



Pinellas County

Staff Report

File #: 20-1281D, **Version:** 1

Subject:

Termination of the lease agreement for the property located at 1800 66th Street in St. Petersburg and approval of a new lease agreement with Park Medical Complex, LLC for the property located at 5000 Park Street in Seminole.

Recommended Action:

Approval and execution by the County Administrator of the termination of the lease agreement for the property located at 1800 66th Street in St. Petersburg and a new lease agreement with Park Medical Complex, LLC for the property located at 5000 Park Street in Seminole.

- Execution of these documents allow the County to relocate the Clerk of the Circuit Court operations from 1800 66th Street in St. Petersburg to 5000 Park Street in Seminole.
- Lease term is three years with the option to terminate early on or after the first anniversary of the Commencement Date by giving 90 days' prior written notice.
- The total rentable area of the new location is 17,551 square feet.
- The current landlord is paying for all relocation and tenant improvement costs on the County's behalf.

Strategic Plan:

Deliver First Class Services to the Public and Our Customers
5.2 Be responsible stewards of the public's resources

Summary:

Execution of these documents allows the County to relocate the Clerk operations from 1800 66th Street in St. Petersburg to 5000 Park Street in Seminole. The Clerk agrees with the relocation.

Background Information:

The Clerk has been operating at 1800 66th Street North in St. Petersburg under a lease agreement since the County sold the property in 2018. The landlord is interested in redeveloping this property and will pay the relocation and tenant improvement costs to enable the County to move to a new location so the redevelopment can occur sooner. This new location will house approximately fifty-five Clerk employees. The new location is 1,081 square feet smaller than the current location. The Clerk staff will remain at the new location until their renovated space at the County Justice Center is ready for re-occupancy.

Fiscal Impact:

The total monthly rent including operating expenses will be approximately \$14.24 per square foot or \$249,926.00 per year, which is \$31,738.58 less than the annual rent and operating expenses for the current leased premises at 1800 66th Street North in St. Petersburg. The cost of the current leased premises is included in the Fiscal Year 2021 Adopted Budget.

Staff Member Responsible:

Andrew W. Pupke, Division Director, Facilities and Real Property Division
Joe Lauro, Director, Administrative Services

Partners:

N/A

Attachments:

Termination Agreement

Lease Agreement

Exhibit B

Location Map