

RESOLUTION NO. 2023- 35

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE AND SCHEDULE OF VALUES, FINAL RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE OFFSITE FORCE MAIN IMPROVEMENTS ALONG STATE ROAD 207.**

**RECITALS**

**WHEREAS**, GB St Augustine, 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 offsite force main improvements along State Road 207; and

**WHEREAS**, VJ Usina Contracting, Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed to complete offsite force main improvements along State Road 207, attached hereto as Exhibits “B” and “C”, 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 “D”, 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.

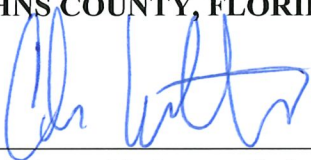
Section 2. The above described Bill of Sale and Schedule of Values, Final Release of Lien, and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

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 record the original Final Release of Lien and 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

  
Deputy Clerk

**Rendition Date** FEB 07 2023



ST. JOHNS COUNTY UTILITY DEPARTMENT  
3F - CLOSEOUT - BILL OF SALE

PROJECT: SR 207 Offsite Forcemain Improvements

GB St Augustine, LLC 5858 Central Ave. St Petersburg, FL 33707

Owners Name and Address, (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 the project listed above. (*Note: The description listed should match the description listed on the "Release of Lien"*)

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 18<sup>th</sup> of October, 2022.

WITNESS:

[Signature]  
Witness Signature

THOMAS S. HAREAS  
Witness Print Name

OWNER:

[Signature]  
Owner Signature

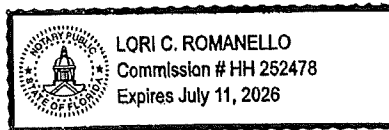
Gregory S. Sembler  
Owner Print Name President, GB St. Augustine, LLC

STATE OF Florida  
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of  physical presence or \_\_\_\_\_ online notarization, this 18<sup>th</sup> day of October, 2022, by Gregory S Sembler as President for GB St Augustine, LLC.

[Signature]  
Notary Public  
My Commission Expires: 7/11/2026

Personally Known or Produced Identification  
Type of Identification Produced





**St. Johns County Utility Department**  
**Asset Management**  
**Schedule of Values**

Project Name: SR 207 Force Main Improvements  
 Contractor: VJ Usina Contracting, Inc.  
 Developer: GB St. Augustine, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
16" DR18 PVC	LF	460	\$ 564.85	\$ 259,831.00
24" Steel Casing	LF	85	\$ 1,222.46	\$ 103,909.10
16" Fusible PVC	LF	85	\$ 326.52	\$ 27,754.20
<b>Sewer Valves (Size and Type)</b>				
16" Gate Valve	EA	2	\$ 10,946.19	\$ 21,892.38
16" Tapping Sleeve and Valve	Ea	1	\$ 23,336.00	\$ 23,336.00
10" Gate Valve	Ea	2	\$ 16,220.32	\$ 32,440.64
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
	LF			\$ -
	LF			\$ -
	LF			\$ -
	LF			\$ -
	LF			\$ -
	LF			\$ -
	LF			\$ -
<b>Laterals (Size and Type)</b>				
	EA			\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
	EA			\$ -
	EA			\$ -
	EA			\$ -
	EA			\$ -
	EA			\$ -
	EA			\$ -
	EA			\$ -
	EA			\$ -
	EA			\$ -
	EA			\$ -
	EA			\$ -
	EA			\$ -
	EA			\$ -
<b>Lift Station</b>				
	EA		\$ -	\$ -
	EA			\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 469,163.32</b>



ST. JOHNS COUNTY UTILITY DEPARTMENT  
3C - CLOSEOUT - RELEASE OF LIEN  
UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum  
Eleven thousand four hundred thirty-two dollars and sixty-six cents (\$11,432.66)  
hereby waives and releases its lien and right to claim a lien for Water, Sewer, and Reclaimed  
Water labor, services or materials furnished through  
10/17/2023 to St. Johns County  
Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR  
SR 207 Grocer

PROJECT NAME

Note: The description listed should match the description listed on the "Bill of Sale".

The waiver and release does not cover any retention or labor, services, or materials  
furnished after the date specified.

IN WITNESS WHEREOF, the Lienor has caused this instrument to be duly executed and  
delivered by its duly authorized office on this 17th day of October,  
2022.

WITNESS:

[Signature]  
Witness Signature

Lynzy McHone  
Print Witness Name

CONTRACTOR:

[Signature]  
Lienor's Signature

Crystal Durham  
Print Lienor'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 17th day of October, 2022, by  
Crystal Durham as Vice President for  
VJ Usina Contracting.

[Signature]  
Notary Public

My Commission Expires: 08/12/23

Personally Known or Produced Identification  
Type of Identification Produced

MADESYN HOWARD  
Notary Public, State of Florida  
My Comm. Expires 08/12/2023  
Commission No. HH62287



**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values

Project Name: SR 207 Force Main Improvements  
 Contractor: VJ Usina Contracting, Inc.  
 Developer: GB St. Augustine, LLC

Force Mains (Size, Type & Pipe Class)	UNIT	QUANTITY	UNIT COST	TOTAL COST
16" DR18 PVC	LF	460	\$ 564.85	\$ 259,831.00
24" Steel Casing	LF	85	\$ 1,222.46	\$ 103,909.10
16" Fusible PVC	LF	85	\$ 326.52	\$ 27,754.20
<b>Sewer Valves (Size and Type)</b>				
16" Gate Valve	EA	2	\$ 10,946.19	\$ 21,892.38
16" Tapping Sleeve and Valve	Ea	1	\$ 23,336.00	\$ 23,336.00
10" Gate Valve	Ea	2	\$ 16,220.32	\$ 32,440.64
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
	LF			\$ -
	LF			\$ -
	LF			\$ -
	LF			\$ -
	LF			\$ -
	LF			\$ -
	LF			\$ -
<b>Laterals (Size and Type)</b>				
	EA			\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
	EA			\$ -
	EA			\$ -
	EA			\$ -
	EA			\$ -
	EA			\$ -
	EA			\$ -
	EA			\$ -
	EA			\$ -
	EA			\$ -
	EA			\$ -
	EA			\$ -
	EA			\$ -
	EA			\$ -
<b>Lift Station</b>			\$ -	\$ -
	EA			\$ -
	EA			\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 469,163.32</b>

ST. JOHNS COUNTY UTILITY DEPARTMENT  
3E - CLOSEOUT - WARRANTY

Date: October 17, 2022  
Project Title: SR 207 Grocer  
FROM: VJ Usina Contracting, Inc.  
Contractor's Name  
Address: 4669 Avenue A  
Saint Augustine, FL 32095

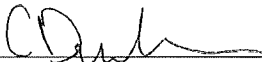
TO: St. Johns County Utility Department  
Post Office Box 3006  
St. Augustine, Florida 32085

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.

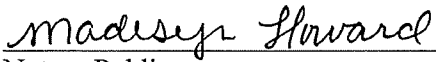
**Contractor:**

Crystal Durham  
Print Contractor's Name

  
Contractor's Signature

STATE OF Florida  
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_\_\_ on-line notarization, this 17 th day of October, 2022, by Crystal Durham as Vice President for VJ Usina Contracting.

  
Notary Public  
My Commission Expires: 08/12/23

Personally Known or Produced Identification  
Type of Identification Produced

MADESYN HOWARD  
Notary Public, State of Florida  
My Comm. Expires 08/12/2023  
Commission No. HH62287

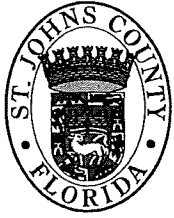


Exhibit "D" to Resolution

**St. Johns County Board of County Commissioners**

Utility Department

---

---

INTEROFFICE MEMORANDUM

---

---

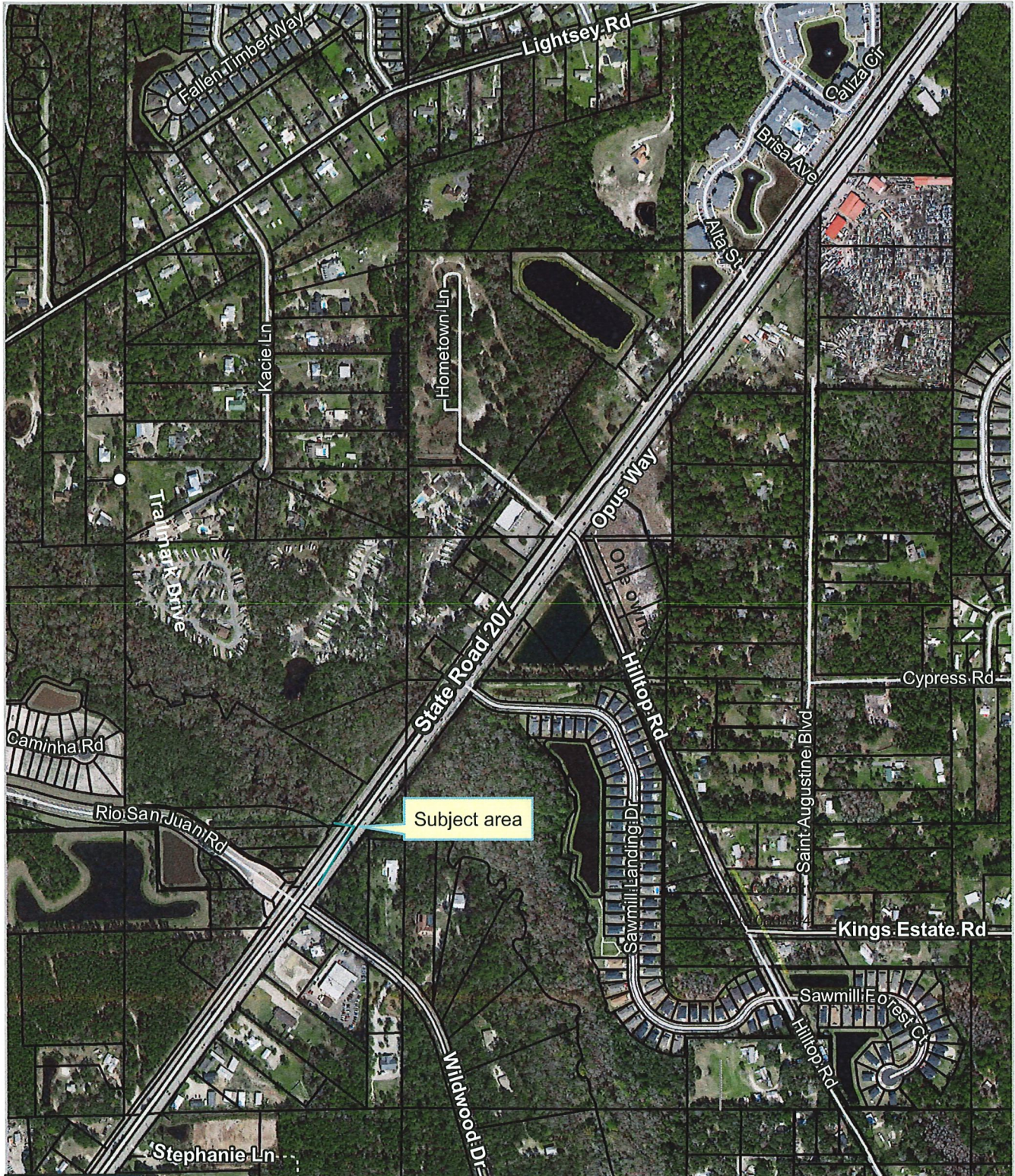
TO: Debbie Taylor, Real Estate Manager  
FROM: Melissa Caraway, Utility Review Coordinator  
SUBJECT: SR 207 Offsite FM  
DATE: December 19, 2022

Please present the Bill of Sale, Schedule of Values, Release of Lien, and Warranty to the Board of County Commissioners (BCC) for final approval and acceptance of SR 207 Offsite FM.

After acceptance by 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.





2021 Aerial Imagery

Date: 1/4/2023

Bill of Sale, Final Release  
of Lien, & Warranty

SR 207 offsite force  
main improvements

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.

