



Legislation Text

File #: ID#16-2498, **Version:** 1

SUBJECT/RECOMMENDATION:

Ratify and confirm a new lease agreement with Steven M. Hasley, d/b/a REMAX Action First for a lease term of five years with a five-year extension option and approve the Clearwater Marina Parking Permit Office Project.

SUMMARY:

Staff is requesting the City approve a new lease for Steven M. Hasley, d/b/a REMAX Action First for a longer lease term in exchange for giving up 179 square feet of office space so a parking permit office can be constructed.

The City of Clearwater Parking System has requested space in the marina building in order to build a parking office so they will be able to better serve Lot 43. This office would allow them to sell parking permits and also give them a parking office centrally located on Clearwater Beach. Several options for the parking office were explored including building a separate structure. A separate structure for an office would not be cost effective as FEMA codes would require the building be on stilts at an estimate total project cost of \$300,000.00. As an alternative, building an office in existing space in the marina building will cost \$38,828.43.

The Parking System will be taking over the marina office storage room (161 square feet) and Remax's conference room (179 square feet) to build out 340 square feet of office space. The project is being completed by Certus Builders who are an engineer of record with the City of Clearwater and construction work commenced 5/31/16.

Remax has agreed to give up the 179 square feet in exchange for a longer lease term. They currently have a 3-year lease term with a 1-year extension but the new lease offers a 5-year lease term with the option for a 5-year extension. The annual rent will be reduced by \$2,346.69 to account for the loss of 179 square feet.

The Parking System will be paying for the cost of the project which includes building Remax out a new conference room in their existing space. Effective June 1, 2016, the Parking System will also be paying the Marine & Aviation Department for 340 square feet of space at an annual rate of \$4,457.40.