



# Orange County Government

Orange County  
Administration Center  
201 S Rosalind Ave.  
Orlando, FL 32802-1393

## Legislation Text

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**File #:** 24-1808, **Version:** 1

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### Interoffice Memorandum

**DATE:** November 25, 2024

**TO:** Mayor Jerry L. Demings and County Commissioners

**THROUGH:** Mindy T. Cummings, Manager

**FROM:** Ana Alves, Program Manager

**CONTACT:** Mindy T. Cummings, Manager

**PHONE:** 407-836-7090

**DIVISION:** Real Estate Management Division

**ACTION REQUESTED:**

Approval and execution of Orange County, Florida and Walter Flores and Chantelle Fernandez First Amendment of Lease by and between Orange County, Florida on behalf of the Orange County Sheriff's Office and Walter Flores and Chantelle Flores (Nee Fernandez) for Sheriff Mounted Patrol Facility - Berry Dease, 9650 Berry Dease Road, Orlando, Florida 32825. Lease File 10044. District 3. **(Real Estate Management Division)**

**PROJECT:**

Sheriff Mounted Patrol Facility - Berry Dease  
9650 Berry Dease Road, Orlando, Florida 32825  
Lease File 10044

**PURPOSE:** To amend the Lease Agreement to reflect a change in ownership.

**ITEM:** First Amendment of Lease

**BUDGET:** N/A

**REVENUE:** None

**FUNDS:** None

**APPROVALS:**

Real Estate Management Division  
County Attorney's Office

**REMARKS:** The County currently leases horse barn facilities for the Orange County Sheriff's Office at 9650 Berry Dease Road, Orlando, Florida 32825 from Walter Flores and Chantelle Flores (Née Fernandez), as approved by the Board of County Commissioners at its meeting on August 6, 2019 (Lease). However, ownership of the property has now changed, with Walter Flores as the sole owner of the leased premises.

This First Amendment of Lease will reflect Walter Flores as the sole owner and recipient of lease payments under the Lease. Other than the change in ownership, there are no other changes to the Lease and all terms and conditions remain in effect.

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

**ORANGE COUNTY, FLORIDA**

and

DEC 17 2024

**WALTER FLORES AND CHANTELLE FERNANDEZ**

**FIRST AMENDMENT OF LEASE**

THIS FIRST AMENDMENT TO LEASE ("First Amendment") is made and entered into by and between **ORANGE COUNTY, FLORIDA**, a charter county and political subdivision of the State of Florida (the "County"), on behalf of the Orange County Sheriff's Office ("OCSSO"), and **WALTER FLORES** and **CHANTELLE FLORES (NEE FERNANDEZ)** (the "Lessors").

**WITNESSETH**

**WHEREAS**, County and Lessors entered into a Lease Agreement approved by the Board of County Commissioners ("**BCC**") on August 6, 2019, for the property located at 9650 Berry Dease Road, Orlando, Florida 32825 ("**Leased Premises**"); and

**WHEREAS**, the Lease was renewed on August 1, 2024, to extend the term through July 31, 2029; and

**WHEREAS**, the ownership of the property has changed to Walter Flores as the sole owner of the Leased Premises per the Marital Settlement Agreement and Parenting Plan executed on August 5, 2024 and subsequent Final Judgment of Dissolution of Marriage entered on October 24, 2024 in Case No.: 2023-DR-06118 filed in the Circuit Court of the Ninth Judicial Circuit, Orange County, Florida ("**Final Judgment**"); and

**WHEREAS**, the parties wish to amend the Lease to reflect this change in ownership and update the payment details accordingly.

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

1. **Change of Ownership**: The Lease is hereby amended to reflect that Walter Flores is the sole owner of the Leased Premises per the Marital Settlement Agreement and Parenting Plan executed on August 5, 2024, incorporated as part of the Final Judgment. Chantelle Flores (nee Fernandez) is no longer a party to the Lease as a lessor. Chantelle Flores shall, as required by Section 11.a. of the Final Judgment, execute the appropriate transfer of title

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instruments or documents to Walter Flores and provide certified copies of the same to County.

2. **Amendment to Section 6 - Rent:** Section 6 of the Lease is hereby amended to read as follows: "All gross rent payments shall be made payable to **Walter Flores**, and mailed to the following address:

**Walter Flores**  
9841 Berry Dease Road  
Orlando, Florida 32825"

3. **No Other Changes:** Except as expressly amended hereby, all other terms and conditions of the Lease shall remain in full force and effect.

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**IN WITNESS WHEREOF**, County and Lessor have caused this instrument to be executed by their respective officers and parties thereunto duly authorized to be effective as of the First Amendment Effective Date.

**ORANGE COUNTY, FLORIDA**

By: Board of County Commissioners



By: Bryan W. Brooks

*for* Jerry L. Demings  
Orange County Mayor

Date: 17 December 2024

ATTEST: Phil Diamond, CPA, County Comptroller  
As Clerk to the Board of County Commissioners

By: Jennifer Lara-Klimetz  
*for* Deputy Clerk

Printed Name: Jennifer Lara-Klimetz

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**IN WITNESS WHEREOF**, County and Lessor have caused this instrument to be executed by their respective officers and parties thereunto duly authorized to be effective as of the First Amendment Effective Date.

**WALTER FLORES**

By: Walter Flores

Date: 11-07-2024

**CHANTELLE FLORES (NEE FERNANDEZ)**

By: [Signature]

Date: 11/7/24