

**RESOLUTION NO. 2021- 388**

**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 A SECOND AMENDMENT TO LEASE AGREEMENT WITH THE HISTORIC ST. JOHNS COUNTY POLICE ATHLETIC LEAGUE, INC. FOR ADDITIONAL SPACE IN THE W. E. HARRIS COMMUNITY CENTER LOCATED IN HASTINGS.**

**RECITALS**

**WHEREAS**, The Historic St. Johns County Police Athletic League, Inc. ("PAL") entered into a Lease Agreement with St. Johns County for space in the W. E. Harris Community Center (formerly the Hastings Elementary School), located at 400 E. Harris Street, Hastings, Florida, pursuant to Resolution No. 2020-68. The Lease Agreement was amended on September 15, 2020, pursuant to Resolution No. 2020-352, to add an additional 790 sf room; and

**WHEREAS**, the leased property is being used to provide and coordinate programs and activities which contribute to the development of character, integrity, physical and mental fitness, citizenship, sportsmanship and personal well-being of the youth in our community while promoting friendly and cooperative relationships between the participants, their families, and law enforcement officers; and

**WHEREAS**, PAL has expressed an interest in amending their Lease Agreement and has submitted a Second Amendment to Lease Agreement, attached hereto as Exhibit "A," incorporated by reference and made a part hereof; and

**WHEREAS**, due to the overwhelmingly positive response and attendance by youth in the community, PAL is requesting to increase their lease space by adding an additional 790 sf room for expansion of the boxing clinic being held at this location; and

**WHEREAS**, this is a revocable Lease Agreement and should the County determine a need for the property, the County could reclaim the property by providing ninety (90) day written notice; and

**WHEREAS**, the proposed use by PAL will promote positive relationships between law enforcement officers and youth in our community.

**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 approve the terms of the Amendment to Lease Agreement and authorize the County Administrator, or designee, to execute said Amendment.

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

Section 4. The Clerk of Court is instructed to file the Second Amendment to Lease Agreement in the Clerk's Office.

PASSED AND ADOPTED this 21<sup>st</sup> day of September, 2021.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: Jeremiah B. Blocker  
Jeremiah B. Blocker, Chair

ATTEST: Brandon J. Patty,  
Clerk of the Circuit Court & Comptroller

RENDITION DATE 9/23/21

Ram Hatterman  
Deputy Clerk



EXHIBIT "A" TO RESOLUTION

**SECOND AMENDMENT TO LEASE AGREEMENT**

This Amendment to Lease Agreement ("Amendment") is made this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by and between **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, ("Landlord") and **THE HISTORIC ST. JOHNS COUNTY POLICE ATHLETIC LEAGUE, INC.**, a not-for-profit corporation authorized to conduct business in the State of Florida, whose address is 4015 Lewis Speedway, St. Augustine, Florida 32084, ("Tenant").

- A. Landlord and Tenant executed a Lease Agreement dated March 1, 2020, approved in Resolution No. 2020-68, for the lease of certain real property situate in St. Johns County, State of Florida, and more particularly described as follows:

One (1) 790 sf room in the W. E. Harris Community Center located at 400 East Harris Street, Hastings, Florida (formerly the Hastings Elementary School).

- B. The Lease Agreement was amended on September 15, 2020, pursuant to Resolution No. 2020-352, to add an additional 790 sf room.
- C. The leased property is being used to provide and coordinate programs and activities which contribute to the development of character, integrity, physical and mental fitness, citizenship, sportsmanship and personal well-being of the youth in our community while promoting friendly and cooperative relationships between the participants, their families, and law enforcement officers.
- D. Due to the overwhelming response from youth in the community, Tenant has requested an amendment to the Lease Agreement to add an additional 790 sf room in order to expand the boxing clinic being held at this location.

**NOW, THEREFORE**, in consideration of the foregoing and of the mutual covenants and promises set forth below, the parties agrees:

1. Other Amendments. This Amendment constitutes all of the amendments to the Lease Agreement and there are no other amendments, modifications or transfers affecting the Lease.
2. No Breach. There has been no breach of any of the covenants, conditions, stipulations or other provisions of the Lease Agreement by either party and the Lease, as amended, is in full force and effect.
3. Other Terms. All other terms, conditions and provisions of the Lease Agreement shall remain in full force and effect.

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

**Tenant:**  
**THE HISTORIC ST. JOHNS COUNTY**  
**POLICE ATHLETIC LEAGUE, INC.**

Witness: REP. Tyler Schmitt 11193

Print Name: Tyler Schmitt

Witness: Nicholas Torchio

Print Name: Nicholas Torchio

By: Sgt. Sheldon York 3399

Print Name: SHELDON YORK

Title: Sgt. / EXECUTIVE DIRECTOR

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

Witness: \_\_\_\_\_

Print Name: \_\_\_\_\_

Witness: \_\_\_\_\_

Print Name: \_\_\_\_\_

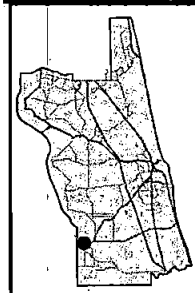
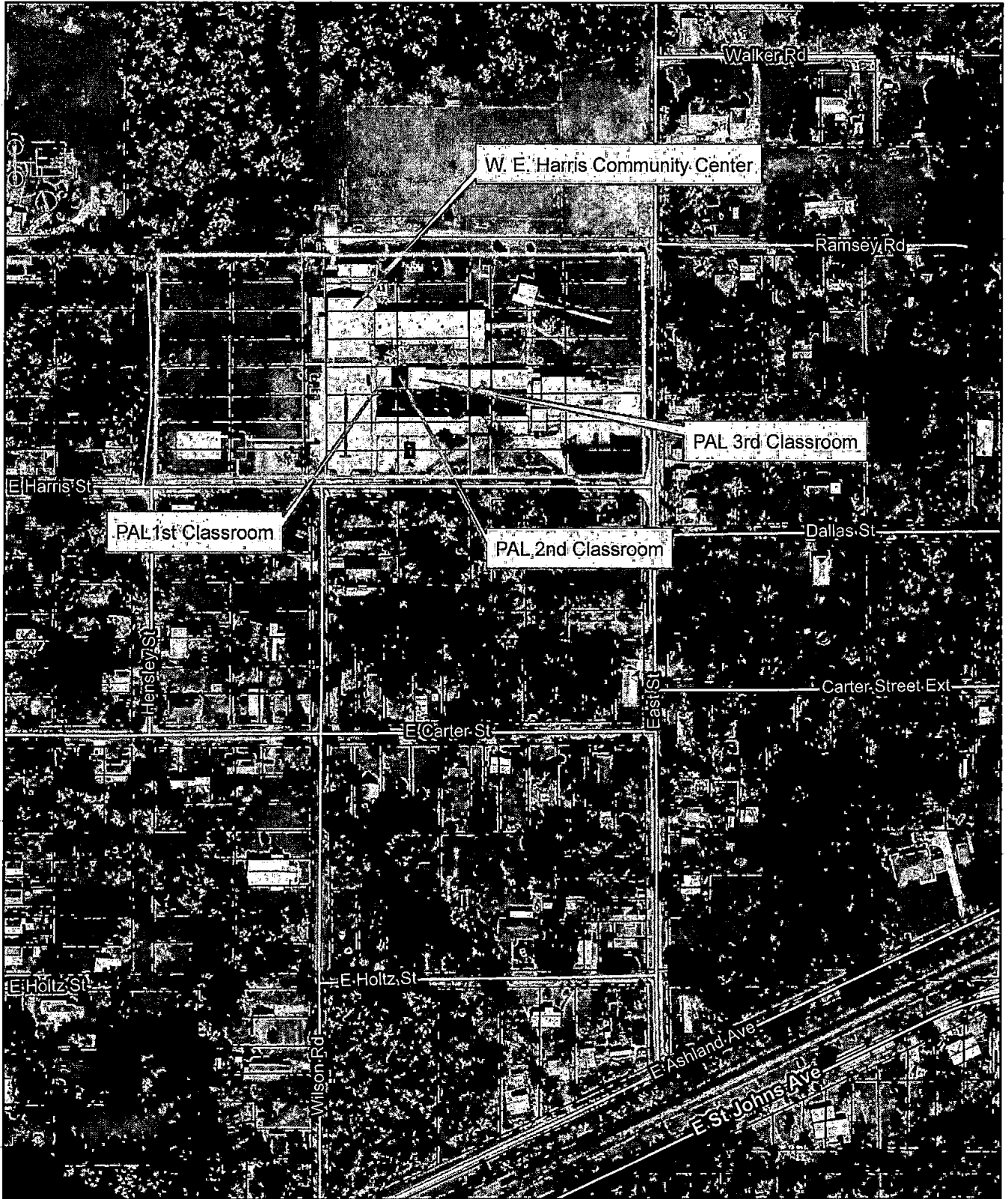
By: \_\_\_\_\_

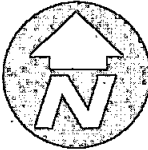
Hunter S. Conrad  
Its County Administrator

Legal Review

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

Assistant County Attorney



  
 2016 Aerial Imagery  
 0 100 200  
 Feet  
 August 18, 2021

**Second Amendment  
 to Lease Agreement**  
  
*The Historic St. Johns County  
 Police Athletic League, Inc.*

Land Management  
 Systems  
 Real Estate  
 Division  
 (904) 209-0764  
  
Disclaimer:  
 This map is for reference use only.  
 Data provided are derived from multiple  
 sources with varying levels of accuracy.  
 The St. Johns County Real Estate  
 Division disclaims all responsibility  
 for the accuracy or completeness  
 of the data shown herein.

