

RESOLUTION NO. 2024-10

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 THE YARDS – SOLANA ROAD GOLF MAINTENANCE FACILITY LOCATED OFF SOLANA ROAD.

RECITALS

WHEREAS, Alta Mar Holdings, 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 The Yards – Solana Road Golf Maintenance Facility located off Solana Road; and

WHEREAS, North Florida Underground Utilities, 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 The Yards – Solana Road Golf Maintenance Facility, 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 16th day of January, 2024.

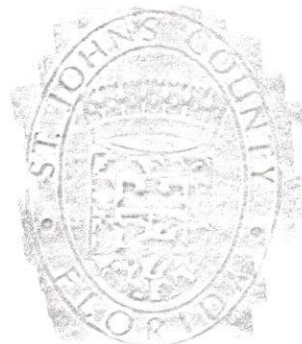
**BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA**

Rendition Date: JAN 18 2024

By: 
Sarah Arnold, Chair

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


Deputy Clerk



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

PROJECT: The Yards Solana Road Golf Maintenance Facility

Alta Mar Holdings, LLC, 803-13 AIA North, Suite 120, Ponte Vedra Beach, FL 32082

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 1st of July, 2022.

WITNESS:

[Signature]
Witness Signature

Jeff Miller
Witness Print Name

OWNER:

[Signature]
Owner Signature

David Miller
Owner Print Name

STATE OF Florida
COUNTY OF Saint Johns

The foregoing instrument was acknowledged before me by means of physical presence or _____ online notarization, this 1st day of July, 2022, by David Miller as Owner for Alta Mar Holdings, LLC.

Mary K Broadwater
Notary Public
My Commission Expires: October 5, 2022

Personally Known or Produced Identification
Type of Identification Produced

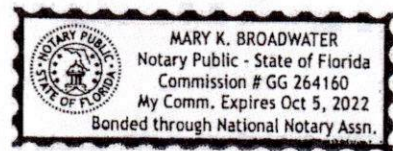


Exhibit "A" to the Bill of Sale

S **JOHNS COUNTY UTILITY DEPAR** **MENT**
ASSET MANAGEMENT
SCHEDULE OF VALUES - WATER

Project Name: Oak Bridge Maintenance Building
 Contractor: North Florida Underground
 Developer: Altmar Holdings

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
2" CTS 250psi NSF Blue	LF	20	\$ 2.00	\$ 40.00
6" C-900 Blue DR 18	LF	10	\$ 17.00	\$ 170.00
12x6 SS Tapping Saddle	EA	1	\$ 989.00	\$ 989.00
6x2 Tapping Saddle	EA	1	\$ 83.00	\$ 83.00
	LF		\$ -	\$ -
Water Valves (Size and Type)				
6" DI MJ RW OL SS TAPN VLV	Ea	1	\$ 1,232.00	\$ 1,232.00
2" DI THRD RW OL SS VLV	Ea	1	\$ 73.00	\$ 73.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
5-1/4vo wb67 hyd 3'6 ol L/A St Johns	Ea	1	\$ 2,043.00	\$ 2,043.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
2" Curbstop Female to Poly	Ea	1	\$ 374.00	\$ 374.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost				\$ 5,004.00

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

Project Name: Oak Bridge Maintenance Building
 Contractor: North Florida Underground
 Developer: Altamar Holdings

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
2" dr9 HDPE green	LF	60	\$ 2.25	\$ 135.00
4x2 IP dbl strpss epoxy sdi	LF	1	\$ 64.00	\$ 64.00
2"DI thrd RW ol ss stem valve	LF	1	\$ 346.00	\$ 346.00
2x4 brass nipple GBL	LF	1	\$ 73.00	\$ 73.00
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
Total Sewer System Cost				\$ 618.00



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

The undersigned lienor, in consideration of the sum
\$5,622.00

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

August 17, 2022 to Alta Mar Holdings, LLC
Date Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
Oak Bridge Golf Maintenance Building

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 August, 2022.

WITNESS:

[Signature]
Witness Signature
Thomas Ambrose
Print Witness Name

OWNER:

[Signature]
Lienor's Signature
Kimberly Miller
Print Lienor's Name

STATE OF Florida
COUNTY OF St. Johns

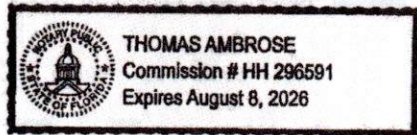
The foregoing instrument was acknowledged before me by means of physical
presence or online notarization, this 17th day of August, 2022, by
Kimberly Miller as owner for

ETENS, NORTH FLORIDA
UNDERGROUND

[Signature]
Notary Public
My Commission Expires: 8/8/26

Personally Known or Produced Identification
Type of Identification Produced

OK DL



S **JOHNS COUNTY UTILITY DEPAR** **MENT**
ASSET MANAGEMENT
SCHEDULE OF VALUES - WATER

Project Name: Oak Bridge Maintenance Building
 Contractor: North Florida Underground
 Developer: Altmar Holdings

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	Ea		\$ -	\$ -
Total Water System Cost				\$ 5,004.00

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

Project Name:	Oak Bridge Maintenance Building			
Contractor:	North Florida Underground			
Developer:	Altamar Holdings			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
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Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
Total Sewer System Cost				\$ 618.00

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

Date: July 1 2022
Project Title: Oak Bridge Golf Maintenance Building
FROM: North Florida Underground
Contractor's Name
Address: 287 Whisper Ridge Dr
St. Augustine , Fl.
32092
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:

James Miller
Print Contractor's Name

[Signature]
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 5th day of July, 2022, by James Miller as owner for North Florida Underground utilities LLC

[Signature]
Notary Public
My Commission Expires: June 30 2023

Personally Known or Produced Identification
Type of Identification Produced FLDL





**ST. JOHNS COUNTY
UTILITIES**

1205 State Road 16
St. Augustine, Florida 32084

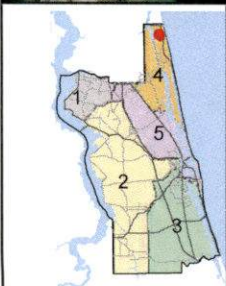
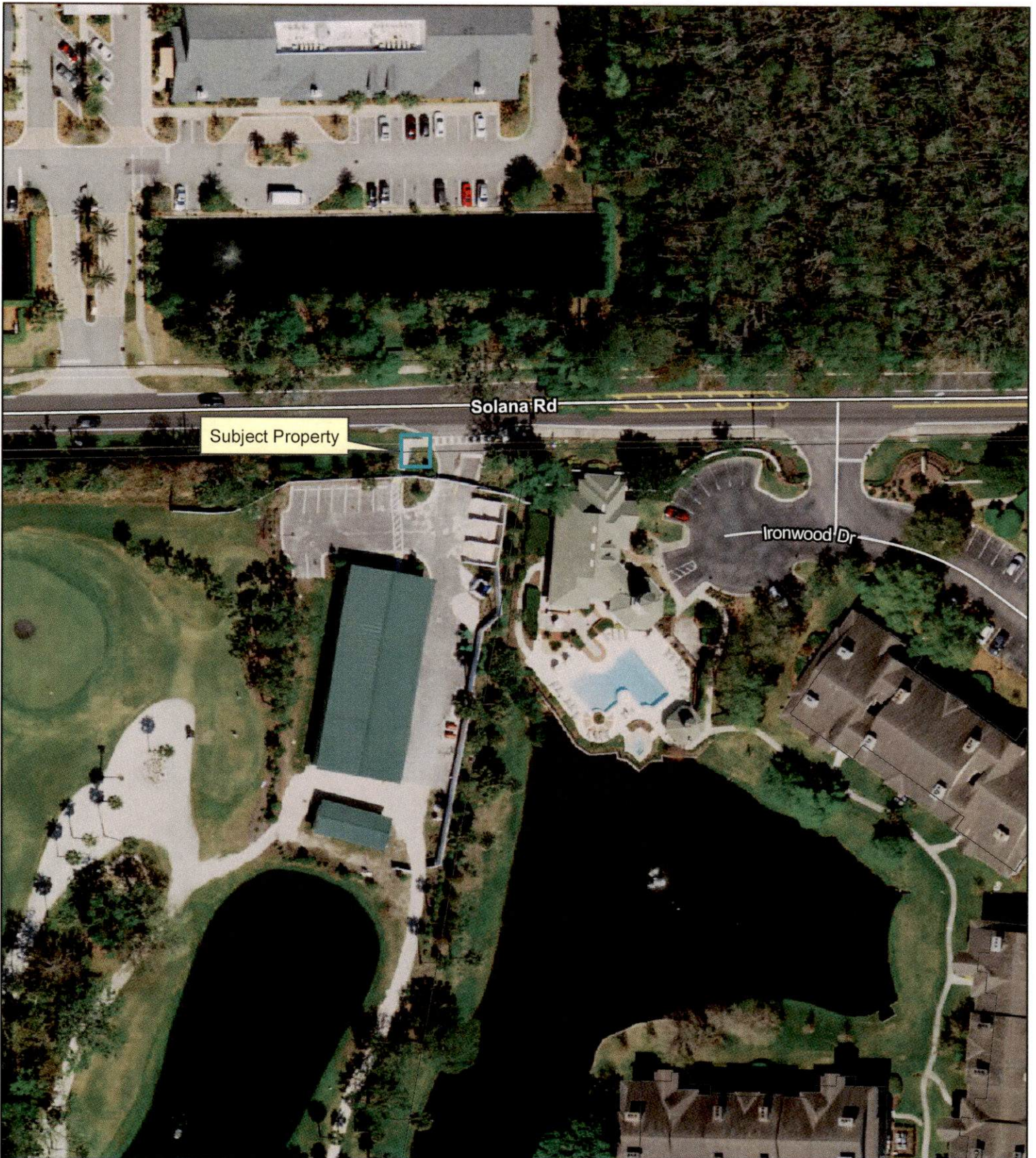
INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: November 7, 2023
SUBJECT: The Yards – Solana Road Golf Maintenance Facility (ASBULT 2022000057)

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 The Yards – Solana Golf Maintenance Facility.

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.



2023 Aerial Imagery

Date: 11/21/2023

**The Yards -
Solana Road Golf
Maintenance Facility**

**Bill of Sale, Final
Release of Lien
and Warranty**



**Land Management
Systems
(904) 209-1276**

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.