

Meeting Date
12/06/2016



AGENDA	
Section	CONSENT
Item No.	II C.2

AGENDA REPORT
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

SUBJECT:	Office Space for House Representative Rene Plasencia, District 50
DEPT/OFFICE:	Public Safety & Support Services/Central Services-Facilities

Requested Action:

Authorize the Chairman to execute the attached Lease Agreement and Resolution allowing the non-competitive lease of County property, office space in the Brevard County Government Center - North to Representative Rene Plasencia. A super-majority vote of the Board is required to approve this item per Sec. 2-247, Code of Ordinances of Brevard County.

Summary Explanation & Background:

Representative Rene Plasencia, Florida House District 50, wishes to occupy 1,100 square feet of office space at the Brevard County Government Center-North, space previously leased by Representative Tom Goodson. A significant part of the duties of a member of the House of Representatives is the services provided to local constituents, therefore the residents of Brevard County will continue to benefit from Representative Plasencia's offices being located in the Brevard County Government Center-North.

Brevard County Ordinance Section 2-247, non-competitive lease or sale of County property, allows for the leasing of County-owned real property to any department or agency of the United States "if, upon a supermajority vote, the Board of County Commissioners is satisfied that the proposed use of the property will serve the public interest; will serve a public purpose; is in the best interest of the County; and make a finding that the property is either likely to be not needed for County purposes in the future or will be used in a manner compatible with County purposes". The Board may authorize the entry into a lease for rent, whether nominal or otherwise.

The Board shall authorize the lease by adopting a Resolution.

The attached Lease Agreement provides office space for an initial term of twenty-four (24) months, beginning December 7, 2016, for the nominal lease amount of \$1.00 per year plus utilities.

Clerk to the Board Instructions:

Exhibits Attached: Lease and Resolution

Contract /Agreement (If attached):	Reviewed by	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	PR	<input type="checkbox"/>
County Attorney							
County Manager	Assistant County Manager	Frank Abbate		Department Director / Extension		Teresa Camarata, Central Services Director	
Stockton Whitten	Assistant County Manager			Teresa Camarata, Central Services Director		Extension: 52543	



Tammy Rowe, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001
Fax: (321) 264-6972
Tammy.Rowe@brevardclerk.us

December 7, 2016

MEMORANDUM

TO: Teresa Camarata, Central Services Director

RE: Item II.C.2., Resolution and Lease Agreement with State Representative Elect Rene Plasencia, Florida House District 50 for the Non-Competitive Lease of County Property, Office Space in Brevard County Government Center North

The Board of County Commissioners, in regular session on December 6, 2016, adopted Resolution No. 16-217, allowing the non-competitive lease of County property, office space in the Brevard County Government Center North to Representative Rene Plasencia; and executed the Lease Agreement with State Representative Elect Rene Plasencia, Florida House District 50. Enclosed are two fully-executed Resolutions and two fully-executed Lease Agreements for your action.

Your continued cooperation is greatly appreciated.

Sincerely yours,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Tammy Rowe, Deputy Clerk

/ds

Encls. (4)

cc: Finance
Budget

RESOLUTION NO. 2016 - 217

A RESOLUTION PURSUANT TO THE CODE OF ORDINANCES OF BREVARD COUNTY, FLORIDA, SECTION 2-247 AND FLORIDA STATUTE 125.38, AUTHORIZING THE NON-COMPETITIVE LEASE OF COUNTY PROPERTY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA (hereinafter referred to as "COUNTY"), wishes to lease office space located at the Brevard County Government Center, North to Rene Plasencia, State Representative of House District 50;

WHEREAS, the County has available space within the Brevard County Government Center North, Titusville, Florida which is not needed for County use at this time; and the property will be used in a manner that is consistent with a county purpose;

WHEREAS, the use of the office space by the Florida House District 50 to serve the constituents of Brevard County serves the public interest; will serve a public purpose; and is in the best interest of the County;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, that:

1. State Representative Rene Plasencia has expressed the desire to continue the tradition of having the Florida House District 50 office located at the Brevard County Government Center North, Titusville to serve and facilitate the communications with his constituents and local government entities located within Brevard County, Florida;
2. The COUNTY shall enter into a lease agreement with Representative Rene Plasencia.
3. The lease payment for such lease shall be one dollar (\$1.00) per year.
4. The term of the lease shall be two (2) years, beginning December 7, 2016.
5. The space for lease to Representative Plasencia is 1,100 square feet of office space, located on the first floor of the Brevard County Government Center North, 400 South Street, Titusville, Florida.
6. The property shall be used as Florida House of Representative District 50 office space. In the event the property is not used or ceases to be used for the stated purpose, the lease term shall immediately cease.

The resolution shall take effect December 6, 2016.

DONE, ORDERED AND ADOPTED, in Regular Session, this 6 day of December, 2016.

ATTEST:



Scott Ellis, Clerk

BOARD OF COUNTY COMMISSIONERS
BREVARD COUNTY, FLORIDA



Curt Smith, Chairman

As approved by the Board: 12/6/16

LEASE AGREEMENT

THIS LEASE AGREEMENT, made and entered into this 1st day of DECEMBER, 2016, by and between the **BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA**, a political subdivision of the State of Florida, hereinafter referred to as "County", and **STATE REPRESENTATIVE RENE PLASENCIA, FLORIDA HOUSE DISTRICT 50**, hereinafter referred to as "Representative Plasencia".

WITNESSETH

WHEREAS, Representative Plasencia desires to lease approximately 1,100 square feet of office space at the Brevard County Government Center, North, 400 South Street, Titusville, for the continued use as the Florida House of Representatives District 50 office and,

WHEREAS, the proposed use of this space will serve a public purpose and,

NOW, THEREFORE, in consideration of the covenants and premises contained herein, the County and Representative Plasencia agree as follows:

1. The term of the Lease Agreement shall be two (2) years, commencing December 7, 2016, and terminating on December 6, 2018. Either party may terminate this Agreement earlier by providing written notice to the other party ninety (90) days in advance of such termination date.
2. The premises leased pursuant to this Agreement are described as follows: 1,100 square feet of existing office space located on the first floor of the Brevard County Government Center North, Suite 1C, 400 South Street, Titusville, Florida.
3. The annual rent for this space shall be a nominal payment of one dollar (\$1.00).
4. Representative Plasencia will pay the prorated share of the utilities, operation and maintenance monthly in the amount of \$450 (\$5,400 per year).
5. In the event the property is not used or ceases to be used for the stated purpose, the lease term shall immediately cease, and the County shall have the right to re-enter and repossess the property.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals on the date first above written.

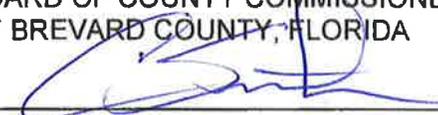
ATTEST:



Scott Ellis, Clerk

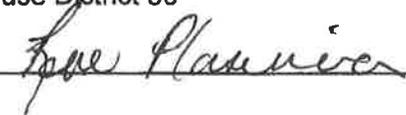
As approved by the Board on: 12/6/16

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA



Curt Smith, Chairman

Rene Plasencia, State Representative
House District 50



Daughtry, Sandy

From: Bowers, Mary E
Sent: Wednesday, November 30, 2016 10:49 AM
To: Daughtry, Sandy
Cc: Bowers, Mary E; Camarata, Teresa K
Subject: Item II.C.2 Replacement
Attachments: 2016 Plasencia Lease.doc

Please replace attachments on Item II.C.2. – Lease with Representative Rene Plasencia. The Agenda Request will not change. Thank you.

Mary Bowers
Support Services Manager
Central Services/Facilities
2725 Judge Fran Jamieson Way, A-207
Viera, Florida 32940
(321) 633-2050 Fax (321) 633-2051

*Replacement
Attachments*