

RESOLUTION NO. 2023-472

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 SEWER SYSTEMS TO SERVE ROLLING HILLS SUBDIVISION LOCATED OFF ROLLING HILLS DRIVE.

RECITALS

WHEREAS, Pulte Home Company, 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 sewer systems to serve Rolling Hills Subdivision located off Rolling Hills Drive; and

WHEREAS, Ground Control of Florida, 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 Rolling Hills Subdivision, 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 5th day of December, 2023.

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

Rendition Date: DEC 06 2023

By: 
Sarah Arnold, Chair

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

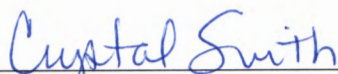

Deputy Clerk



Exhibit "A" to the Resolution
ST. JOHNS COUNTY UTILITY DEPARTMENT
3F - CLOSEOUT - BILL OF SALE

PROJECT: Rolling Hills Subdivision

Pulte Home Company, LLC, 12724 Grand Parkway, Suite 200 Jacksonville FL 32258

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 21st of August, 2023.

WITNESS:

Anna Kuczkowski
Witness Signature

Anna KUCZKOWSKI
Witness Print Name

OWNER:

David Crosby
Owner Signature

David Crosby
Owner Print Name

STATE OF Florida

COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or _____ online notarization, this 21st day of August, 2023, by

David Crosby as Director Land Development for Pulte Home Company LLC

Patti J. Barrett
Notary Public
My Commission Expires: 31/08/2027

Personally Known or Produced Identification
Type of Identification Produced



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

Project Name: Rolling Hills Subdivision
 Contractor: Ground Control of Florida, LLC.
 Developer: Pulte Group

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
8" DR18 PVC	LF	760	\$ 70.00	\$ 53,200.00
6" DR18 PVC	LF	480	\$ 46.00	\$ 22,080.00
10" SDR11 HDPE	LF	100	\$ 95.00	\$ 9,500.00
4" SDR11 HDPE	LF	200	\$ 31.00	\$ 6,200.00
	LF		\$ -	\$ -
Water Valves (Size and Type)				
8" Tapping Valve	Ea	1	\$ 4,850.00	\$ 4,850.00
8" Mech. Join STEM Valves	Ea	2	\$ 5,500.00	\$ 11,000.00
6" Mech. Join STEM valves	Ea	3	\$ 4,750.00	\$ 14,250.00
	Ea			\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
5-1/4 WO WB67 Hydrant	Ea	3	\$ 9,000.00	\$ 27,000.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
1" Short Single	Ea	2	\$ 960.00	\$ 1,920.00
1" Short Double	Ea	30	\$ 960.00	\$ 28,800.00
1" Long Double	Ea	14	\$ 960.00	\$ 13,440.00
	Ea		\$ -	\$ -
Total Water System Cost				\$ 192,240.00

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

Project Name:	Rolling Hills Subdivision
Contractor:	Ground Control of Florida
Developer:	Pulte Group

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
6" DR18 FM	LF	380	\$ 32.80	\$ 12,464.00
8" DR18 FM	LF	480	\$ 49.33	\$ 23,678.40
12" DR18 FM	LF	20	\$ 130.00	\$ 2,600.00
10" SDR11 HDPE	LF	1050	\$ 69.52	\$ 72,996.00
8" SDR11 HDPE	LF	40	\$ 61.00	\$ 2,440.00
Sewer Valves (Size and Type)				
10" Mechanical Joint STEM Valve	Ea	1	\$ 6,804.00	\$ 6,804.00
8" Mechanical Joint STEM Valve	Ea	1	\$ 5,602.00	\$ 5,602.00
6" Mechanical Joint STEM Valve	Ea	2	\$ 2,128.00	\$ 4,256.00
Gravity Mains (Size, Type & Pipe Class)				
6" SDR26 Main	LF	1652	\$ 28.00	\$ 46,256.00
8" SDR26 Main	LF	1385	\$ 48.00	\$ 66,480.00
Laterals (Size and Type)				
6" Single Service SDR35	EA	46	\$ 1,050.00	\$ 48,300.00
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep	EA	7	\$ 15,950.00	\$ 111,650.00
6-8 foot deep	EA	4	\$ 15,950.00	\$ 63,800.00
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum	1	\$ 60,000.00	\$ 60,000.00
Process Piping	Lump Sum	1	\$ 75,000.00	\$ 75,000.00
Process Structure	Lump Sum	1	\$ 60,000.00	\$ 60,000.00
Process Electrical Equipment	Lump Sum	1	\$ 80,000.00	\$ 80,000.00
Other Improvements	Lump Sum	1	\$ 35,000.00	\$ 35,000.00
Total Sewer System Cost				\$ 777,326.40



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

The undersigned lienor, in consideration of the sum
\$969,566.40

hereby waives and releases its lien and right to claim a lien for Water, Sewer, and Reclaimed
Water labor, services or materials furnished through
08/21/23 to Pulte Group
Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
Rolling Hills Subdivision

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 21 day of August
2023.

WITNESS:

Witness Signature
Frances E Murray
Print Witness Name

CONTRACTOR:

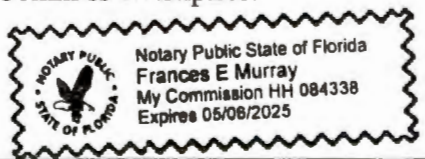
Lienor's Signature
David DiMare
Print Lienor's Name

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or online
notarization, this 21st day of August, 2023, by
David DiMare as Manager for
Ground Control of Florida, LLC.

Notary Public
My Commission Expires:

Personally Known or Produced Identification Type of
Identification Produced



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

Project Name: Rolling Hills Subdivision
 Contractor: Ground Control of Florida, LLC.
 Developer: Pulte Group

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
8" DR18 PVC	LF	760	\$ 70.00	\$ 53,200.00
6" DR18 PVC	LF	480	\$ 46.00	\$ 22,080.00
10" SDR11 HDPE	LF	100	\$ 95.00	\$ 9,500.00
4" SDR11 HDPE	LF	200	\$ 31.00	\$ 6,200.00
	LF		\$ -	\$ -
Water Valves (Size and Type)				
8" Tapping Valve	Ea	1	\$ 4,850.00	\$ 4,850.00
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6" Mech. Join STEM valves	Ea	3	\$ 4,750.00	\$ 14,250.00
	Ea			\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
5-1/4 WO WB67 Hydrant	Ea	3	\$ 9,000.00	\$ 27,000.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
1" Short Single	Ea	2	\$ 960.00	\$ 1,920.00
1" Short Double	Ea	30	\$ 960.00	\$ 28,800.00
1" Long Double	Ea	14	\$ 960.00	\$ 13,440.00
	Ea		\$ -	\$ -
Total Water System Cost				\$ 192,240.00

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

Project Name:	Rolling Hills Subdivision
Contractor:	Ground Control of Floirda
Developer:	Pulte Group

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
6" DR18 FM	LF	380	\$ 32.80	\$ 12,464.00
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Laterals (Size and Type)				
6" Single Service SDR35	EA	46	\$ 1,050.00	\$ 48,300.00
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	EA		\$ -	\$ -
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8-10 foot deep	EA		\$ -	\$ -
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Lift Station				
Mechanical Equipment	Lump Sum	1	\$ 60,000.00	\$ 60,000.00
Process Piping	Lump Sum	1	\$ 75,000.00	\$ 75,000.00
Process Structure	Lump Sum	1	\$ 60,000.00	\$ 60,000.00
Process Electrical Equipment	Lump Sum	1	\$ 80,000.00	\$ 80,000.00
Other Improvements	Lump Sum	1	\$ 35,000.00	\$ 35,000.00
Total Sewer System Cost				\$ 777,326.40

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

Date: 6/21/2023
Project Title: Rolling Hills Subdivision
FROM: Ground Control of Florida, LLC.
Contractor's Name
Address: 3545 US-1 South
St. Augustine, FL
32086

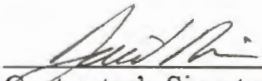
TO: St. Johns County Utility Department
Post Office Box 3006
St. Augustine, Florida 32085

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.

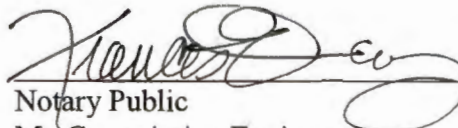
Contractor:

Ground Control of Florida, LLC.
Print Contractor's Name


Contractor's Signature

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or _____
on-line notarization, this 21 day of June, 2023, by
David D. Mare as Manager for
Ground Control of Florida LLC


Notary Public
My Commission Expires: _____

Personally Known or Produced Identification
Type of Identification Produced





**ST. JOHNS COUNTY
UTILITIES**

1205 State Road 16
St. Augustine, Florida 32084

INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: September 19, 2023
SUBJECT: Rolling Hills Subdivision (ASBULT 2023000108)

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 Rolling Hills Subdivision.

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.



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

The undersigned lienor, in consideration of the sum
\$969,566.40

hereby waives and releases its lien and right to claim a lien for Water, Sewer, and Reclaimed
Water labor, services or materials furnished through
08/21/23 to Pulte Group
Date (Developer's/Owner's Name)

to the following described property:

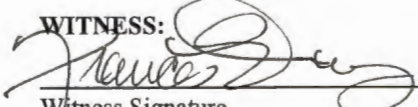
"SEE EXHIBIT A SCHEDULE OF VALUES FOR
Rolling Hills Subdivision

PROJECT NAME

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

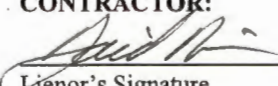
The waiver and release does not cover any retention or labor, services, or materials furnished after
the date specified.

IN WITNESS WHEREOF, the Lienor has caused this instrument to be duly executed and delivered by its
duly authorized office on this 21 day of August
2023.

WITNESS:


Witness Signature
Frances E Murray

Print Witness Name

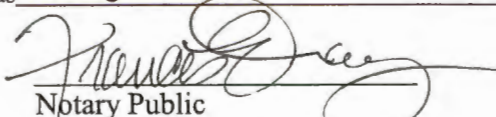
CONTRACTOR:


Lienor's Signature
David DiMare

Print Lienor's Name

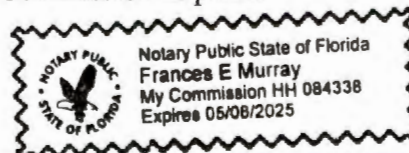
STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or online
notarization, this 21st day of August, 2023, by
David DiMare as Manager for
Ground Control of Florida, LLC.



Notary Public
My Commission Expires:

Personally Known or Produced Identification Type of
Identification Produced



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

Date: 6/21/2023
Project Title: Rolling Hills Subdivision
FROM: Ground Control of Florida, LLC.
Contractor's Name
Address: 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:

Ground Control of Florida, LLC.
Print Contractor's Name

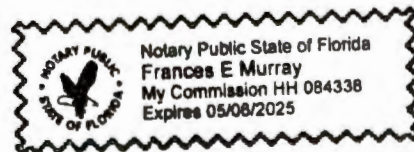
David D. Mare
Contractor's Signature

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or _____
on-line notarization, this 21 day of June, 2023, by
David D. Mare as Manager for
Ground Control of Florida LLC

Frances E Murray
Notary Public
My Commission Expires: _____

Personally Known or Produced Identification
Type of Identification Produced



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

PROJECT: Rolling Hills Subdivision

Pulte Home Company, LLC, 12724 Grand Parkway, Suite 200 Jacksonville FL 32258

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 21st of August, 2023.

WITNESS:

[Signature]
Witness Signature

Anna KUCZKOWSKI
Witness Print Name

OWNER:

[Signature]
Owner Signature

David Crosby
Owner Print Name

STATE OF Florida

COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or _____ online notarization, this 21st day of August, 2023, by

David Crosby as Director Land Development for

Pulte Home Company LLC

[Signature]
Notary Public
My Commission Expires: 3/08/2027

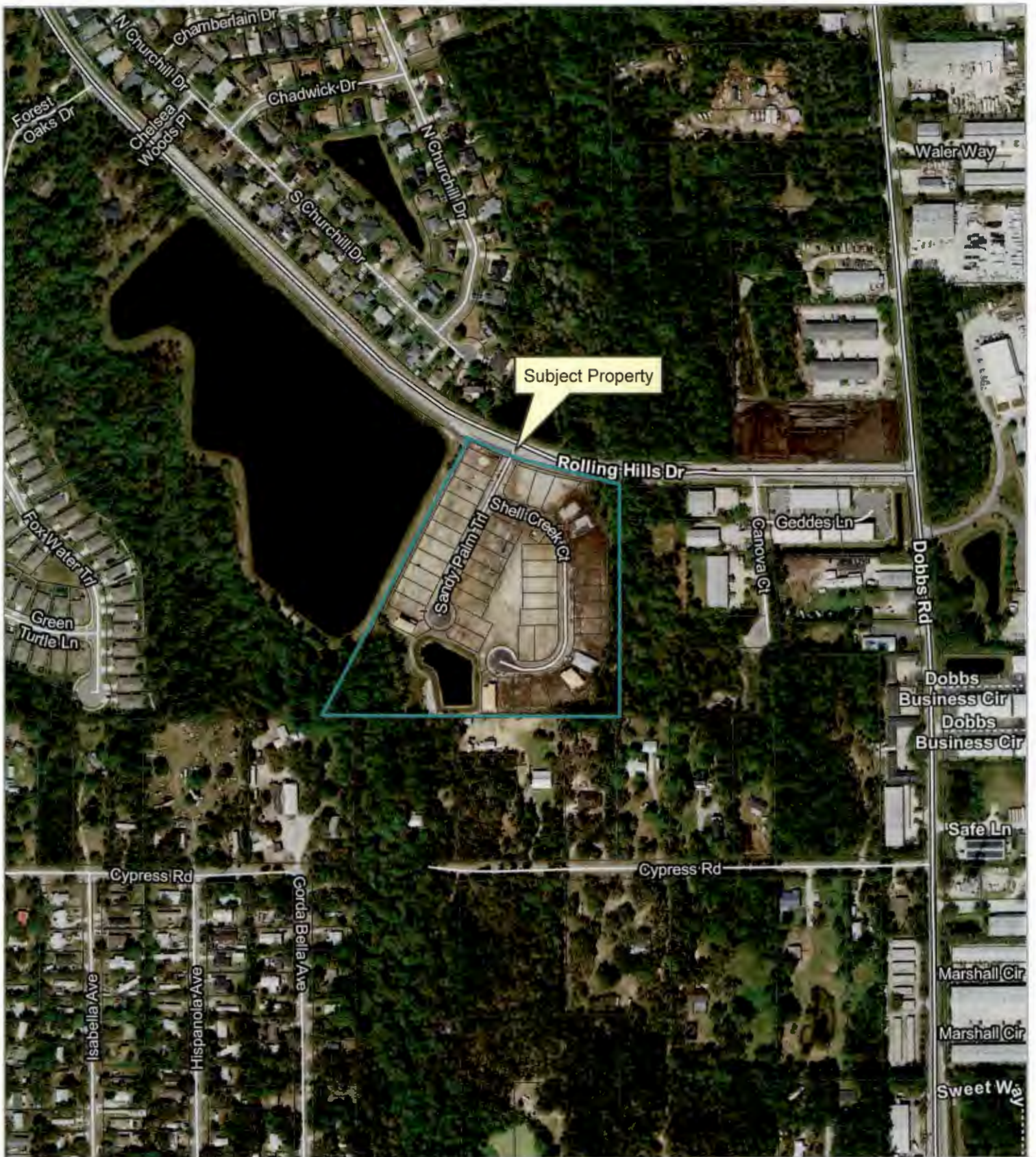
Personally Known or Produced Identification
Type of Identification Produced



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

Project Name: Rolling Hills Subdivision
 Contractor: Ground Control of Florida, LLC.
 Developer: Pulte Group

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
8" DR18 PVC	LF	760	\$ 70.00	\$ 53,200.00
6" DR18 PVC	LF	480	\$ 46.00	\$ 22,080.00
10" SDR11 HDPE	LF	100	\$ 95.00	\$ 9,500.00
4" SDR11 HDPE	LF	200	\$ 31.00	\$ 6,200.00
	LF		\$ -	\$ -
Water Valves (Size and Type)				
8" Tapping Valve	Ea	1	\$ 4,850.00	\$ 4,850.00
8" Mech. Join STEM Valves	Ea	2	\$ 5,500.00	\$ 11,000.00
6" Mech. Join STEM valves	Ea	3	\$ 4,750.00	\$ 14,250.00
	Ea			\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
5-1/4 WO WB67 Hydrant	Ea	3	\$ 9,000.00	\$ 27,000.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
1" Short Single	Ea	2	\$ 960.00	\$ 1,920.00
1" Short Double	Ea	30	\$ 960.00	\$ 28,800.00
1" Long Double	Ea	14	\$ 960.00	\$ 13,440.00
	Ea		\$ -	\$ -
Total Water System Cost				\$ 192,240.00



2023 Aerial Imagery

Date: 10/4/2023

Rolling Hills Subdivision



Land Management
Systems
(904) 209-0796

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.

THE COURSE

End Human Trafficking Training

In collaboration with the Florida Forensic Institute for Research, Security, and Tactics, the Florida Alliance to End Human Trafficking developed a training course that focuses on detecting human trafficking, best practices for reporting human trafficking, and the interventions and treatment for survivors of human trafficking.



OBJECTIVES

Participants will be able to identify **points of possible intervention.**



Please click the "cc" on the bottom right of the video player to view the course in your preferred language.