

RESOLUTION NO. 2014- 205

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE COUNTY ADMINISTRATOR OR DESIGNEE, TO EXECUTE AN AMENDMENT TO LEASE AGREEMENT FOR SPACE WITH SMA BEHAVIORAL HEALTH SERVICES, INC. TO PROVIDE MENTAL HEALTH SERVICES.

RECITALS

WHEREAS, on January 17, 2012, the Board of County Commissioners adopted Resolution No. 2012-21, approving the terms of a Lease Agreement with SMA Behavioral Health Services, Inc. for property located at 1955 U.S. 1 South, East C Wing of the Health and Human Services Center, St. Augustine, Florida, for a nominal fee of One Dollar (\$1.00) annually; and

WHEREAS, on January 8, 2013, SMA Behavioral Health Services, Inc. exercised their option to extend the scheduled lease term until January 31, 2014; this option was again exercised on September 23, 2013, and the lease was extended until March 31, 2015; and

WHEREAS, SMA Behavioral Health Services, Inc. has requested to amend their Lease Agreement, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, to place one (1) employee at 1955 US 1 South, East A Wing, St. Augustine, Florida, currently occupied by the Family Integrity Program, to work cooperatively with the staff of the Family Integrity Program to provide assistance to families in St. Johns County that have been identified in need of family intervention services; and

WHEREAS, this is a revocable Lease Agreement and should the County determine a need for the property, the County could reclaim the property in ninety (90) days.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of St. Johns County, Florida, as follows:

Section 1. The above Recitals are incorporated by reference into the body of this Resolution and such Recitals are adopted as findings of fact.

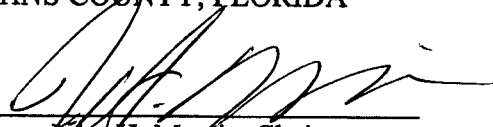
Section 2. The Board of County Commissioners hereby approves the terms of the Amendment to Lease Agreement and authorizes the County Administrator, or designee, to execute the Amendment to Lease Agreement on behalf of the County.

Section 3. To the extent that there are typographical errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

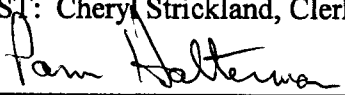
Section 4. The Clerk is instructed to record the Amendment to Lease Agreement in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida this 5th day of August, 2014.


BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 
John H. Morris, Chair

ATTEST: Cheryl Strickland, Clerk

By: 
Deputy Clerk

LEGALLY SUFFICIENT


Name
Date: 8/7/14

RENDITION DATE 8/7/14



EXHIBIT "A" TO RESOLUTION

AMENDMENT TO LEASE AGREEMENT

THIS AMENDMENT TO LEASE AGREEMENT, is made this _____ day of _____, 2014, by and between **ST. JOHNS COUNTY**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter referred to as Landlord ("Landlord"), and **SMA BEHAVIORAL HEALTH SERVICES, INC.**, whose address is 1220 Willis Avenue, Daytona Beach, Florida 32114, herein after referred to as Tenant ("Tenant").

- A. Landlord and Tenant executed a Lease Agreement dated February 1, 2012, approved in Resolution No. 2012-21, for the lease of certain office space located at **1955 US 1 South, East C Wing, St. Augustine, County of St. Johns and State of Florida.**
- B. On January 8, 2013, SMA Behavioral Health Services, Inc. exercised their option to extend the scheduled lease term until January 31, 2014; this option was again exercised on September 23, 2013, and the lease was extended until March 31, 2015.
- C. Tenant desires to place one (1) employee at 1955 US 1 South, East A Wing, St. Augustine, Florida, currently occupied by the Family Integrity Program, to work cooperatively with the staff of the Family Integrity Program to provide assistance to families in St. Johns County that have been identified in need of family intervention services.
- D. Tenant's employee will be provided one office/cubicle space, office furniture and a locking file cabinet and key.
- E. Tenant's employee may, on occasion, require after-hours access to the building.

NOW THEREFORE, in consideration of the foregoing and of the mutual covenants and promises set forth, the parties hereby agree as follows:

- 1. The above recitals are incorporated by reference and made a part hereof.
- 2. This Amendment constitutes all of the amendments to the Lease and there are no other amendments, modifications or transfers affecting the Lease.
- 3. There has been no breach of any of the covenants, conditions, stipulations or other provisions of the Lease by either party and the Lease, as amended, is in full force and effect.

4. All other terms, conditions and provisions of the Lease dated February 1, 2012 shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed the Amendment to Lease Agreement under seal the day and year written above.

Witness

Cynthia S. Wilson
Print: Cynthia S. Wilson
Penny Hudson
Print: Penny Hudson

Tenant:
SMA BEHAVIORAL HEALTH SERVICES, INC.

By: W. Chester Bell
Print: W. Chester Bell
Its CEO

Witness

Print: _____

Print: _____

Landlord:
ST. JOHNS COUNTY, a political subdivision
of the State of Florida

By: _____
Print: _____
Its _____

.Legally Sufficient

Assistant County Attorney

Date: _____

VA CLINIC
LEASE # VA-248-R-0606
(3,841 ft²)
LEASE # VA-573-R-46
(9,990 ft²)

**ST. JOHNS COUNTY
VETERANS SERVICES**
(4,436 ft²)

**SHERIFF
STATION**
(1,702 ft²)

**SOCIAL SERVICES (3,923.5 ft²) /
CBC (7,566.5 ft²)**

HOUSING
(455 ft²)

HEALTH DEPARTMENT
(47,750 ft²)

**BETTY
GRIFFIN
HOUSE**
(1 cubicle)

**SMA
BEHAVIORAL
HEALTHCARE**
(1 cubicle)

VACANT

**CHILDREN
AND
FAMILIES**
(540 ft²)

AZALEA HEALTH
(4,251 ft²)

**SMA
BEHAVIORAL
HEALTHCARE**
(6,319 ft²)

