



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 1

**DATE:** January 23, 2020

**TO:** Mayor Jerry L. Demings  
and the  
Board of County Commissioners

**THROUGH:** Paul Sladek, Manager *PS*  
Real Estate Management Division

**FROM:** Alex Feinman, Leasing Program Manager *AF*  
Real Estate Management Division

**CONTACT PERSON:** Paul Sladek, Manager

**DIVISION:** Real Estate Management  
Phone: (407) 836-7090

**ACTION REQUESTED:** Approval and execution of Third Addendum to Parking Agreement between R & R Palmetto Avenue, Ltd. and Orange County, Florida, and delegation of authority to the Real Estate Management Division to increase number of parking spaces up to a specified maximum and furnish notices, required or allowed by the agreement, as needed

**PROJECT:** Palmetto Parking Garage (R&R)  
305 Palmetto Avenue, Orlando, Florida 32801  
Lease File #3010

District 5

**PURPOSE:** To continue to provide parking for Public Defender's Office, State Attorney's Office, Court Administration, and Clerk of the Court employees.

**ITEM:** Third Addendum to Parking Agreement  
Cost: Year 1 - \$41,796 per quarter  
Year 2 - \$43,344 per quarter  
Size: 258 parking spaces  
Term: 1 year 9 months  
Options: None

**BUDGET:** Account No.: 1248-043-0860-3620

**APPROVALS:** Real Estate Management Division  
County Attorney's Office  
Administrative Services Department

**REMARKS:** County currently utilizes 228 parking spaces for Public Defender's Office, State Attorney's Office, Court Administration, and Clerk of the Court employees from R & R Palmetto Avenue, Ltd. in the Palmetto Parking Garage at 305 Palmetto Avenue, Orlando under an agreement approved by the Board on October 21, 2014, as amended (Agreement).

This Third Amendment to Parking Agreement increases the number of parking spaces available under the Agreement to 258 and provides County the ability to increase the number up to a maximum of 300 spaces, if needed and available.

All other terms and conditions of the Agreement shall remain in effect.

THIRD ADDENDUM TO PARKING AGREEMENT

THIS THIRD ADDENDUM TO PARKING AGREEMENT entered into as of the date last executed below, but made effective as of January 1, 2020 (hereinafter referred to as the “Effective Date”), supplements and modifies that certain Parking Agreement, Addendum to Parking Agreement, and Second Addendum to Parking Agreement between R & R Palmetto Avenue, Ltd., a Florida Limited Partnership, whose address is 105 East Robinson Street, Orlando, Florida 32801 (hereinafter referred to as “Owner”) and Orange County, Florida, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, Florida 32801, (hereinafter referred to as “County”) dated September 30, 2014, September 23, 2015, and September 18, 2018, respectively.

1. **Applicability.** To the extent that the provisions in the Third Addendum to Parking Agreement conflict with the provisions in the Parking Agreement, Addendum to Parking Agreement, and Second Addendum to Parking Agreement, this Third Addendum to Parking Agreement shall control.
2. **Agreement for Space.** The Owner hereby leases to County and the County hereby leases from Owner two hundred fifty eight (258) parking spaces – seventy-six (76) reserved parking spaces and one hundred eighty-two (182) unreserved parking spaces - in the Parking Garage, commencing on the Effective Date. In the event County’s future parking needs change, and Owner is able to lease to County (and County able to lease from Owner) additional parking spaces, County’s Manager of the Real Estate Management Division is hereby delegated the authority to execute an addendum to the Parking Agreement, increasing the number of County-leased parking spaces in the Parking Garage to no more than three hundred (300).
3. **Rental.** In lieu of paying Owner the rental fees on a monthly basis, County agrees to pay the Owner on a quarterly basis, as set forth in Exhibit “B”, attached hereto and incorporated herein by reference, for seventy-six (76) reserved parking spaces and one hundred eighty-two (182) unreserved parking spaces in the Parking Garage, commencing on the Effective Date.

[SIGNATURES APPEAR ON NEXT PAGE]

Palmetto Parking Garage (R&R)  
Lease File #3010

IN WITNESS WHEREOF, Owner and County have executed this Third Addendum to Parking Agreement in manner and form sufficient to bind them as of the Effective Date.

As to Lessor:

**R & R PALMETTO AVENUE, LTD.**, a Florida Limited Partnership,

BY: Palmetto Partnership, Inc., a Florida corporation,  
its general partner

BY: [Signature]  
Robert P. Miller, President

Date: 1/15/2020

Witness: [Signature]  
Print Name: William Calderon

Witness: [Signature]  
Print Name: Osella Suarez

As to Lessee:

**ORANGE COUNTY, FLORIDA**

By: Orange County Board of County Commissioners

By: [Signature]  
Jerry L. Demings  
Orange County Mayor

ATTEST: Phil Diamond, CPA, County Comptroller  
As Clerk to the Board of County Commissioners

By: [Signature]  
Deputy Clerk

Date: 11 February 2020



Palmetto Parking Garage (R&R)  
Lease File #3010

Exhibit "B"

		Number of Space	Unit Cost	Monthly Cost	Quarterly Payment	Per Year
Year 1	10/1/18 – 9/30/19	228	\$52.00	\$11,856.00	\$35,568.00	\$142,272.00
Year 2	10/1/19 – 12/31/19	228	\$54.00	\$12,312.00	\$36,936.00	\$147,744.00
Year 2	1/1/20 – 9/30/20	258	\$54.00	\$13,932.00	\$41,796.00	\$167,184.00
Year 3	10/1/20 – 9/30/21	258	\$56.00	\$14,448.00	\$43,344.00	\$173,376.00