

RESOLUTION NO. 2024-188

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 SYSTEM TO SERVE BOZARD PARKING LOT LOCATED OFF OUTLET MALL BOULEVARD.

RECITALS

WHEREAS, Bozard Land, 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 system to serve Bozard Parking Lot located off Outlet Mall Boulevard; and

WHEREAS, All Site Contracting, Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Bozard Parking Lot, 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 7th day of May, 2024.

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

Rendition Date MAY 09 2024

By: _____
Sarah Arnold, Chair

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

Robin L. Patty
Deputy Clerk



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

PROJECT: Bozard Parking Lot - 540 Outlet Mall Blvd St. Augustine FL 32084

Bozard Land, LLC Type text here 540 OUTLET MALL BLVD., ST. AUGUSTINE, FL 32084
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 12 of February, 2024.

WITNESS:

[Signature]
Witness Signature

FRANKLIN M. LACEY
Witness Print Name

OWNER:

[Signature]
Owner Signature

Letti G. Bozard
Owner Print Name

STATE OF FL
COUNTY OF St Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12 day of February, 2024, by Letti Bozard as Owner for Bozard Food Company.

[Signature]
Notary Public

My Commission Expires: MEGAN PRESS



Personally Known or Produced Identification
Type of Identification Produced

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

Project Name: Bozard Ford Parking Lot

Contractor: Allsite Contracting

Developer: _____

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
6" PVC DR18	LF	18	\$ 34.67 -	\$ 416.04 -
8" DR11	LF	44	\$ 51.32 -	\$ 2,258.08 -
2" SDR 9 PE	LF	6	\$ 27.00 -	\$ 162.00 -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
6"x 8" TAPPING SLEEVE AND VALVE	Ea	1	\$ 6,631.00 -	\$ 6,631.00 -
6" GATE VALVE	Ea	1	\$ 5,457.54 -	\$ 5,457.54 -
2" CURB STOP WITH FLANGE	Ea	1	\$ 1,602.33 -	\$ 1,602.33 -
6"x2" TAPPING SADDLE & CORP STOP	Ea	1	\$ 970.00 -	\$ 970.00 -
2" GATE VALVE	Ea	1	\$ 376.00 -	\$ 376.00 -
Hydrants Assembly (Size and Type)				
6" MULLER PUMPER AND 2 HOSE PORTS	Ea	1	\$ 6,332.27 -	\$ 6,332.27 -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost				\$ 24,205.62 -



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

The undersigned lienor, in consideration of the sum of Twenty four thousand two hundred five dollars & 62 cents.

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

2/23/2024 to Bozard Land LLC
Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR

Bozard Parking Lot - 540 Outlet Mall Blvd, St Augustine, Florida 32082

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 23rd day of February, 2024.

WITNESS:
[Signature]
Witness Signature
Doug Beck
Print Witness Name

CONTRACTOR:
Allsite Contracting, INC.
Lienor's Signature
[Signature]
Print Lienor's Name

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23rd day of February, 2024, by Steven R. Bell as President for Allsite Contracting, INC.

[Signature]
Notary Public
My Commission Expires: 4-5-26

Personally Known or Produced Identification on
Type of Identification Produced



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

Project Name: Bozard Ford Parking Lot

Contractor: Allsite Contracting

Developer: _____

	UNIT	QUANTITY	UNIT COST	TOTAL COST
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	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			Total Water System Cost	\$ 24,205.62 -

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

Date: 1/29/2024
Project Title: Bozard Parking Lot
FROM: Allsite Contracting Inc
Contractor's Name
Address: 5845 Cisco Drive West
Jacksonville, FL 32219

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:

Steven Bell [Signature]
Print Contractor's Name Contractor's Signature

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or _____
on-line notarization, this 29th day of January, 20 24, by
Steve Bell as President for
Allsite Contracting Inc.

[Signature]
Notary Public
My Commission Expires: 4-5-26

Personally Known or Produced Identification
Type of Identification Produced





**ST. JOHNS COUNTY
UTILITIES**

1205 State Road 16
St. Augustine, Florida 32084

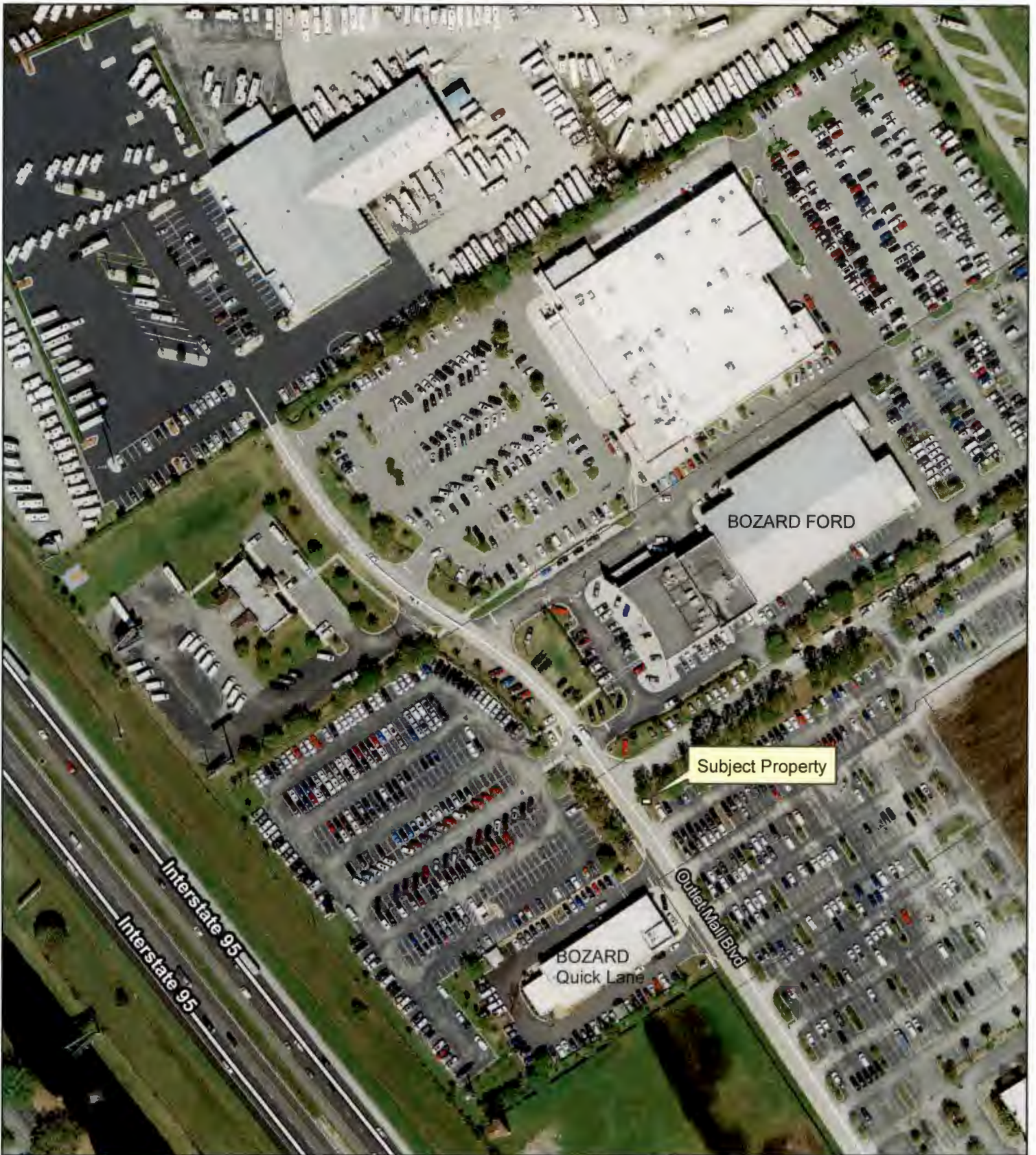
I N T E R O F F I C E M E M O R A N D U M

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: March 14, 2024
SUBJECT: Bozard Parking Lot (ASBULT2023000205)

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 Bozard Parking Lot.

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: 3/28/2024

Bozard Parking Lot

**Bill of Sale with
Schedule of Values,
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.