

RESOLUTION 97- 80

A RESOLUTION APPROVING THE LEASE OF COUNTY OWNED PROPERTY TO FLOTILLA 14-7 OF THE UNITED STATES COAST GUARD AUXILIARY.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS of St. Johns County, Florida, as follows:

Section 1. The Board of County Commissioners of St. Johns County, Florida (the "Board") hereby finds and determines the following:

- A. Flotilla 14-7 of the United States Coast Guard Auxiliary, a nonmilitary element of the United States Coast Guard, established by Congress under 14 USC - Section 822, is an Agency seeking to lease certain real property described in Exhibit A, attached hereto and incorporated herein by reference (the "Property") in St. Johns County, which lands are presently owned by St. Johns County, a political subdivision of the State of Florida, for the purpose of operating an office facility for the functions of the Auxiliary.
- B. The Agency has applied to the Board to lease the Property from the Board and has offered consideration, described in Exhibit 1 (incorporated herein).
- C. The prompt and timely opening of this facility by the Auxiliary shall serve and promote the community interest and public welfare; and
- D. The Board has determined that the property is required for such purpose and is not needed for other County purposes except by the St. Johns County Division of Beach Safety which will be given use of the facility.

Section 2. The County Administrator is authorized and directed to negotiate and execute a 5 year, renewable lease, substantially in the form of Exhibit 1, attached hereto.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, State of Florida, this 27 day of May, 1997.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By:  \_\_\_\_\_  
Chairman

ATTEST: CHERYL STRICKLAND, CLERK

By:  \_\_\_\_\_  
Deputy Clerk

EXHIBIT 1

LEASE AGREEMENT

THIS LEASE AGREEMENT, entered into this \_\_\_\_ day of \_\_\_\_\_, 1997, between the BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, a political subdivision of the State of Florida, hereinafter called the "Lessor" and between FLOTILLA 14-7 OF THE UNITED STATES COAST GUARD AUXILIARY, 67 Dolphin Drive, St. Augustine, Florida 32084, a non military element of the United States Coast Guard, established by Congress under 14 USC - Section 822, hereinafter called the "Lessee".

WITNESSETH

That the Lessor, for and in consideration of the covenants, agreements and rentals hereinafter mentioned to be kept and performed by the Lessor has demised and leased to the Lessee, for the terms and under the conditions hereinafter set out, those certain premises in St. Johns County, Florida, described as follows:

See Attached Exhibit A

To have and to hold the said demised premises for a term commencing on the date first above mentioned extending for a period of five years. The lease may be extended for additional 5 year periods upon the mutual consent of both parties for \$10.00 consideration per period.

The Lessee shall use the demised premises only for activities of the Flotilla, active duty United States Coast Guard personnel and the St. Johns County Beach Safety Division.

The trailer to be located on the site shall be furnished to the Lessor by the Lessee without cost to the Lessor and shall be structurally sound and of good appearance. Legal title to the trailer shall, by arrangement of the Lessee, be transferred directly from the donor to the Lessor and shall be applied as consideration for the first term of the Lease.

The Lessee shall be responsible for maintaining trailer in sound condition and good appearance for the life of the trailer. The Lessee may seed and plant small shrubs in the immediate vicinity of the trailer and shall be responsible for the appearance of demised property.

The Lessee shall be permitted to use such utilities as are located on the site but shall be responsible for all related fees, deposits and charges for service.

During the term of this lease the Lessee shall maintain in effect a \$1,000,000 liability insurance policy which shall hold the Lessor harmless for any injury, loss or damage to person or property occurring on the demised premises. The Lessee shall name the Lessor as an additional insured on its liability policy.

No assignment of the lease or sublease of the demised property shall be made by Lessee.

Should the Lessor determine that the Lessee has failed to satisfy its obligations, as set forth herein, the Lessor shall give written notice of said failure of the Lessee at the address given above. If Lessee fails to correct such deficiencies within 30 days of the receipt of such notice, the Lessor, at its option, may take immediate possession of the trailer and premises and this agreement will terminate, but without prejudice to any other remedy which might be available to Lessor.

IN WITNESS WHEREOF, the Lessor and the Lessee have caused this instrument to be executed for the purpose herein expressed, the day and year first written above.

Signed, sealed and delivered in presence of:

FLOTILLA 14-7 OF THE UNITED STATES  
COAST GUARD AUXILIARY

\_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
Commander

LESSEE

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: \_\_\_\_\_  
Chairman

LESSOR

ATTEST: CHERYL STRICKLAND, CLERK

By: \_\_\_\_\_  
Clerk

EXHIBIT "A"

A PART OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A CONCRETE MONUMENT AT THE NORTHEAST CORNER SECTION 8, TOWNSHIP 7 SOUTH, RANGE 30 EAST; THENCE SOUTH 89°28' WEST, ALONG THE SECTION LINE, 890.92 FEET TO A CONCRETE MONUMENT ON THE EAST SHORE OF NORTH RIVER; THENCE CONTINUE SOUTH 89°28' WEST 3,482 FEET TO A CONCRETE MONUMENT BEING 817.61 FEET EASTERLY OF AN IRON PIPE MARKING THE NORTHWEST CORNER OF SAID SECTION 8; THENCE SOUTH 4°57' EAST 1,258.4 FEET TO A POINT ON THE CENTERLINE OF STATE ROAD NO. A-1-A DESIGNATED AS STATION 51+00 ON THE STATE ROAD RIGHT OF WAY MAP; THENCE SOUTH 41°29' EAST 100.00 FEET TO A CONCRETE MONUMENT ON THE EASTERLY RIGHT OF WAY OF SAID STATE ROAD; THENCE SOUTH 48°31'00" WEST, ALONG THE SOUTHERLY RIGHT OF WAY OF SAID STATE ROAD, A DISTANCE OF 215.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 41°29'00" EAST A DISTANCE OF 75.00 FEET; THENCE SOUTH 48°31'00" WEST A DISTANCE OF 53.48 FEET; THENCE NORTH 45°23'48" WEST A DISTANCE OF 31.32 FEET; THENCE NORTH 84°40'57" WEST A DISTANCE OF 60.03 FEET; THENCE NORTH 48°31'00" EAST, ALONG THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. A-1-A, A DISTANCE OF 96.70 FEET TO THE POINT OF BEGINNING. CONTAINING 0.12 ACRES, MORE OR LESS.

