



Board of County Commissioners

2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

File ID: 21-0559

CNST-12

Meeting Date: 4/13/2021

PLACEMENT: Consent

TITLE:

REQUEST FOR APPROVAL AND ACCEPTANCE OF A FIRST LEASE AMENDMENT BETWEEN MARTIN COUNTY AND FLORIDA COMMUNITY HEALTH CENTERS, INC. LOCATED AT THE HEALTH DEPARTMENT IN MARTIN COUNTY

EXECUTIVE SUMMARY:

This is a request for the approval and acceptance of a First Lease Amendment, which adds current County information such as insurance provisions, with Florida Community Health Centers, Inc. (FCHC), located at the Martin County Health Department (Health Department) on Willoughby Boulevard in Stuart.

DEPARTMENT: Public Works

PREPARED BY: Name: Carla T. Segura, FRP
Title: Real Property Manager

REQUESTED BY: James Gorton, Public Works Director

PRESET:

PROCEDURES: None

BACKGROUND/RELATED STRATEGIC GOAL:

BACKGROUND/RELATED STRATEGIC GOAL:

1. **Agreement Drafted by:** Martin County
2. **Parties to Agreement:** Martin County
Florida Community Health Centers, Inc.
3. **Purpose of Lease:** Ensure public access for health services, including maternity care and enhance language to match County standards
4. **New/Renewal/Modified:** Modified
5. **Duration:** One-year lease with two (2) additional renewal periods of one year to run in conjunction with the MOA with Florida Department of Health
6. **Benefits to Martin County:** Provide the public with a location for health services.
Reimbursement of maintenance costs that would not occur if

the Health Department provided the services.

7. Cost to Martin County: none

FCHC and the Health Department originally entered into a Memorandum of Agreement (MOA) in 2012 to provide primary care and maternity care services that the Health Department was no longer able to provide at its Stuart location. In furtherance of the purposes of the MOA, Martin County entered into a Lease Agreement with FCHC for a portion of the Health Department's Stuart location, which is owned by the County.

In January 2019 a Lease Agreement was entered into between the two parties under the same terms and conditions, which are one year with two, one-year renewal periods. The Lease Amendment is to amend the insurance provisions, requirements, Radon Gas disclosure and Public Records requirements that were not included in the 2019 lease. The lease will continue to run concurrently with the MOA between the County and Florida Department of Health.

All other provisions and rents will remain the same as approved and as set forth in the County's General Services Report. It is a requirement that FCHC use the leased premises exclusively for the provisions of health services consistent with the MOA.

The County is authorized, pursuant to Sec. 125.38, Fla. Stat., to lease real property owned by the County to not for profit organizations organized for the purposes of promoting community interest and welfare.

ISSUES:

None

LEGAL SUFFICIENCY REVIEW:

This item has been reviewed or legal sufficiency to determine whether it is consistent with applicable law, has identified and addressed legal risks, and has developed strategies for legal defensibility.

RECOMMENDED ACTION:

RECOMMENDATION

Move that the Board approve and accept the First Lease Amendment with Florida Community Health Centers, Inc. and authorize the Chair to execute any and all documents necessary to complete this transaction.

ALTERNATIVE RECOMMENDATIONS

Pull this item from the Consent Agenda and provide staff with alternative direction.

FISCAL IMPACT:

RECOMMENDATION

None

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

Budget Transfer / Amendment Chair Letter Contract / Agreement
 Grant / Application Notice Ordinance Resolution
 Other:

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