



Board of County Commissioners

State of Florida

LEASE CONTROL FORM

DATE: 5/10/77

LEASE CONTROL #: 477-0005-BCC99-01

STATUS: OPEN / CLOSED DATE: OPEN

LEASE TYPE: REVENUE

LESSEE: OKALOOSA ISLAND FIRE DISTRICT

LESSOR: OKALOOSA COUNTY

DESCRIPTION OF LEASE: LAND
\$2400.00/ANNUAL

TERM: 99 YEARS, EXPIRES 5/1/2084

COUNTY DEPT/POC: BCC / CHRISTEN

COUNTY CONTACT TELEPHONE #: 651-7150

COUNTY CONTACT FAX #: 651-7170

Reply To:

Courthouse
101 E. James Lee Blvd. Crestview, FL 32536
(850) 689-5030 FAX: 689-5059

1804 Lewis Turner Blvd. Suite 100
Fort Walton Beach, FL 32547
(850) 651-7105 FAX: 651-7142

OKALOOSA ISLAND FIRE DISTRICT
105 SANTA ROSA BOULEVARD
OKALOOSA ISLAND, FLORIDA 32548

30 Dec 70

Mr. Howard,

In reference to your letter concerning the lease agreement the Okaloosa Island Fire District has with the County, enclosed is a copy of the letter that was sent to the County Commissioner explaining the permanent improvement that were made. If you need more information

Please advise.

Sincerely,
Jim Hooks
Chief OIFD

FIRES OCCUR WHERE YOU HAVE BEEN

OKALOOSA ISLAND FIRE DISTRICT
105 SANTA ROSA BOULEVARD
OKALOOSA ISLAND, FLORIDA 32548

April 20, 1979

Board of County Commissioners
Okaloosa County Courthouse Annex
Shalimar, Florida 32579

Dear Sirs:

Reference the lease of the fire department building to the Okaloosa Island Fire District by the County for a period of ten years.

In part, this lease states: "permanent improvements will be deducted from the annual rental payments and, if such costs exceed the rental for any one year, such costs shall be prorated over the entire term of the lease."

The Fire District has just completed a permanent improvement to this facility to house the firemen. The cost was \$39,614.00. Under the terms of the lease, therefore, no lease payments from the Fire District to the County will be due during the term of the present lease.

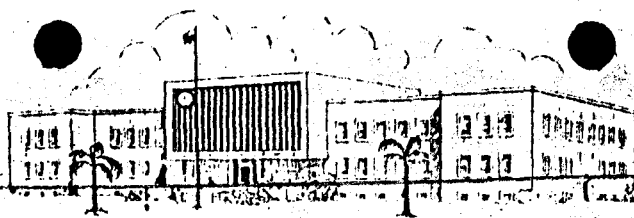
Yours very truly,

Graeme B. Jones, Chairman

FIRES OCCUR WHERE YOU HAVE BEEN

NEWMAN C. BRACKIN
CLERK CIRCUIT COURT
COURT HOUSE
CRESTVIEW, FLORIDA

BRANCH OFFICE
SHALIMAR, FLORIDA



DEPARTMENTS
RECORDING
AUDITING
CIRCUIT COURT
COUNTY COURT
COUNTY FINANCE

OKALOOSA COUNTY
CRESTVIEW, FLORIDA

32536

December 22, 1980

Okaloosa Island Fire District
Mr. Bruce McClure, Chairman
105 Santa Rosa Boulevard
Fort Walton Beach, FL 32548

Dear Mr. McClure:

Pursuant to condition #1 of the lease between the Okaloosa Island Fire District and the Board of County Commissioners dated February 21, 1979, annual rental fees in the amount of \$2,400.00 were due on May 10, 1978, 1979 and 1980, for a total of \$7,200.00.

Condition #3 of the lease provides that any improvements made to the property by the Fire District may be credited towards the annual rental payments as referenced above.

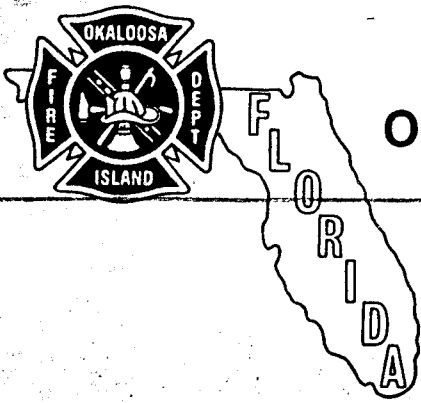
Please forward an accounting of the improvements, if any, and rental payment if applicable to satisfy the \$7,200.00 balance as of this date to my attention. If I can be of any further assistance, please do not hesitate to call.

Sincerely,

A handwritten signature in dark ink that reads "Don W. Howard". The signature is written in a cursive style and is positioned above the typed name and title.

Don W. Howard
Finance Officer

DWH/mm



OKALOOSA ISLAND FIRE DISTRICT

105 SANTA ROSA BLVD.

FORT WALTON BEACH, FLORIDA 32548

(904) 244-5373

EMERGENCY PHONE: 911

JAMES F. HOOKS
CHIEF

October 6, 1993

Mr. Ray Sansom, Chairman
Board of County Commissioners
Okaloosa County
County Courthouse Annex
1250 N. Eglin Parkway
Shalimar, Florida 32579

Dear Sir:

The Okaloosa Island Fire District Board of Fire Commissioners requests the \$25,000.00 appropriated to the Fire District for FY 1994, disbursed in a lump sum. This will assist the District to operate during the transition period of waiting for receipt of FY 1994 tax revenue.

Sincerely,

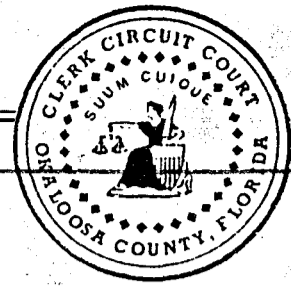
E.P. Beaudoin, Chairman
Okaloosa Island Fire District

CC: Mr. Robert D. McGuire
Finance Officer

PRIDE IN PROFESSIONALISM

NEWMAN C. BRACKIN

CLERK OF THE CIRCUIT COURT, OKALOOSA COUNTY, FLORIDA



October 7, 1993

Mr. E. R. Beaudoin, Chairman
Board of Fire Commissioners
Okaloosa Island Fire District
105 Santa Rosa Boulevard
Fort Walton Beach, FL 32548

Dear Mr. Beaudoin:

Enclosed for your review, is a copy of my lease control form for the property leased to the Okaloosa Island Fire District by the Board of County Commissioners.

It appears that there is a mis-understanding concerning the application of credits for construction of permanent improvements to the monthly rental. Section three (3) of the lease states that "if such costs exceed the rental for any one year, such costs shall be prorated over the entire term of the lease..." I have prepared my analysis prorating your cost of improvements as required by Section Three (3) of the Lease.

According to my calculations the Okaloosa Island Fire District has a balance due to the County as of May 1, 1993 of \$ 13,880.72. If you agree with the calculations, please send your payment to my attention. If you do not agree, please advise.

Should you have any questions concerning the above, you may contact me at 689-5839.

Sincerely,

Michael Arciola
Contracts & Grants Manager

Enclosures

CC: Lease File
Ray Sansom, Chairman BCC
Bob McGuire, Finance Director

LETTERS\FIREOI

REPLY TO: 101 E. JAMES LEE BLVD. • P.O. Box 1265 • CRESTVIEW, FLORIDA 32536-1265 • (904) 689-5800 • SUNCOM 698-5800
 SHALIMAR ANNEX • 1250 EGLIN PARKWAY • SHALIMAR, FLORIDA 32579 • (904) 651-7200 • SUNCOM 699-7200

AGREEMENT

THIS AGREEMENT entered into this 1st day of October, 1984, by and between ~~OCEAN CITY - WRIGHT FIRE CONTROL DISTRICT~~, hereinafter referred to as ~~OCWFCD~~, Okaloosa County, Florida, and ~~SEVANTA HEIGHTS FIRE CONTROL DISTRICT~~/OKALOOSA COUNTY BOARD OF COMMISSIONERS, hereinafter referred to as SHFCD.

WITNESSETH:

WHEREAS, the Board of Commissioners of Okaloosa County, Florida established the SHFCD to provide fire protection for the residents of that area, and provided that district with the authority to assess millage against the real property in that district for the purpose of providing fire protection, and

WHEREAS, the SHFCD has not been able to establish a fire department for the residents of that district because of the cost of equipment, etc. and Okaloosa County wishes to make certain that the residents of that area receive fire protection, and OCWFCD is willing to provide that protection for certain compensation.

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

OCWFCD hereby agrees to respond to fire calls involving property situated within the limits of the SHFCD in exchange for receiving all of the revenue to which SHFCD is entitled to receive from ad valorem taxes at the rate of 3.95 mills. SHFCD does hereby assign to OCWFCD all of such ad valorem tax money to which it is entitled to receive for the tax year 1984 and for the next nineteen (19) years, through the tax year 2003, being a total of twenty years, and shall execute all such instruments as may be necessary to direct the tax collector of Okaloosa County, Florida, to pay those tax monies collected by him directly to OCWFCD for that entire period of time.

OCWFCD shall pay costs of incidental administrative expenses incurred by SHFCD during any contract year up to two hundred fifty dollars (\$250.00), using the normal OCWFCD administrative procedures.

Okaloosa County has established the SHFCD for the purpose of providing fire protection for the property situated within the SHFCD and therefore agrees to do all those things which may be necessary for it to do to have the entire amount of ad valorem tax revenues to which the SHFCD is entitled to receive for the tax years 1983 through 2003 paid directly to the OCWFCD. In the event, that, for any reason, those said ad valorem revenues are not paid to OCWFCD by the tax collector, or are taken from OCWFCD after having been paid to it, then, in that event OCWFCD will have no obligation to provide any further fire protection under the terms of this Agreement.

~~This agreement may be terminated by either party in the event adequate funds are not budgeted for compliance herewith in accordance with Florida Statues.~~

The term of this contract shall begin at 12:01 A. M. on 1 October 198 and shall terminate at Midnight on 30 September 2003.

IN WITNESS WHEREOF, the parties hereunto have set their hands and seals this day and year first above written.



[Handwritten Signature]
Secretary

OCEAN CITY - WRIGHT FIRE CONTROL DISTRICT

By: *[Handwritten Signature]*
Chairman, Board of Commissioners, OCWFO

ATTEST:

[Handwritten Signature]
Clerk of Circuit Court

SYLVANIA HEIGHTS FIRE CONTROL DISTRICT/
OKALOOSA COUNTY BOARD OF COMMISSIONERS

By: *[Handwritten Signature]*
Chairman, Board of County Commissioners
Okaloosa County, Florida

FAX

Date: 7-25-96
Number of pages including cover sheet: 3

To: Bob McGuire

Phone: _____
Fax phone: 689-5818

From: **OCEAN CITY - WRIGHT
FIRE DEPARTMENT**
2 Racetrack Road, N. E.
Fort Walton Beach, Florida
32547

Phone: (904)862-1185
Fax phone: (904)862-6224

REMARKS: Urgent For your review Reply ASAP Please comment

Bob, Here is the copy of the Agreement between
the BCC and OCWFD on behalf of Sylvania
Heights.

AMENDED LEASE

WHEREAS, Okaloosa County, a political subdivision of the State of Florida, is vitally interested in the welfare of the citizens of Okaloosa County, Florida, and is amenable to aiding and assisting any governmental agency or special district in the furtherance of this cause, and

WHEREAS, the Okaloosa Island Fire District intends to provide the invaluable service of fire protection for the numerous citizens of Okaloosa County, Florida, and

WHEREAS, Okaloosa County has available a site and metal building which would be an appropriate location for a fire station,

WITNESSETH:

Okaloosa County, Florida, hereinafter called County, for and in consideration of One (\$1.00) Dollar and other good and valuable consideration, does hereby lease to the Okaloosa Island Fire District, hereinafter called District, that certain land and metal building thereon described in Exhibit "A", attached hereto, under the following terms and conditions:

1. The term of this lease shall be for a term of 99 years with an option to renew for an additional 99 years upon giving notice ninety (90) days prior to the expiration of the original term, at an annual rental of \$ 2,400.00 per annum, said annual rental to be computed from May 1, 1985, with the first annual payment due on May 1, 1986, said annual payments to be paid at the end of each twelve month period, and a like sum on the same date each year thereafter during the term of this lease or any extension thereof.

2. District agrees to indemnify and hold harmless County from any and all liability of every nature or kind resulting from or arising out of its use of the hereinabove mentioned property or its operating a fire station at the above site.

3. District may construct additional improvements to the property herein leased in order to, in District's sole discretion, make such property more suitable for use as a fire station. All improvements made will remain with the property herein leased and will become the property of the County and the cost of such permanent improvements will be deducted from the annual rental payments and, if such costs exceed the rental for any one year, such costs shall be prorated over the entire term of the lease, as necessary;

700

however, in no event shall District be credited for costs in excess of the total rental over the entire term of the lease and any renewal thereof and County shall not under any circumstances be obligated to reimburse District for any possible costs in excess of such total rental.

4. The property encompassed by this Lease is as follows: The existing metal building, and land encompassing the present fence line and a line from the east gate post running generally north to the rear fence line, clearing the west side of the leased building by approximately thirty (30) feet, and a Fire Lane the width of the present gate, extending south to Santa Rosa Boulevard, as shown on Exhibit "B".

5. Any and all buildings, or improvements on the leased premises, shall, during the life of this lease, be kept and maintained in first-class condition and repair at the sole cost and expense of lessee, reasonable wear and tear excepted.

IN WITNESS WHEREOF, I have hereunto set my hand and seal by authority of the Board of County Commissioners of Okaloosa County, Florida, this 30th day of April, 1985.

BOARD OF COUNTY COMMISSIONERS
OF OKALOOSA COUNTY, FLORIDA

By [Signature]
Chairman

Signed, sealed and delivered
in the presence of:

ATTEST:

[Signature]
NEWMAN C. BRACKIN
Clerk of Court

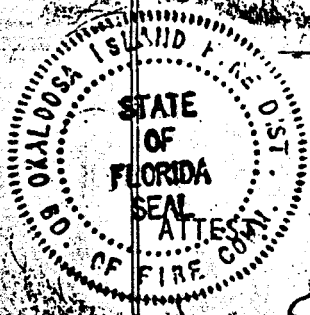
[Signature]
[Signature]

IN WITNESS WHEREOF, the Lessee has hereunto set its hand and seal this 15th day of MAY, 1985.

OKALOOSA ISLAND FIRE DISTRICT

By [Signature]
Chairman

Signed, sealed and delivered
in the presence of:



[Signature]
Secretary for OKALOOSA ISLAND
FIRE DISTRICT

[Signature]
[Signature]