

**INDIAN RIVER COUNTY, FLORIDA
MEMORANDUM**

TO: Jason E. Brown, County Administrator
THROUGH: Richard B. Szpyrka, P.E., Public Works Director
FROM: Monique Filipiak, Land Acquisition Specialist
SUBJECT: Sally Beauty Supply LLC - Amendment to Lease
 1927 US Highway 1, Sebastian, FL 32958
DATE: August 12, 2019

DESCRIPTION AND CONDITIONS

The County purchased Sebastian Corners Retail Center, LLC located at 1919-1931 US Highway 1, Sebastian, Florida on September 5, 2017. The purchase was for the relocation of the North County Offices of the Tax Collector, Property Appraiser, Clerk of the Court, Utilities Department and Veteran Services.

Sally Beauty Supply LLC is a tenant at the retail center, and they rent a 1600 square foot unit. The current lease term is 9/12/14 – 9/30/19 with base monthly rent of \$2,000.00 (\$15.00 per square foot or \$24,000.00 annually). Staff has been negotiating with Cushman & Wakefield who handles Sally Beauty lease renewals for the last two months. We have agreed to renew the lease for a (2) two year term. The renewal term will be 10/1/2019 - 9/30/21. The base monthly rent will be \$1,666.67 (\$12.50 per square foot or \$20,000.00 annually). A reduction in annual revenue of \$4,000.00.

Mattress Firm is also a tenant at the retail center, and they rent a 4800 square foot unit. Their current lease term runs through 4/30/2022, and their base monthly rent is \$4,712.00 (\$11.78 per square foot or \$56,544.00 annually). The Board of County Commissioners approved their renewal on November 6, 2018.

FUNDING

No funding is necessary for this action.

RECOMMENDATION

Staff recommends the Board approve the lease renewal rate as proposed for Sally Beauty Supply LLC and authorize the Chairman to execute the Amendment to Lease.

ATTACHMENTS

Amendment to Lease

APPROVED AGENDA ITEM FOR: September 10, 2019