

**RESOLUTION NO. 2023-399**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE, FINAL RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE WATER AND REUSE SYSTEMS TO SERVE ST. JOHNS DENTAL OFFICE LOCATED OFF COUNTY ROAD 210 W.**

**RECITALS**

**WHEREAS**, WMG Acquisitions, LLC, a Florida limited liability company, has executed and presented to the County a Bill of Sale with a Schedule of Values, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof, conveying all personal property associated with the water and reuse systems to serve St. Johns Dental Office located off County Road 210 W; and

**WHEREAS**, D & K Development Group, LLC, a Florida limited liability company, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at St. Johns Dental Office, attached hereto as Exhibit “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, Final Release of Lien and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

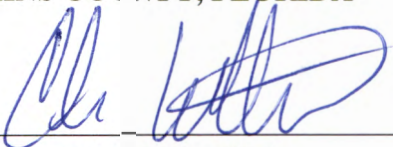
Section 3. To the extent that there are typographical, scrivener or administrative errors that do not change the tone, tenor or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

Section 4. The Clerk of the Court is instructed to record the Final Release of Lien in the Official Records and file the Warranty and Bill of Sale in the Public Records of St. Johns County, Florida.

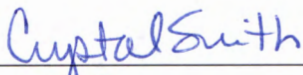
**PASSED AND ADOPTED** this 17th day of October, 2023.

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

Rendition Date: OCT 17 2023

By:   
Christian Whitehurst, Chair

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

By:   
Deputy Clerk



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

**PROJECT:** St. Johns Dental Office

WMG Acquisitions, LLC PO Box 768, Effingham, IL 62401

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 7 of JUNE, 2023.

**WITNESS:**

[Signature]  
Witness Signature

Jennifer Schiller  
Witness Print Name

**OWNER:**

[Signature]  
Owner Signature

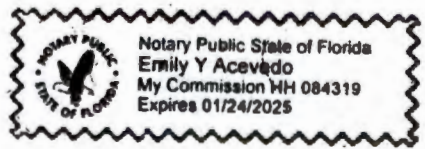
Craig E Kopko  
Owner Print Name

STATE OF Florida  
COUNTY OF orange

The foregoing instrument was acknowledged before me by means of  physical presence or \_\_\_\_\_ online notarization, this 7th day of JUNE, 2023, by Craig E Kopko as owner for WMG Acquisitions, LLC.

[Signature]  
Notary Public  
My Commission Expires: 01/24/25

Personally Known or Produced Identification  
Type of Identification Produced



**ST. JOHNS COUNTY UTILITY DEPARTMENT  
ASSET MANAGEMENT  
SCHEDULE OF VALUES - WATER**

Project Name:	St. Johns Dental Office			
Contractor:	D&K Development Group			
Developer:	WMG Development			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
2" Gate Valve & Tapping Saddle	Ea	1	\$ 2,312.50	\$ 2,312.50
6" Gate Valve & Tapping Sleeve	Ea	1	\$ 2,312.50	\$ 2,312.50
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			<b>Total Water System Cost</b>	<b>\$ 4,625.00</b>

**ST. JOHNS COUNTY UTILITY DEPARTMENT  
ASSET MANAGEMENT  
SCHEDULE OF VALUES - RECLAIMED WATER**

Project Name:	St. Johns Dental Office			
Contractor:	D & K Development Group			
Developer:	WMG Development, LLC			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Reuse Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Reuse Valves (Size and Type)</b>				
2" Gate Valve & Tapping Saddle	Ea	1	\$ 3,424.00	\$ 3,424.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Reuse System Cost</b>			<b>\$</b>	<b>3,424.00</b>



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

The undersigned lienor, in consideration of the sum

hereby waives and releases its lien and right to claim a lien for Water, Sewer, and Reclaimed Water labor, services or materials furnished through

04/12/2023 to WMG Acquisitions, LLC  
Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR  
St. Johns Dental Office

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 1st day of May, 2023.

WITNESS:

Hannel Goetzman  
Witness Signature

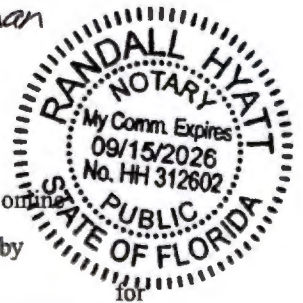
Print Witness Name

STATE OF Florida  
COUNTY OF Duval

CONTRACTOR:

[Signature]  
Lienor's Signature

Kenneth A. Goetzman  
Print Lienor's Name



The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 1st day of MAY, 2023, by Kenneth A. Goetzman as President for D+K Development Group LLC.

[Signature]  
Notary Public  
My Commission Expires: 09/15/2026

Personally Known or Produced Identification  
Type of Identification Produced

**ST. JOHNS COUNTY UTILITY DEPARTMENT  
ASSET MANAGEMENT  
SCHEDULE OF VALUES - WATER**

Project Name:	St. Johns Dental Office			
Contractor:	D&K Development Group			
Developer:	WMG Development			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
2" Gate Valve & Tapping Saddle	Ea	1	\$ 2,312.50	\$ 2,312.50
6" Gate Valve & Tapping Sleeve	Ea	1	\$ 2,312.50	\$ 2,312.50
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			Total Water System Cost	\$ 4,625.00

**ST. JOHNS COUNTY UTILITY DEPARTMENT  
ASSET MANAGEMENT  
SCHEDULE OF VALUES - RECLAIMED WATER**

Project Name:	St. Johns Dental Office			
Contractor:	D & K Development Group			
Developer:	WMG Development, LLC			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Reuse Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Reuse Valves (Size and Type)</b>				
2" Gate Valve & Tapping Saddle	Ea	1	\$ 3,424.00	\$ 3,424.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Reuse System Cost</b>			<b>\$</b>	<b>3,424.00</b>



Exhibit "C" to the Resolution  
ST. JOHNS COUNTY UTILITY DEPARTMENT  
3E - CLOSEOUT - WARRANTY

Date: 04/12/2023  
Project Title: St. Johns Dental Office  
FROM: D&K Development Group LLC  
Contractor's Name  
Address: 2154 Rosselle St  
Jacksonville, FL 32204

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

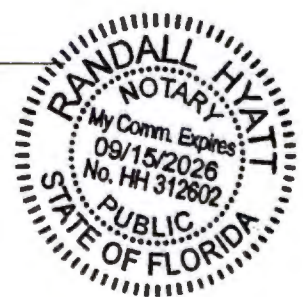
The undersigned warrants all its work performed in connection with the above project to be free from all defects in material and workmanship for a period of (1) year from the date of acceptance of the project by St. Johns County and agrees to remedy all defects arising with that period at its expense.

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:

Kenneth A. Goetzman  
Print Contractor's Name

[Signature]  
Contractor's Signature



STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_\_\_ on-line notarization, this 1<sup>st</sup> day of MAY, 2023, by Kenneth A Goetzman as President for D+K Development Group LLC

[Signature]  
Notary Public  
My Commission Expires: 09/15/2026

Personally Known or Produced Identification  
Type of Identification Produced



**ST. JOHNS COUNTY  
UTILITIES**

1205 State Road 16  
St. Augustine, Florida 32084

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**I N T E R O F F I C E   M E M O R A N D U M**

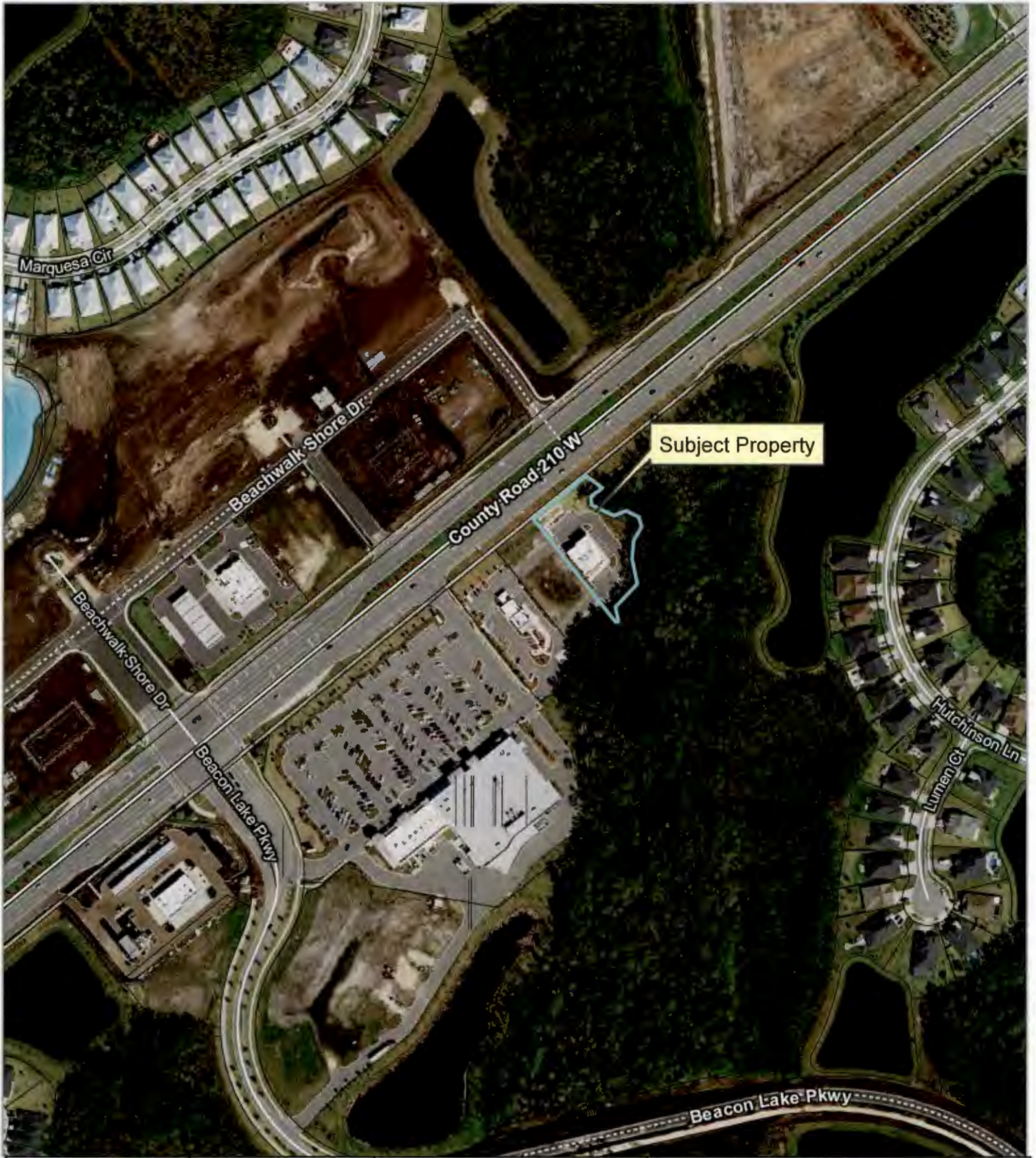
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**TO:** Debbie Taylor, Real Estate Manager  
**FROM:** Melissa Caraway, Utility Review Coordinator  
**DATE:** St. Johns Dental Office (ASBULT 2022000061)  
**SUBJECT:** August 15, 2023

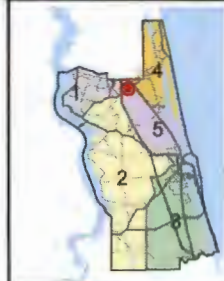
Please present the Bill of Sale, Schedule of Values, Release of Lien, and Warranty to the Board of County Commissioners (BCC) for final approval and acceptance of St. Johns Dental Office.

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.



Subject Property



2023 Aerial Imagery

Date: 9/20/2023

**St. Johns Dental Office**  
**Water & Reuse Systems**



**Land Management Systems**  
**(904) 209-0760**

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.