

RESOLUTION NO. 2024- 544

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 CONTRACT AGREEMENT ALLOWING A SHERIFF'S DEPUTY TO RESIDE AT FRANK BUTLER PARK WEST 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-owned property for security purposes; and

WHEREAS, a St. Johns County Sheriff's Deputy has executed a Contract Agreement, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, for residency at Frank Butler Park West with responsibilities as an overseer to deter acts of vandalism, trespassing 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 Agreement and authorizes the County Administrator, or designee, to execute the Contract Agreement 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 Agreement in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 17th day of December, 2024.

Rendition Date DEC 17 2024

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: _____

Krista Joseph, Chair

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

By: Crystal Smith
Deputy Clerk



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 _____, 2024, 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 **Nicholas McMahon** ("Resident"), an individual residing on County property located at Frank Butler Park West, 399 Riverside Boulevard, St. Augustine, St. Johns County, Florida 32080, 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 Frank Butler Park West, 399 Riverside Boulevard, St. Augustine, Florida 32080 (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) and to park their law enforcement vehicle in a visible location to serve as a deterrent to reckless behaviors. 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. This Agreement may be automatically extended annually in successive one (1) year terms, subject to the same terms and conditions contained herein, provided Tenant is not then in default of this Agreement. 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 and 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 days 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.

Resident

Nancy McMahon
Witness Signature

Nancy McMahon
Print Name

1111 1st St

St. Augustine, FL 32084
Witness Address **REQUIRED BUSINESS OR PERSONAL**

By: *Nicholas McMahon*

Print Name: Nicholas McMahon

Mobile Home Owner

Sheri Lewis
Witness Signature

Sheri Lewis
Print Name

500 San Sebastian VW

St Augustine FL 32084
Witness Address **REQUIRED BUSINESS OR PERSONAL**

By: *Scott M. Yeoman*

Print Name: SCOTT M. YEOMAN

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.

Signed, sealed and delivered
In the presence of:

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

Witness Signature

By: _____
Joy Andrews, County Administrator

Print Name

Approved as to form and legal sufficiency.

Witness Address **REQUIRED** BUSINESS OR PERSONAL

By: _____

Witness Signature

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

Print Name

By: _____
Deputy Clerk

Witness Address **REQUIRED** BUSINESS OR PERSONAL

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.



2023 Aerial Imagery

Date: 11/22/2024

Frank Butler Park West

Security Resident
Contract Agreement



Land Management
Systems

(904) 209-0798

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.



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Detail by Entity Name

Florida Limited Partnership

ELLENESS, LLP

Filing Information

Document Number	A22000000156
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State	FL
Status	ACTIVE

Principal Address

4960 VOGEL ROAD
SAINT AUGUSTINE, FL 32092

Mailing Address

4960 VOGEL ROAD
SAINT AUGUSTINE, FL 32092

Registered Agent Name & Address

YEOMAN, SCOTT M
4960 VOGEL ROAD
SAINT AUGUSTINE, FL 32092

General Partner Detail

Name & Address

YEOMAN, SCOTT M
4960 VOGEL ROAD
SAINT AUGUSTINE, FL 32092

HALL, LYMAN G
1414 KUMQUAT LANE
SAINT JOHNS, FL 32259

Annual Reports

Report Year	Filed Date
2023	01/27/2023
2024	04/02/2024

Document Images

04/02/2024 -- ANNUAL REPORT	View image in PDF format
01/27/2023 -- ANNUAL REPORT	View image in PDF format
03/11/2022 -- Domestic LP	View image in PDF format