



# Pinellas County

## Staff Report

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**File #:** 19-1013A, **Version:** 1

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### **Subject:**

Resolution and Lease Agreement with the State of Florida, Department of Corrections for space at 14250 49th Street North, Clearwater.

### **Recommended Action:**

Approval of the Resolution and Lease Agreement (Lease) with the Department of Corrections (DOC) for Suites 1930 and 1940, 14250 49<sup>th</sup> Street North, Clearwater, Florida 33762.

- Lease of office space by the Department of Corrections (DOC) at 14250 49<sup>th</sup> Street North, Clearwater
- The Lease shall be for a term of five (5) years (\$11,940.00 annually with a 3% increase per year) commencing on July 1, 2020 with provision for two 5-year renewal options.
- The DOC utilizes the office space located in the County Justice Center for training and administrative duties.

### **Strategic Plan:**

Deliver First Class Services to the Public and Our Customers

5.1 Maximize partner relationships and public outreach

5.2 Be responsible stewards of the public's resources

5.3 Ensure effective and efficient delivery of county services and support

### **Summary:**

This action provides for a new lease with the DOC for 1,390 square feet of administrative office space at the County Justice Center. The new lease commences on July 1, 2020, for a five year term, with two (2) five year renewals. The State of Florida's DOC has requested a new lease with updated terms. The Board will execute three originals of this document, which will be forwarded to the State of Florida for final execution.

### **Background Information:**

The DOC has leased space at this location since July 29, 2010. The DOC uses the office space located in the County Justice Center for training and administrative duties. The office space will continue to support the needs of the DOC.

### **Fiscal Impact:**

The current annual rental rate is \$11,147.40. In accordance with the new lease, DOC will be paying \$8.59 per square foot which represents a 7.1% increase over last year, to generate a total of \$11,940.10 in revenue for year 1 with an annual increase of 3% per year. This lease agreement is consistent with the FY20 Tentative Budget.

### **Staff Member Responsible:**

Andrew W. Pupke, Director, Real Estate Management

**Partners:**

State of Florida, Department of Corrections

**Attachments:**

Resolution

Lease Agreement

Location Map