

RESOLUTION NO. 2022-247

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 CONTRACT AGREEMENTS WITH OCCUPANTS AND AN OWNER OF MOBILE HOMES LOCATED ON COUNTY PROPERTY FOR SECURITY PURPOSES.

RECITALS

WHEREAS, over the years the St. Johns County Parks and Recreation Department has allowed government employees to lease or locate mobile homes on County property for security purposes; and

WHEREAS, two (2) St. Johns County government employees have executed Contract Agreements, attached hereto as Exhibit “A” (Riverdale Park) and Exhibit “B” (The Equestrian Center), incorporated by reference and made a part hereof, for residency at County parks with responsibilities as an overseer to deter acts of vandalism, trespass or other unlawful activity at the subject park; and

WHEREAS, it is in the best interest of the County to have the parks and County-owned property occupied for the safety of St. Johns County residents.

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 approves the terms of the Contract Agreements and authorizes the County Administrator, or designee, to execute the Contract Agreements on behalf of the County.

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

Section 4. The Clerk is instructed to file the Contract Agreements in the Public Records of St. Johns County, Florida.

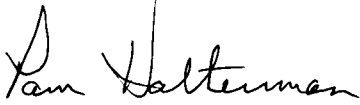
PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida this 19 day of July, 2022.

**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: 
Henry Dean, Chair



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


Deputy Clerk

Rendition Date 7/21/22

EXHIBIT "A" TO RESOLUTION

CONTRACT AGREEMENT

Residency at a County Park or County Property by an Individual with Responsibilities as Overseer Only

This Contract Agreement ("Agreement") is made and entered this _____ day of _____, 2022, by and between **St. Johns County** ("County"), a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida, 32084, and **Matthew Westover** ("Resident"), an individual residing on County property located at Riverdale Park, 980 CR 13 South, St. Augustine, Florida 32092, and **Elleness, LLP**, 1414 Kumquat Lane, Jacksonville, FL 32259 ("Mobile Home Owner").

Provisions for Residency of Mobile Homes on St. Johns County Property:

RECITALS

WHEREAS, subject to the terms and conditions contained herein, Resident is provided a mobile home on County property located at Riverdale Park, 980 CR 13 South, St. Augustine, Florida 32092 (Property); and

WHEREAS, the primary purpose of Resident's occupancy at the Property is to deter acts of vandalism and trespass. While in no manner is Resident responsible for insuring order at the Property, Resident is required to keep a watchful eye and to monitor conditions on or at the Property (including any amenities). Resident is required to immediately report by telephone any vandals, trespassers or other unlawful activity to the proper law enforcement agency without initiating contact with individuals involved; and

WHEREAS, Resident must be employed by and in good standing with the County at all times during the term of this Agreement, and shall provide proof of such employment. If Resident ceases for any reason, including (but not limited to) retirement, termination, resignation, or change of employment, this Agreement shall terminate as provided in Paragraph 4 below.

NOW, THEREFORE, for and in consideration of the mutual agreements, covenants, terms and conditions contained herein, the sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. By executing this Agreement, it is explicitly understood that occupancy at the Property by Resident and Mobile Home Owner is strictly for the benefit of the County in order to deter acts of vandalism, trespass or other unlawful activity. Nothing contained in this Agreement shall be construed as conveying or vesting any right to, or interest in, the Property to Resident or Mobile Home Owner.

2. Except as authorized by the County, neither Resident nor Mobile Home Owner shall rent or sublet any space at the Property. With the exception of immediate family members (spouse and dependent children), Resident shall not cause or allow any other individual to reside at the Property.

3. This Agreement shall be for an initial term of one (1) year commencing the first day of the first month following the date noted above. Subject to written approval by the County, the Agreement may be extended annually in successive one (1) year terms, subject to the same terms and conditions contained herein. It is expressly understood by each of the parties hereto that the option to renew this Agreement rests solely with the County. In the event that the County chooses not to exercise its option to renew this Agreement, the County shall provide Resident no less than sixty (60) days written notice prior to the expiration of the then current term.

4. Any party hereto may terminate this Agreement prior to the expiration of any then-current term by providing no less than sixty (60) days prior written notice to the other parties of the effective date of such termination.

5. The County shall provide to Resident water and sewer utilities at no cost to Resident for the duration of Resident's occupancy at the Property. The County shall further provide to Resident up to fifty dollars (\$50) per month on a reimbursement basis towards electric utilities. Resident shall not "tie-in" or connect any electric lines to the electric service poles at the Property. Resident shall be responsible for securing and maintaining any additional utilities.

6. Resident shall be responsible for up-keep of the grounds immediately surrounding the mobile home. Resident shall maintain such grounds in a clean and orderly fashion to maintain the overall attractive appearance of the Property. While the County shall be responsible for maintaining the remainder of the Property (i.e., restrooms, building maintenance, grounds keeping and all other entities of county facilities), Resident shall notify the St. Johns County Recreation and Parks Facility Manager at 904-209-0382 of any maintenance issues at the Property.

7. Resident shall be responsible for performing the tasks outlined in Exhibit "A", attached hereto, incorporated by reference and made a part hereof. Failure to perform such tasks shall constitute cause for termination of this Agreement prior to the expiration of any then-current term.

8. A. Mobile Home Owner or the Resident, at his/her sole cost and expense, shall be responsible for General Liability insurance in the amount of \$1,000,000 dollars. A blanket policy is acceptable for multiple units provided the policy contains an aggregate limit of \$2,000,000 dollars. Liability for animals, if retained on property, shall be maintained at minimum policy limits of \$25,000 dollars.

B. All insurance policies required by this section shall be secured from and maintained with insurance companies qualified under the laws of the State of Florida to assume the risks undertaken, and shall be subject to approval by the County. The County shall be added as an additional insured for all lines of coverage, and shall be provided written notification of any material change to or cancellation of coverage within 30 calendar days.

C. It is expressly understood by the parties hereto that the County shall bear no responsibility for providing insurance coverage and/or personal property insurance coverage for either Resident or Mobile Home Owner. It is further expressly understood by the parties hereto that

the County shall bear no liability for any loss of property (personal/real) belonging to either Resident or Mobile Home Owner or any of their family, invitees, or guests.

D. The County reserves the right to revise the insurance requirements contained herein. In such case, Resident and Mobile Home Owner shall be provided at least five (5) business days prior notice of any such revisions.

E. Upon request by the County, Mobile Home Owner or Resident shall provide proof of adequate insurance. For the duration of this Agreement, any failure by Mobile Home Owner or Resident to secure and/or maintain adequate insurance as provided in this section shall constitute cause for immediate termination of this Agreement, with no further action or notice required by the County.

9. To the extent permissible by law, Resident and Mobile Home Owner hereby agree to indemnify, defend and hold the County, its officers, employees and agents harmless from all claims (including tort-based, contractual, injunctive, and/or equitable), losses (including property (personal/real) and bodily injury), costs (including attorneys' fees), suits, actions, administrative actions, arbitration or mediation originating from, associated with, or growing out of occupancy at the Property as described herein.

10. Resident shall not operate or maintain any business or conduct any commercial activity at the Property. Resident shall utilize the Property for placement of a mobile home for use as a single-family residence.

11. Neither Resident nor Mobile Home Owner shall add any fixtures, structures, outbuildings or construct any permanent improvements at the Property without prior written approval.

12. Within five (5) calendar days after expiration or early termination of this Agreement, Resident, at his/her sole cost and expense, shall remove all personal property from the Property.

13. Unless otherwise authorized by the County, within thirty (30) calendar day after expiration or early termination of this Agreement, Mobile Home Owner, at his/her sole cost and expense, shall remove the mobile home, together with any associated fixtures, structures, outbuildings or other improvements situated in or at the Property.

14. In light of the rationale for this Agreement, neither the Resident nor the Mobile Home Owner may assign, transfer, and/or sell any rights set forth herein without the express written approval of the County. Should either the Resident or the Mobile Home Owner assign, transfer, and/or sell any rights of this Agreement without such prior written approval of the County, then such action shall result in automatic termination of this Agreement without further notice or action required by the County.

15. This Agreement shall be construed according to the laws of the State of Florida. Venue for any administrative and/or legal action arising from this Agreement shall be in St. Johns County, Florida.


16. Each of the parties hereto acknowledges that this Agreement constitutes the complete agreement and understanding of the parties. Further each of the parties hereto acknowledge that any change, amendment, modification, revision or extension of this Agreement shall be in writing and shall be executed by each party.

17. If any word, phrase, sentence, part, subsection, section, or other portion of this Agreement, or any application thereof, to any person, or circumstance is declared void, unconstitutional, or invalid for any reason, then such word, phrase, sentence, part, subsection, other portion, or the proscribed application thereof, shall be severable and the remaining portions of this Agreement, and all applications thereof, not having been declared void, unconstitutional or invalid shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto, intending to be legally bound, have caused this Agreement to be executed on the day and year set forth above.

St. Johns County

Hunter S. Conrad
County Administrator

Resident


Signature
Print Name: Matthew Westover

Approved as to form and legal sufficiency.


By: _____

Mobile Home Owner



Signature
Print Name: Scott M. Yeoman
Its: General Partner

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

By: _____
Deputy Clerk

Witnesses


Signature
Print Name: Andrew Webb

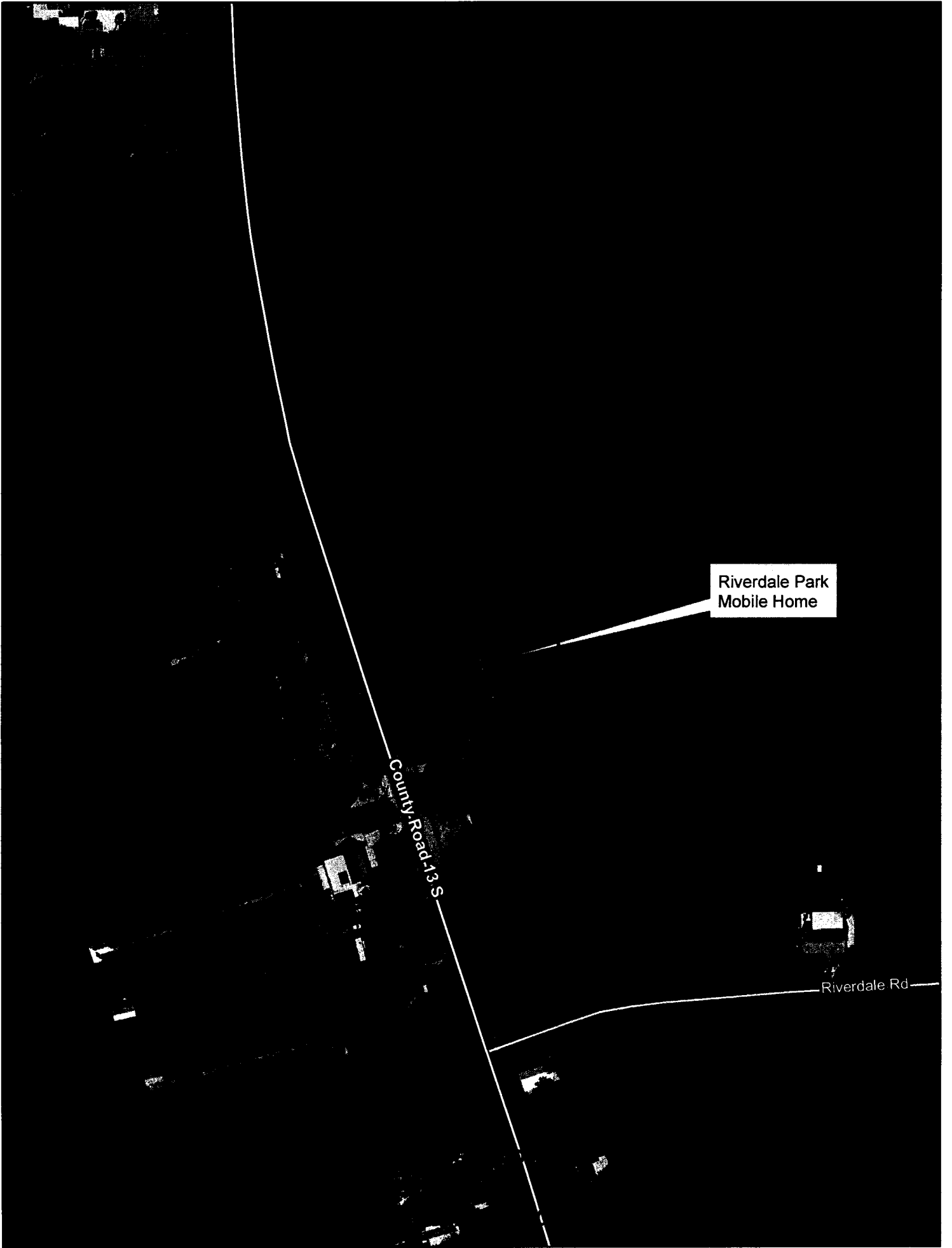


Signature
Print Name: NANCY M. YEOMAN

EXHIBIT A

The Resident shall:

- Park their law enforcement vehicle in a visible location to serve as a deterrent to reckless behaviors.
- Report any suspicious person, activity, or situation in the park to the St. Johns County Sheriff's Office immediately by calling their non-emergency number at 904-824-8304 or 911 in the case of an emergency.
- Suspicious events to watch for and report:
 - Vandalism
 - Screaming, yelling, or fighting
 - Someone peering into parked cars
 - People loitering or in the park after hours
 - People sleeping in the park
 - The sound of breaking glass or any loud explosive noise
 - Dumping of trash, yard waste, or construction debris in the park
- Assist as needed with any on-site violations or safety concerns that Parks & Recreation may report to the St. Johns County Sheriff's Office.
- Report any safety concerns or routine maintenance issues such as trash dumping, broken equipment, grass cutting, etc. that occur in the park during working hours (Monday - Friday, 8am - 5pm) to the St. Johns County Recreation and Parks Facility Manager at 904-209-0382.



Riverdale Park
Mobile Home

County Road 13 S

Riverdale Rd

EXHIBIT "B" TO RESOLUTION

CONTRACT AGREEMENT

Residency at a County Park or County Property by an Individual with Responsibilities as Overseer Only

This Contract Agreement ("Agreement") is made and entered this _____ day of _____, 2022, by and between **St. Johns County** ("County"), a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida, 32084, and **Tyler Schmitt** ("Resident"), an individual residing on County property located at The Equestrian Center, 8200 Smith Road, Hastings, Florida 32145, and **Elleness, LLP**, 1414 Kumquat Lane, Jacksonville, FL 32259 ("Mobile Home Owner").

Provisions for Residency of Mobile Homes on St. Johns County Property:

RECITALS

WHEREAS, subject to the terms and conditions contained herein, Resident is provided a mobile home on County property located at The Equestrian Center, 8200 Smith Road, Hastings, Florida 32145 (Property); and

WHEREAS, the primary purpose of Resident's occupancy at the Property is to deter acts of vandalism and trespass. While in no manner is Resident responsible for insuring order at the Property, Resident is required to keep a watchful eye and to monitor conditions on or at the Property (including any amenities). Resident is required to immediately report by telephone any vandals, trespassers or other unlawful activity to the proper law enforcement agency without initiating contact with individuals involved; and

WHEREAS, Resident must be employed by and in good standing with the County at all times during the term of this Agreement, and shall provide proof of such employment. If Resident ceases for any reason, including (but not limited to) retirement, termination, resignation, or change of employment, this Agreement shall terminate as provided in Paragraph 4 below.

NOW, THEREFORE, for and in consideration of the mutual agreements, covenants, terms and conditions contained herein, the sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. By executing this Agreement, it is explicitly understood that occupancy at the Property by Resident and Mobile Home Owner is strictly for the benefit of the County in order to deter acts of vandalism, trespass or other unlawful activity. Nothing contained in this Agreement shall be construed as conveying or vesting any right to, or interest in, the Property to Resident or Mobile Home Owner.

2. Except as authorized by the County, neither Resident nor Mobile Home Owner shall rent or sublet any space at the Property. With the exception of immediate family members (spouse and dependent children), Resident shall not cause or allow any other individual to reside at the Property.

3. This Agreement shall be for an initial term of one (1) year commencing the first day of the first month following the date noted above. Subject to written approval by the County, the Agreement may be extended annually in successive one (1) year terms, subject to the same terms and conditions contained herein. It is expressly understood by each of the parties hereto that the option to renew this Agreement rests solely with the County. In the event that the County chooses not to exercise its option to renew this Agreement, the County shall provide Resident no less than sixty (60) days written notice prior to the expiration of the then current term.

4. Any party hereto may terminate this Agreement prior to the expiration of any then-current term by providing no less than sixty (60) days prior written notice to the other parties of the effective date of such termination.

5. The County shall provide to Resident water and sewer utilities at no cost to Resident for the duration of Resident's occupancy at the Property. The County shall further provide to Resident up to fifty dollars (\$50) per month on a reimbursement basis towards electric utilities. Resident shall not "tie-in" or connect any electric lines to the electric service poles at the Property. Resident shall be responsible for securing and maintaining any additional utilities.

6. Resident shall be responsible for up-keep of the grounds immediately surrounding the mobile home. Resident shall maintain such grounds in a clean and orderly fashion to maintain the overall attractive appearance of the Property. While the County shall be responsible for maintaining the remainder of the Property (i.e., restrooms, building maintenance, grounds keeping and all other entities of county facilities), Resident shall notify the St. Johns County Recreation and Parks Facility Manager at 904-209-0382 of any maintenance issues at the Property.

7. Resident shall be responsible for performing the tasks outlined in Exhibit "A", attached hereto, incorporated by reference and made a part hereof. Failure to perform such tasks shall constitute cause for termination of this Agreement prior to the expiration of any then-current term.

8. A. Mobile Home Owner or the Resident, at his/her sole cost and expense, shall be responsible for General Liability insurance in the amount of \$1,000,000 dollars. A blanket policy is acceptable for multiple units provided the policy contains an aggregate limit of \$2,000,000 dollars. Liability for animals, if retained on property, shall be maintained at minimum policy limits of \$25,000 dollars.

B. All insurance policies required by this section shall be secured from and maintained with insurance companies qualified under the laws of the State of Florida to assume the risks undertaken, and shall be subject to approval by the County. The County shall be added as an additional insured for all lines of coverage, and shall be provided written notification of any material change to or cancellation of coverage within 30 calendar days.

C. It is expressly understood by the parties hereto that the County shall bear no responsibility for providing insurance coverage and/or personal property insurance coverage for either Resident or Mobile Home Owner. It is further expressly understood by the parties hereto that

the County shall bear no liability for any loss of property (personal/real) belonging to either Resident or Mobile Home Owner or any of their family, invitees, or guests.

D. The County reserves the right to revise the insurance requirements contained herein. In such case, Resident and Mobile Home Owner shall be provided at least five (5) business days prior notice of any such revisions.

E. Upon request by the County, Mobile Home Owner or Resident shall provide proof of adequate insurance. For the duration of this Agreement, any failure by Mobile Home Owner or Resident to secure and/or maintain adequate insurance as provided in this section shall constitute cause for immediate termination of this Agreement, with no further action or notice required by the County.

9. To the extent permissible by law, Resident and Mobile Home Owner hereby agree to indemnify, defend and hold the County, its officers, employees and agents harmless from all claims (including tort-based, contractual, injunctive, and/or equitable), losses (including property (personal/real) and bodily injury), costs (including attorneys' fees), suits, actions, administrative actions, arbitration or mediation originating from, associated with, or growing out of occupancy at the Property as described herein.

10. Resident shall not operate or maintain any business or conduct any commercial activity at the Property. Resident shall utilize the Property for placement of a mobile home for use as a single-family residence.

11. Neither Resident nor Mobile Home Owner shall add any fixtures, structures, outbuildings or construct any permanent improvements at the Property without prior written approval.

12. Within five (5) calendar days after expiration or early termination of this Agreement, Resident, at his/her sole cost and expense, shall remove all personal property from the Property.

13. Unless otherwise authorized by the County, within thirty (30) calendar day after expiration or early termination of this Agreement, Mobile Home Owner, at his/her sole cost and expense, shall remove the mobile home, together with any associated fixtures, structures, outbuildings or other improvements situated in or at the Property.

14. In light of the rationale for this Agreement, neither the Resident nor the Mobile Home Owner may assign, transfer, and/or sell any rights set forth herein without the express written approval of the County. Should either the Resident or the Mobile Home Owner assign, transfer, and/or sell any rights of this Agreement without such prior written approval of the County, then such action shall result in automatic termination of this Agreement without further notice or action required by the County.

15. This Agreement shall be construed according to the laws of the State of Florida. Venue for any administrative and/or legal action arising from this Agreement shall be in St. Johns County, Florida.

16. Each of the parties hereto acknowledges that this Agreement constitutes the complete agreement and understanding of the parties. Further each of the parties hereto acknowledge that any change, amendment, modification, revision or extension of this Agreement shall be in writing and shall be executed by each party.


17. If any word, phrase, sentence, part, subsection, section, or other portion of this Agreement, or any application thereof, to any person, or circumstance is declared void, unconstitutional, or invalid for any reason, then such word, phrase, sentence, part, subsection, other portion, or the proscribed application thereof, shall be severable and the remaining portions of this Agreement, and all applications thereof, not having been declared void, unconstitutional or invalid shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto, intending to be legally bound, have caused this Agreement to be executed on the day and year set forth above.

St. Johns County

Resident

Hunter S. Conrad
County Administrator




Signature
Print Name: Tyler Schwartz

Approved as to form and legal sufficiency.

Mobile Home Owner

By: _____

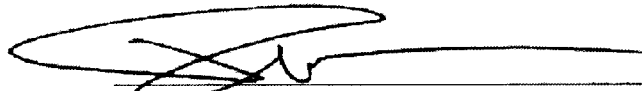


Signature
Print Name: Scott M. Yeoman
Its: General Partner


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

Witnesses

By: _____
Deputy Clerk



Signature
Print Name: Robert McMillan



Signature
Print Name: Nicholas Torchio

EXHIBIT A

The Resident shall:

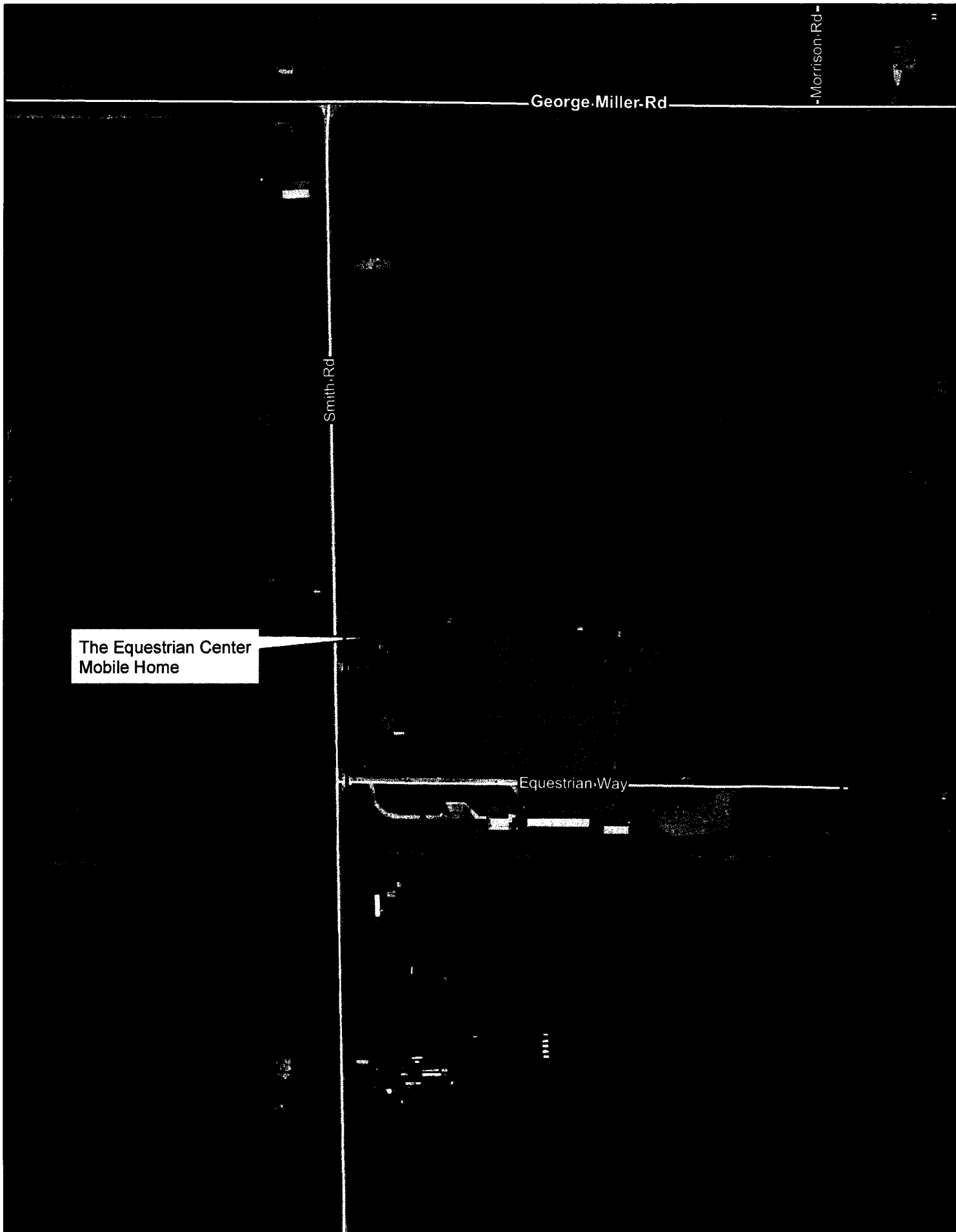
- Park their law enforcement vehicle in a visible location to serve as a deterrent to reckless behaviors.
- Routinely monitor the parking lot after 5pm each day
- Report any suspicious person, activity, or situation in the park to the St. Johns County Sheriff's Office immediately by calling their non-emergency number at 904-824-8304 or 911 in the case of an emergency.
- Suspicious events to watch for and report:
 - Vandalism
 - Screaming, yelling, or fighting
 - Someone peering into parked cars
 - People loitering or in the park after hours
 - People sleeping in the park
 - The sound of breaking glass or any loud explosive noise
 - Dumping of trash, yard waste, or construction debris in the park
- Assist as needed with any on-site violations or safety concerns that Parks & Recreation may report to the St. Johns County Sheriff's Office.
- Report any safety concerns or routine maintenance issues such as trash dumping, broken equipment, grass cutting, etc. that occur in the park during working hours (Monday - Friday, 8am - 5pm) to the St. Johns County Recreation and Parks Facility Manager at 904-209-0382.

George Miller Rd

Smith Rd

The Equestrian Center
Mobile Home

Equestrian Way





2019 Aerial Imagery
 0 1,000 2,000
 Feet
 June 22, 2022

Riverdale Park and
 The Equestrian Center
Resident Tenants

Land Mgmt. Systems
 Real Estate Division
 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 hereon.



Owner: Elleness, LLP
Tenant: SJSO
Location: Mills Field
Address: 331 Orange Ave

Owner: Elleness, LLP
Tenant: JSO
Location: Alpine Groves Park
Address: 784 Swiss Ln

Elleness, LLP
SJSO
Location: Riverdale Park
Address: 980 County Road 13 South

Owner: Elleness, LLP
Tenant: Flagler SO
Location: Frank Butler Park West
Address: 399 Riverside Blvd

Owner: Elleness, LLP
Tenant: SJSO
Location: The Equestrian Center
Address: 8200 Smith Rd

