

RESOLUTION NO. 2026-58

**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 AN ASSIGNMENT AND ASSUMPTION OF LEASE AGREEMENT FOR USE OF A COUNTY-OWNED PARCEL AT THE CORNER OF E. COCHRAN AVENUE AND N. ORANGE STREET IN HASTINGS.**

**RECITALS**

**WHEREAS**, St. Johns County entered into a Ground Lease Agreement with C&C Property Management & More, LLC on December 9, 2022, pursuant to Resolution No. 2022-444 for County-owned property located at the corner of E. Cochran Avenue and N. Orange Street, Hastings, Florida; and

**WHEREAS**, C&C Property Management & More, LLC owned and operated three mobile homes on this parcel to provide affordable housing to the residents of St. Johns County; and

**WHEREAS**, Kel-Ther Rental Properties LLC has expressed an interest in acquiring and operating the mobile homes and has submitted an Assignment and Assumption of Lease Agreement, attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

**WHEREAS**, this is a revocable Ground Lease Agreement and the County can terminate the Lease with six (6) months written notice should a need be determined; and

**WHEREAS**, the County has determined that executing the referenced Assignment and Assumption of Lease Agreement is in the overall best interests of the citizens of St. Johns County.

**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 material terms and conditions of the Assignment and Assumption of Lease Agreement, and authorize the County Administrator, or designee, to execute the Agreement in substantially the form attached hereto, and any future amendments to the Agreement that do not substantially change the material terms and conditions.

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 Resolution may be revised without subsequent approval by the Board of County Commissioners.

Section 4. The Clerk of Court is instructed to file the Assignment and Assumption of Lease Agreement in the Clerk's Office.

PASSED AND ADOPTED this 3rd day of March, 2026.

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

Rendition Date MAR 03 2026

BY: Clay Murphy  
Clay Murphy, Chair

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

Crystal Smith  
Deputy Clerk

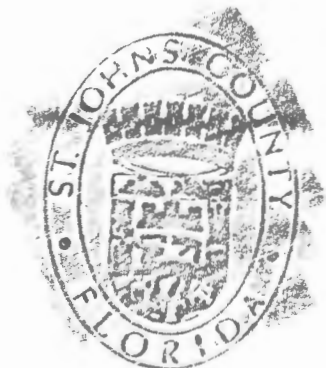


EXHIBIT "A" TO RESOLUTION

**ASSIGNMENT AND ASSUMPTION OF LEASE AGREEMENT**

This Assignment and Assumption, dated effective as of \_\_\_\_\_, 2026 is by and between C&C Property Management & More LLC, a Florida limited liability company ("Assignor") and Kel-Ther Rental Properties LLC, a Florida limited company ("Assignee").

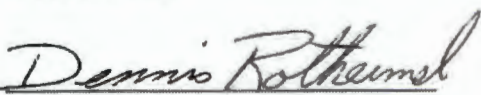
**RECITALS:**

- A. Assignee is interested in assuming that certain Lease Agreement between St. Johns County and C&C Property Management & More LLC relating to the real property known as 304 and 306 E. Cochran Avenue and 303 and 305 N. Orange Street, Hastings, Florida, Parcel Number 042380-0000 (the "Property").
- B. Assignor wishes to assign to Assignee and Assignee has agreed to assume the Lease Agreement, including all of Assignor's interest in any deposits paid and any items of tangible or intangible personal property relating to the property which is the subject of the Lease Agreement and owned by Assignor.

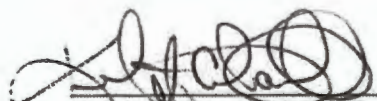
**NOW, THEREFORE**, in exchange for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged:

- 1. Assignor hereby assigns to Assignee, all of Assignor's right, title and interest in the Lease Agreement; including all of Assignor's interest in any deposits paid and any items of tangible or intangible personal property relating to the property which is the subject of the Lease Agreement and owned by Assignor.
- 2. By their acceptance hereof, Assignee hereby assumes all of Assignor's duties and obligations under the Lease Agreement arising from the date hereof.

**ASSIGNOR:**  
**C&C PROPERTY MANAGEMENT  
& MORE LLC**

  
Dennis Rothermel, Owner/President  
Date: Feb. 2, 2026

**ASSIGNEE:**  
**KEL-THER RENTAL PROPERTIES LLC**

  
Kelvin J. Claxton, Owner/President  
Date: 2.2.26

**PROPERTY OWNER:**  
**ST. JOHNS COUNTY, FLORIDA**  
A political subdivision of the State of Florida

By: \_\_\_\_\_  
Joy Andrews, County Administrator  
Date: \_\_\_\_\_



Imagery Date: 12/2024

Date: 2/5/2026

**Assignment and Assumption  
of Lease Agreement**  
**E. Cochran Ave and N. Orange St**



**Land Management  
Systems**  
**(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.