



Pinellas County

Staff Report

File #: 19-1514A, **Version:** 1

Subject:

Lease Agreement with the State of Florida Department of Juvenile Justice for space located at 14500 49th Street North in Clearwater.

Recommended Action:

Approval of the Lease Agreement with the State of Florida Department of Juvenile Justice (DJJ) for space located at 14500 49th Street North in Clearwater (Juvenile Assessment Center).

- The DJJ has occupied the Juvenile Assessment Center building for the past twenty-five years.
- The DJJ desires to stay in the space as it fits their operational needs.

Strategic Plan:

Ensure Public Health, Safety, and Welfare

2.1 Provide planning, coordination, prevention, and protective services to ensure a safe and secure community

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 Lease will replace the current lease with DJJ and will extend the term for an additional five years with automatic one-year renewals thereafter.

Background Information:

In 1994 DJJ entered into a Lease Agreement with Pinellas County for space located at 14500 49th St. N. in Clearwater to be used as a Juvenile Boot Camp Facility and other treatment programs as the State of Florida Department of Health and Rehabilitative Services found appropriate.

The First Amendment dated September 10, 1996 changed the lessee name to "Department of Juvenile Justice" and added to the Premises an area to be used as a Juvenile Assessment Center.

The Second Amendment dated September 20, 2006 released the portion of the premises previously used as the Juvenile Boot Camp and revised the floor plan accordingly.

The County and DJJ have agreed to replace the current Lease to update language and terms to current County and State standards.

Fiscal Impact:

DJJ does not pay rent or reimburse the County for utilities, maintenance, janitorial, pest control or capital improvements to the leased space. Comparable lease space is valued between \$15 and \$16/square foot for a full service lease. DJJ is responsible to pay for telecommunication and data services employed during the term of the Lease. The FY19 Adopted Budget and FY20 budget request for Real Estate Management includes costs associated with such County costs.

Staff Member Responsible:

Andrew W. Pupke, Division Director, Department of Administrative Services

Partners:

State of Florida Department of Juvenile Justice

Attachments:

Juvenile Assessment Center Lease Agreement

Board Resolution

Location Map