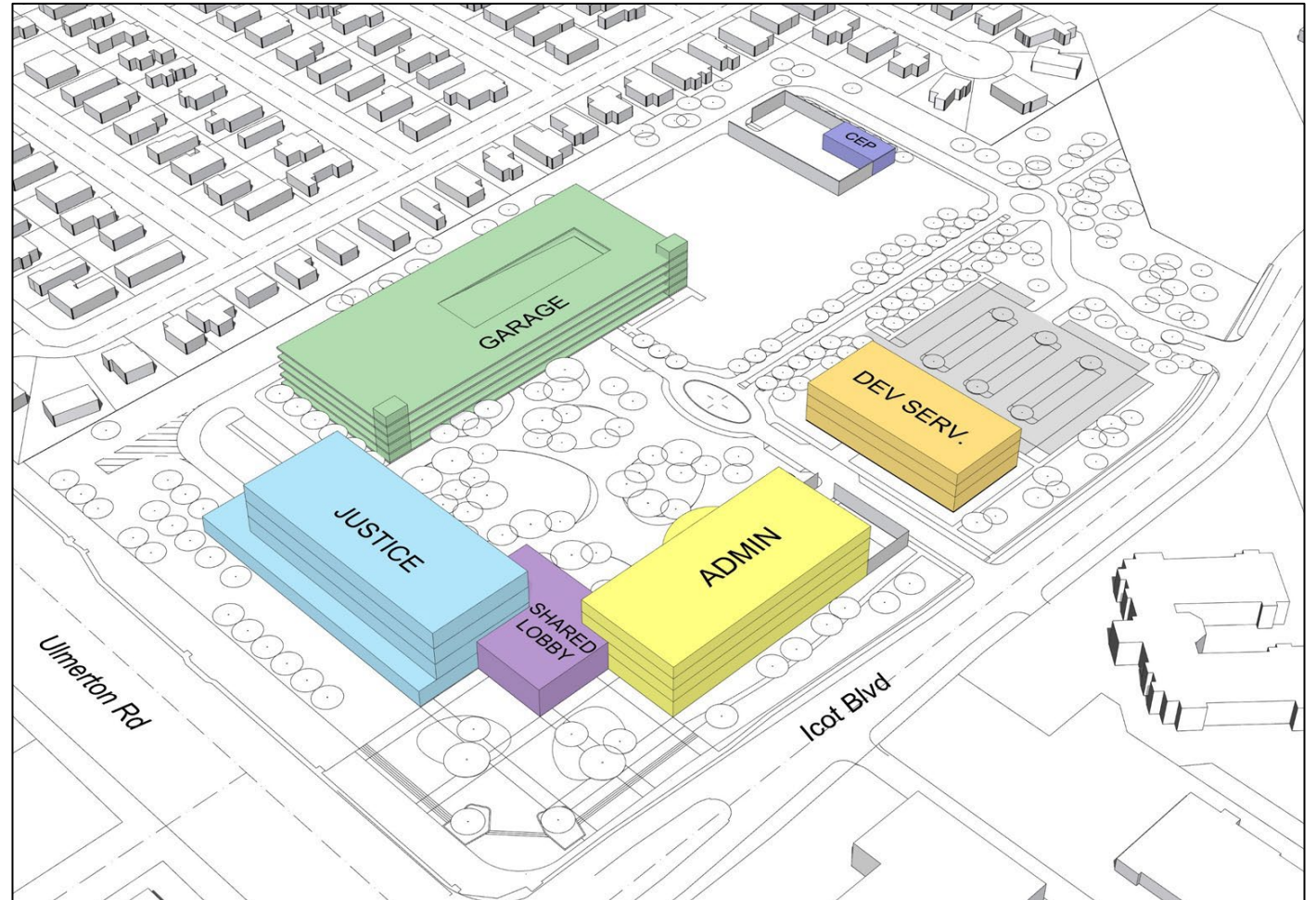


Site Plan Attributes

- Efficient site layout to accomplish SF reduction from current to future
- Long term scalability to maximize investment
- Building facades along Ulmerton and Isot provide County campus street level identification & signage opportunity
- Site layout achieves an internal facing government campus setting with walkable adjacencies to multiple services
- Interior protected courtyard provided for multiple staff & public outreach options
- Common lobby at Judicial and Administration entrance creates a controlled secured entry point
- Development Services site location achieves standalone operational and dedicated parking
- Intuitive wayfinding provided by site organization which includes internal roadways and parking structure access points
- Central energy plant located remotely for scalability and expansion capabilities

Concept Design - Programming

- | |
|---|
| <ul style="list-style-type: none">Judicial Wing, Facing Ulmerton Rd<ul style="list-style-type: none">≈ 4 stories |
| <ul style="list-style-type: none">Administration Wing facing Icot Blvd<ul style="list-style-type: none">≈ 3-4 stories |
| <ul style="list-style-type: none">Service Building<ul style="list-style-type: none">≈ 3 stories |
| <ul style="list-style-type: none">Shared Lobby |
| <ul style="list-style-type: none">CEP Building |
| <ul style="list-style-type: none">Parking garage: ≈1,100 vehicles |
| <ul style="list-style-type: none">Surface parking: ≈ 200 spaces |



Site Access – Resident Experience



Government Center Campus Timeline

	2023	2024				2025				2026				2027				2028
	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1
PURCHASE ICOT																		
VISIONING & PROCESS REVIEW																		
SOURCING, DESIGN SERVICES & PERMITTING																		
CONSTRUCTION																		
OCCUPANCY																		

Next Steps

Government Campus Center	Downtown Clearwater Parcel Redevelopment
• DRC Submittal • Block and Stacking • Test Fits • Exterior Building Design Concept • Interior Design Concept	• Collaborating with City of Clearwater • Preparing marketing materials • Drafting developer solicitation • Preparing for Board approval of Surplus Property Declaration

Thank you



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Garage Walking Distance

1 min = 264 ft

2 min = 528 ft

3 min = 792 ft

4 min = 1,056 ft

