

RESOLUTION NO. 2023- 29

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE AND SCHEDULE OF VALUES AND WARRANTY ASSOCIATED WITH THE WATER SYSTEM TO SERVE DATIL PEPPER BUSINESS PARK LOCATED OFF US HIGHWAY 1 SOUTH.

RECITALS

WHEREAS, Datil Pepper Business Park, LLC, a Florida limited liability company, has executed and presented to the County a Bill of Sale and Schedule of Values attached hereto as Exhibit “A” incorporated by reference and made a part hereof, conveying all personal property associated with the water system to serve Datil Pepper Business Park located off US Highway 1 South; and

WHEREAS, Ground Control of Florida, LLC, a Florida limited liability company, has executed and presented to the County a Warranty for work performed at Datil Pepper Business Park, attached hereto as Exhibit “B”, incorporated by reference and made a part hereof; and

WHEREAS, St. Johns County Utility Department has reviewed and approved the documents mentioned above, as stated in a memo attached hereto as Exhibit “C”, incorporated by reference and made a part hereof.

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.

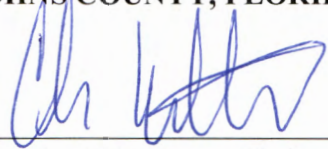
Section 2. The above described Bill of Sale and Schedule of Values and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

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 the Court is instructed to file the Warranty and Bill of Sale in the Public Records of St. Johns County, Florida.

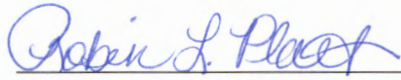
PASSED AND ADOPTED this 7th day of February, 2023.

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

By: 
Christian Whitehurst, Chair

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

Rendition Date FEB 07 2023


Deputy Clerk





BILL OF SALE
UTILITY IMPROVEMENTS
for

Datil Pepper Business Park

Datil Pepper Business Park LLC / 1711 Lakeside Ave Suite 5, St. Augustine, FL 32084, (the "Seller") for and in consideration of the sum of Ten and No/100 Dollars (\$10) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, transfers and delivers to **ST. JOHNS. COUNTY, FLORIDA**, a political subdivision of the State of Florida, the following personal property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR Datil Pepper Business Park"

The Seller does, for itself and its successors and assigns, covenant to and with St. Johns County and its successors and assigns, that it is lawful owner of said personal property; that the personal property is free of all encumbrances; that it has good rights to sell the same; and that it will warrant and defend the sale of the personal property against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the Seller has caused this instrument to be duly executed and delivered by its duly authorized office on this ___ of ___, ___.

WITNESS:

OWNER:

Jason A. McKay
Witness Signature
Jason A. McKay
Print Witness Name

Adam Russo
Owner's Signature
Adam Russo
Print Owner's Name

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11 day of MAY, 2021, by Adam Russo as Manager for Datil Pepper Business Park LLC

Frances E Murray
Notary Public
My Commission Expires: _____

Personally Known or Produced Identification
Type of Identification Produced



Exhibit "A" to Bill of Sale



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Datil Pepper Business Park
 Contractor: Ground Control of Florida
 Developer: Datil Pepper Business Park LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
8" C900 DR-18	LF	20	\$ 7.09	\$ 141.80
2" CTS 250 PSI NSF Blue	LF	30	\$ 1.50	\$ 45.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
8" Gate Valve	Ea	1	\$ 750.00	\$ 750.00
6" Gate Valve	Ea	1	\$ 471.00	\$ 471.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
5-1/4 VO WB67 HYD 3'6" OL L/A STJN	Ea	1	\$ 1,650.00	\$ 1,650.00
			\$ -	\$ -
			\$ -	\$ -
Sevices (Size and Type)				
1" CTS 250 PSI NSF Blue	Ea	1	\$ 247.00	\$ 247.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
Total Water System Cost				\$ 3,304.80



**WARRANTY
UTILITY IMPROVEMENTS**

Date: 5/7/2021

Project Title: Datil Pepper Business Park
St. Johns County, Florida

FROM: Ground Control of Florida
3545 US 1 South
St. Augustine, FL 32086

TO: St. Johns County Utility Department
Post Office Box 3006
St. Augustine, Florida 32085

The undersigned warrants all its work performed in connection with the above project to be free from all defects in material and workmanship for a period of (1) year from the date of acceptance of the project by St. Johns County and agrees to remedy all defects arising with that period at its expense.

The term defects shall not be construed as embracing damage arising from misuse, negligence, Acts of God, normal wear and tear or failure to follow operating instructions.

Contractor:

[Signature]
Contractor's Signature

Charlie Owen
Print Contractor's Name

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7 day of May, 2021, by Charlie Owen as Manager for Ground Control of Florida U.C.

[Signature]
Notary Public
My Commission Expires: _____

Personally Known or Produced Identification
Type of Identification Produced





St. Johns County Board of County Commissioners

Utility Department

INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Missy Caraway, Utility Review Coordinator
SUBJECT: Datil Pepper Business Park
DATE: November 30, 2022

Please present the Bill of Sale and Schedule of Values, and Warranty to the Board of County Commissioners (BCC) for final approval and acceptance.

After acceptance by the BCC, please provide the Utility Department with a copy of the executed Resolution for our files.

Your support and cooperation as always are greatly appreciated.



Aerial Photography 2021
0 200 400 800
Feet
Date: 11/19/2021

Bill of Sale and Schedule
of values and Warranty

Datil Pepper
Business Park

Land Management
Systems
Real Estate
Division
(904) 209-0782

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.

