



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 2

**DATE:** January 10, 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 Amendment Number Two to Sub-Sublease Number 4112-07-01 by and between Orange County, Florida, and Pine Hills Youth Sports, Inc. and delegation of authority to the Real Estate Management Division to furnish notices, required or allowed by the lease, as needed

**PROJECT:** Sunland Center (OC Sub-Sublease to Pine Hills Youth Sports)  
8500 Laurel Hill Drive, Orlando, Florida 32818  
Lease File #4041A  
  
District 6

**PURPOSE:** To continue to provide access to youth ballfields and related recreational facilities.

**ITEM:** Amendment Number Two to Sub-Sublease Number 4112-07-01  
Revenue: None  
Size: 13.92 acres  
Term: 5 years  
Options: None

**APPROVALS:** Real Estate Management Division  
Parks and Recreation Division

**REMARKS:**

County currently subleases ballfields and other recreational facilities from the State of Florida Department of Juvenile Justice at 8500 Laurel Hill Drive, Orlando (Site) pursuant to Sublease Agreement Number 4112-07. In turn, County sub-subleases the Site to Pine Hills Youth Sports, Inc. (PHYS) pursuant to the Sub-Sublease Agreement Number 4112-07-01 approved by the Board on November 17, 2009, as amended (Sub-Sublease).

This Second Amendment to Sub-Sublease Number 4112-07-01 extends the term of the Sub-Sublease for 5 years.

All other terms and conditions of the Sub-Sublease shall remain in effect.

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

JAN 28 2020

This Amendment was prepared by:  
Angel Granger  
Bureau of Public Land Administration  
Division of State Lands  
Department of Environmental Protection, MS 130  
3900 Commonwealth Boulevard,  
Tallahassee, Florida 32399-3000  
AID# 41151

ATS1  
[13.9 (+/-) acres]

**ORANGE COUNTY, FLORIDA**

**AMENDMENT NUMBER TWO TO SUB-SUBLEASE NUMBER 4112-07-01**

THIS SUB-SUBLEASE AMENDMENT is entered into this 4<sup>th</sup> day of February, 2020 by and between **ORANGE COUNTY, FLORIDA**, hereinafter referred to as "SUB-SUBLESSOR" and **PINE HILLS YOUTH SPORTS, INC.**, a Florida non-profit corporation, hereinafter referred to as "SUB-SUBLEESSEE";

**WITNESSETH**

**WHEREAS**, the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida ("TRUSTEES"), by virtue of Section 253.03, Florida Statutes, holds title to certain lands and property for the use and benefit of the State of Florida; and

**WHEREAS**, on June 10, 1999, TRUSTEES, as lessor, and the State of Florida Department of Juvenile Justice ("DJJ"), as lessee, entered into Lease Number 4112; and

**WHEREAS**, on December 9, 2009, DJJ, as sublessor, and SUB-SUBLESSOR, as sublessee, entered into Sublease Number 4112-07 which was consented to by the TRUSTEES; and

**WHEREAS**, on December 11, 2009, SUB-SUBLESSOR and SUB-SUBLEESSEE entered into Sub-Sublease Number 4112-07-01 which was consented to by DJJ and the TRUSTEES; and

**WHEREAS**, on October 7, 2014, Sub-Sublease Number 4112-07-01 was amended to extend the term of Sub-Sublease Number 4112-07-01 for an additional five (5) years ending on December 10, 2019, which was consented to by the TRUSTEES; and

**WHEREAS**, SUB-SUBLESSOR and SUB-SUBLEESSEE desire to extend the term of Sub-Sublease Number 4112-07-01 for an additional five (5) years ending on December 9, 2024.

**NOW THEREFORE**, in consideration of the mutual covenants and agreements contained herein, the parties hereto agree as follows:

1. Paragraph 4 of Sub-Sublease 4112-07-01 is amended to extend the term of Sub-Sublease Number 4112-07-01 for an additional five (5) years ending on December 9, 2024.
2. It is understood and agreed by SUB-SUBLESSOR and SUB-SUBLESSEE that in each and every respect the terms of the Sub-Sublease Number 4112-07-01, except as amended, shall remain unchanged and in full force and effect and the same are hereby ratified, approved and confirmed by SUB-SUBLESSOR and SUB-SUBLESSEE as of the date of this amendment.
3. It is understood and agreed by SUB-SUBLESSOR and SUB-SUBLESSEE that this Amendment Number Two to Sub-Sublease Number 4112-07-01 is hereby binding upon the parties hereto and their successors and assigns.

*[Remainder of page intentionally left blank; Signature page follows]*

IN WITNESS WHEREOF, the parties have caused this Amendment Number Two to Sub-Sublease Number 4112-07-01 to be executed on the day and year first above written.

WITNESSES:

ORANGE COUNTY, FLORIDA  
By its Board of County Commissioners

(SEAL)

Craig A. Stopypa  
Original Signature

Craig A. stopypa  
Print/Type Name of Witness

Jennifer Lara-Klimetz  
Original Signature

Jennifer Lara-Klimetz  
Print/Type Name of Witness

BY: Bryan W. Brooks  
for Jerry L. Demings, Mayor



"SUB-SUBLESSOR"

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 29 day of January, 2020, by Jerry L. Demings, as Mayor, for and on behalf of the Board of County Commissioners of Orange County Florida. He is personally known to me or has produced \_\_\_\_\_ as identification.



Michelle Frank  
Notary Public, State of Florida

Michelle Frank  
Printed, Typed or Stamped Name

My Commission Expires: 12-12-2023

Commission/Serial No. 929113

WITNESSES:

*JDM*  
Janet D. Moten  
Original Signature

Janet D. Moten  
Print/Type Name of Witness

Ruby F. Hayes  
Original Signature

Ruby F. Hayes  
Print/Type Name of Witness

**PINE HILLS YOUTH SPORTS, INC., a Florida  
nonprofit corporation**

(SEAL)

BY: Earline Scott  
Earline Scott  
Interim President

“SUB-SUBLESSEE”

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of DECEMBER, 2019, by Earline Scott, as Interim President, for and on behalf of Pine Hills Youth Sports, Inc., a Florida nonprofit corporation. She is personally known to me or has produced \_\_\_\_\_ as identification.



RODNEY F CAMBRIC  
MY COMMISSION # GG 098415  
EXPIRES: August 20, 2021  
Bonded Thru Budget Notary Services

Rodney F Cambric  
Notary Public, State of Florida

Rodney F Cambric  
Printed, Typed/or Stamped Name

My Commission Expires: Aug 20, 2021

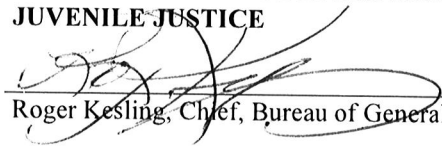
Commission/Serial No. 39096415

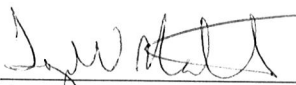
Consented to by DJJ on 12 day of December, 2019.

**STATE OF FLORIDA DEPARTMENT OF  
JUVENILE JUSTICE**

APPROVED SUBJECT TO PROPER EXECUTION

BY:

  
\_\_\_\_\_  
Roger Kesling, Chief, Bureau of General Services

By:   
\_\_\_\_\_  
DJJ Attorney

12/12/19

Consented to by the TRUSTEES on this 4<sup>th</sup> day of February, 2020

**BOARD OF TRUSTEES OF THE  
INTERNALIMPROVEMENT TRUST FUND OF  
THE STATE OF FLORIDA**

BY: 

Brad Richardson, Chief, Bureau of Public Land  
Administration, Division of State Lands, State of Florida  
Department of Environmental Protection, as agent for and  
on behalf of the Board of Trustees of the Internal  
Improvement Trust Fund of the State of Florida.

APPROVED SUBJECT TO PROPER EXECUTION

By:  12-10-2019  
DEP Attorney



**Exhibit "A"**

The West ½ of the Southeast ¼ and the East ½ of the Southwest ¼, Section 14, Township 22 South, Range 28 East, Orange County, Florida.

LESS AND EXCEPT the following described 3 parcels:

Parcel 1: The South 400 feet of the East 40 feet of the Southwest ¼ of the Southeast ¼, Section 14, Township 22 South, Range 28 East.

Parcel 2: From the Southeast corner of the Southwest ¼ of the Southeast ¼ of Section 14, Township 22 South, Range 28 East, West 500 feet to the Point of Beginning; thence North 400 feet; thence West 650 feet; thence South 400 feet; thence East 650 feet to the Point of Beginning.

Parcel 3: A portion of the West ½ of the Southeast ¼ of Section 14, Section 14, Township 22 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

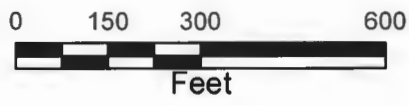
Begin at the Southeast corner of the Northwest ¼ of the Southeast ¼ of said Section 14; thence run North 89°21'03" West for 116.73 feet to a point of curvature; thence run Northwesterly along the arc of a circular curve concave to the Northeast and having for its elements a radius of 683.34 feet, a central angle of 24°28'37", a chord of 289.71 feet and a chord bearing of North 77°06'44" West, for an arc distance of 291.33 feet to a point of intersection with a line that is 400.00 feet West of and parallel with the East line of the West ½ of the Southeast ¼ of said Section 14; thence run South 0°47'05" West parallel with the East line of the West ½ of the Southeast ¼ of said Section 14 for 986.69 feet to a point of intersection with a line that is 400.00 feet North of and parallel with the South line of the Southeast ¼ of said Section 14; thence run South 89°22'57" East parallel with the South line of the Southeast ¼ of said Section 14 for 400.00 feet to the East line of the Southwest ¼ of the Southeast ¼ of said Section 14; thence run North 0°47'05" East for 925.06 feet to the Point of Beginning.

BSM  
BY SK  
Date: 9.09.2019



Data Sources:  
1 State Lands Records  
2 NAVTEQ Roads  
3 Aerial Imagery 2018

Subject Parcel



### Sub-Sublease 4112-07-01

Orange County, Florida