




Interoffice Memorandum


BCC Mtg. Date: November 15, 2016

REAL ESTATE MANAGEMENT ITEM 1

DATE: October 27, 2016

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

THROUGH: Ann Caswell, Manager 
Real Estate Management Division

FROM: Robin Giove, Lease Program Manager 
Real Estate Management Division

**CONTACT
PERSON:** Ann Caswell, Manager

DIVISION: Real Estate Management
Phone: (407) 836-7082

**ACTION
REQUESTED:** APPROVAL AND EXECUTION OF FIRST AMENDMENT TO
GROUND LEASE BETWEEN ORANGE COUNTY AND STATE OF
FLORIDA, DEPARTMENT OF JUVENILE JUSTICE

PROJECT: Orange Regional Juvenile Detention Center - Parking
2800 S Bumby Avenue
Orlando, Florida

District 3

PURPOSE: To continue to provide space for additional parking.

ITEM: First Amendment to Ground Lease
Revenue: \$1.00 per year
Size: 10,000 square feet
Term: 20 years

APPROVALS: Real Estate Management Division
County Attorney's Office
Family Services Department
Facilities Management Division
Risk Management Division

REMARKS: Orange County entered into a Ground Lease with the State of Florida, Department of Juvenile Justice ("State"), approved by the Board of County Commissioners August 6, 1996, for the purpose of providing the State additional ground space for vehicle parking to service the Orange Regional Juvenile Detention Center. This action exercises the State's right to renew the Ground Lease for an additional twenty (20) year term.

A file labeled "BCC Agenda Backup" containing a copy of this agenda item and all supporting documentation is in the top drawer of the BCC file cabinet in the supply room adjacent to Commissioner Thompson's office.

ORANGE COUNTY, FLORIDA
AND
STATE OF FLORIDA, DEPARTMENT OF JUVENILE JUSTICE

FIRST AMENDMENT TO GROUND LEASE

THIS FIRST AMENDMENT TO GROUND 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 ("LESSOR"), and STATE OF FLORIDA, DEPARTMENT OF JUVENILE JUSTICE, a State Agency ("LESSEE"), hereinafter collectively referred to as the Party" or "Parties."

WITNESSETH:

WHEREAS, the Parties entered into a Ground Lease, approved by the Board of County Commissioners on August 6, 1996 ("Lease"), for a portion of LESSOR's property located adjacent to LESSEE's Orange Regional Juvenile Detention Center at 2800 S Bumby Avenue, Orlando, Florida; and

WHEREAS, LESSEE uses the property for parking; and

WHEREAS, the initial twenty (20) year term of the Lease expires September 30, 2016; and

WHEREAS, LESSEE has the right to renew the Lease for an additional twenty (20) year term.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. RENEWAL TERM: LESSEE hereby exercises its right to renew the Lease for an additional twenty (20) year term, commencing October 1, 2016 and terminating September 30, 2036.

2. LEASE IN FULL FORCE AND EFFECT. All other terms and conditions of the Lease not amended hereby shall remain in full force and effect. To the extent of any conflict between this First Amendment and the Lease the provisions of this First Amendment shall prevail.

(INTENTIONALLY LEFT BLANK)

IN WITNESS WHEREOF, the Parties hereto have hereunto executed this First Amendment to Ground Lease as of the date fully executed below.



LESSOR:

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

By: *Teresa Jacobs*
Teresa Jacobs
Orange County Mayor

Date: 11.15.16

ATTEST:

Martha O. Haynie, Orange County Comptroller
As Clerk to the Board of County Commissioners

By: *Janica Vaupel*
for Deputy Clerk
Date: NOV 15 2016

LESSEE:

**STATE OF FLORIDA, DEPARTMENT
OF JUVENILE JUSTICE**

By: *Michele Cook*
Michele Cook
Director of Purchasing & Leasing

Date: Oct. 4, 2016

Witnesses:

Sign: *E. H. Clark*
Print: Erica H. Clark
Sign: *Angela Jackson*
Print: Angela Jackson