



Marion County

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File #:	2025-19671		
Type:	Consent	Status:	Agenda Ready
File created:	6/30/2025	Meeting Body	Board of County Commissioners
On agenda:	7/15/2025	Final action:	
Title:	Request Approval of First Amendment of Marion County Standard Professional Service Agreement Acquisition and Rehabilitation of Rental Housing Project Between S & A Allen S.S. Blvd, LLC and Marion County (Budget Impact - None)		
Attachments:	1. LRM 2025-527 COMPLETED , 2. 1st Amendment- SS BLVD , 3. FULLY EXECUTED CONTRACT S.S Blvd 6.18.24		

[Text](#)**SUBJECT:**

Request Approval of First Amendment of Marion County Standard Professional Service Agreement Acquisition and Rehabilitation of Rental Housing Project Between S & A Allen S.S. Blvd, LLC and Marion County (Budget Impact - None)

INITIATOR:

Cheryl Butler, Director

DEPARTMENT:

Community Services

DESCRIPTION/BACKGROUND:

On June 18, 2024, the Board approved an Agreement with S & A Allen S.S. Blvd, LLC in the amount of \$1,350,000 to acquire and rehabilitate nine (9) rental units located at 3421 NE 10th Street Ocala, FL 34470. Five (5) of the rental units will serve 50% Area Median Income (AMI) households, and four (4) units will serve 80% AMI households.

This Amendment seeks to modify the original Agreement by extending the expiration date by 90 days to November 18, 2025. This extension is necessary due to unforeseen delays regarding tenant's ability to vacate units.

All other terms and conditions of the original agreement remain in effect, including S & A Allen S.S. Blvd, LLC's obligation to rehabilitate each unit to satisfy required repairs, maintain affordability guidelines, and meet income eligibility requirements.

BUDGET/IMPACT:

None

RECOMMENDED ACTION:

Motion to approve and authorize the Chairman and Clerk to execute all necessary documentation associated with Marion County Standard Professional Services Agreement between Marion County and S & A Allen S.S. Blvd, LLC.



LEGAL REQUEST MEMORANDUM (LRM)

From: (Name) Gonzalez Abigail (Dept) Community Services - 1025 ☐
(Title) CSS (Phone) 8779
Signature [Signature] Date 6/17/2025

The Office of the County Attorney is requested to provide legal assistance as detailed in this legal request and supporting documents (attached).

Request for: ☐ Draft Document ☒ Approve as to Form ☐ RESUBMIT LRM No.
☐ Legal Opinion ☐ Other

Description of Request

Amendment to extend the expiration date from August 18, 2025 to November 18, 2025. Also to address a scrivener's error on page 2 of the agreement, the expiration date should have been August 18, 2025 not August 18, 2024. This is for S & A S.S. Blvd., LLC.

For more information or discussion, contact: ☒ Same as above
(Name) (Title) (Phone)
Last First

Agenda Item? ☒ Yes ☐ No Agenda Date: July 1, 2025
Agenda Deadline Date for Legal: 6/25/2025 Agenda Deadline Date for Admin:

Note: Please allow a MINIMUM of 5 working days BEFORE deadlines for LRM to be completed.

DO NOT COMPLETE - Office of the County Attorney use ONLY

LRM No. 2025-527

Assigned to: ☐ Matthew Guy Minter, County Attorney ☐ Dana E. Olesky, Chief Asst. County Attorney ☐ Linda Blackburn Asst. County Attorney ☒ Thomas Schwartz Asst. County Attorney ☐ Valdoston Shealey Asst. County Attorne

Outcome:

☒ Approved as to form and legal sufficiency
☐ Approved with revisions: ☐ Suggested ☐ Completed
☐ Other:

Date Received:

RECEIVED

By Marion County Attorney- AT at 4:46 pm, Jun 17, 2025

Attorney Signature: [Signature] Date 6/18/25

Staff Signature: [Signature] Date: 6/18/25 Returned: ☒ Department ☐ Admin ☐
Completed

**FIRST AMENDMENT
MARION COUNTY
STANDARD PROFESSIONAL SERVICE AGREEMENT
ACQUISITION AND REHABILITATION OF RENTAL HOUSING PROJECT**

In accordance with the agreement entitled "Marion County Standard Professional Services Agreement, New Construction Project, dated June 18, 2024, (the "Agreement") this First Amendment to the Agreement (this "Amendment") is made and entered into by and between **S & A ALLEN S.S. BLVD., LLC**, whose address is 2531 NW 35th Street Ocala, FL 34475 a for-profit corporation organized under the laws of the State of Florida; possessing EIN# 87-1298576, (hereinafter referred to as "SPONSOR") and Marion County, a political subdivision of the State of Florida, 601 SE 25th Avenue, Ocala, FL, 34471, (hereinafter referred to as "COUNTY").

WITNESSETH

WHEREAS, pursuant to the Agreement, COUNTY has been provided funds from the State Housing Finance Corporation for the provision of the acquisition of multi-family rental units and rehabilitation; and

WHEREAS, the Parties desire extend the Agreement by Ninety (90) Days; and

WHEREAS, the parties wish to alter the terms of the Agreement to reflect this new understanding.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, COUNTY and SPONSOR hereto agree as follows:

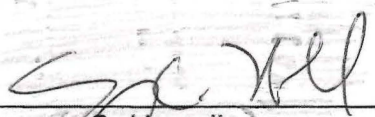
1. **Incorporation of Recitals & Exhibits.** The Parties confirm and agree that the above Recitals are true and correct, and incorporate their terms and provisions herein for all purposes.
2. **Part of the Agreement.** This Amendment shall be deemed to amend and become part of the Agreement.
3. **Terms.** All references in the Agreement to the completion date of August 18, 2025 to November 18, 2025 providing a Ninety (90) Day extension.
4. **In Full Force.** All provisions of the Agreement not specifically amended herein shall remain in full force and effect. Specifically, the funding provided in the Agreement is in no way altered by this Amendment.

5. A Scriveners error on the Agreement, page 2, incorrect completion date of August 18, 2024 when it should state August 18, 2025.

(Remainder of page intentionally left blank. Signature page follows.)

IN WITNESS WHEREOF, the parties have entered into this Second Amendment by their duly authorized officers on the date of the last signature below.

ATTEST:



Gregory C. Harrell
Clerk of Court

Date: July 15, 2025

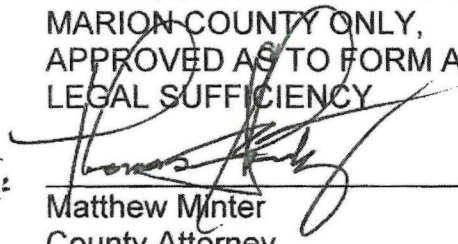
MARION COUNTY, a political subdivision of the State of Florida

By: 

Kathy Bryant
Chair

Date: July 15, 2025

FOR USE AND RELIANCE OF
MARION COUNTY ONLY,
APPROVED AS TO FORM AND
LEGAL SUFFICIENCY



Matthew Minter
County Attorney

WITNESS:

Signature

Date

Printed Name

WITNESS:

Signature

Date

Printed Name

S & A ALLEN S.S. BLVD., LLC

By: 

Printed Name: Stephen A. Allen

Its: Manager

Date: 6/19/2025