



# SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES  
BUILDING  
1101 EAST FIRST STREET  
SANFORD, FLORIDA  
32771-1468

## Legislation Details (With Text)

**File #:** 2023-502  
**Type:** Consent Item **Status:** Passed  
**File created:** 4/27/2023 **In control:** Board of County Commissioners  
**On agenda:** 5/23/2023 **Final action:** 5/23/2023  
**Title:** Approve and authorize the Chairman to execute First Amendment to Short Term Lease Agreement between Seminole County and Thomas B. Ball, III, L.L.L.P., ending Florida Department of Health use for COVID response and changing function for new use by Office of Emergency Management - Emergency Telecommunications, District5 - Herr (Jean Jreij, Public Works Director on behalf of Alan Harris, Director of Emergency Management)

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. T. Ball 1am Lease Agreement (for EM IS) May1(23) FINAL.pdf, 2. Health Department Termination Letter 2023.pdf, 3. Short Term Lease Agrmt - Thomas B.pdf

Date	Ver.	Action By	Action	Result
5/23/2023	1	Board of County Commissioners	approve	Pass

### Title:

Approve and authorize the Chairman to execute First Amendment to Short Term Lease Agreement between Seminole County and Thomas B. Ball, III, L.L.L.P., ending Florida Department of Health use for COVID response and changing function for new use by Office of Emergency Management - Emergency Telecommunications, District5 - Herr ( **Jean Jreij, Public Works Director on behalf of Alan Harris, Director of Emergency Management**)

### Division:

Public Works - Facilities

### Authorized By:

Jean Jreij, Public Works Director

### Contact/Phone Number:

Sandra Aganovic/407-665-5280

### Background:

On October 26, 2021, the Board of County Commissioners approved the Short-Term Lease Agreement between Seminole County and Thomas B. Ball, III, L.L.L.P. for use of warehouse space containing approximately 6,600 square feet located at 1100

Central Park Drive, Units 400 and 500, Sanford, Florida 32771 for Florida Department of Health (FDOH) staff performing contact tracing and for the storage of supplies and equipment for continual testing in relation to COVID-19 and to ensure manufacturing shelf life requirements continue.

The proposed First Amendment terminates the existing function on June 30, 2023, and transfers the space to the Office of Emergency Management - Emergency Telecommunications for needed warehouse space starting July 1, 2023. Current rent of \$5,000/month ends on June 30, 2023, with new rent of \$6,600/month starting July 1, 2023. The Lease terminates on June 30, 2024, unless terminated sooner. The lease will auto-renew for an additional six (6) month period until either party notifies the other of the intent to terminate the agreement with 90 days written notice.

The Landlord continues to be responsible for all interior and exterior maintenance and repair needs including the grounds. The tenant continues to be responsible for janitorial services, janitorial supplies, and utilities.

**Staff Recommendation:**

Staff recommends the Board approve and authorize the Chairman to execute the First Amendment to Short Lease Agreement between Seminole County and Thomas B. Ball, III, L.L.L.P.