

**RESOLUTION NO. 2024-310**

**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 ZAXBY'S AT MILL CREEK LOCATED OFF STATE ROAD 16.**

**RECITALS**

**WHEREAS**, Mill Creek Property, 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 Zaxby's at Mill Creek located off State Road 16; and

**WHEREAS**, C1 Constructors, 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 Zaxby's at Mill Creek, 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, 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 6th day of August, 2024.

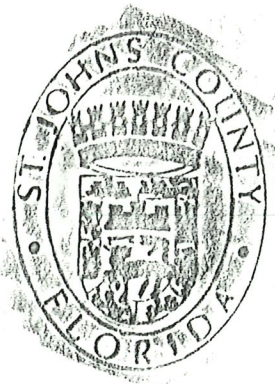
**BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA**

Rendition Date AUG 09 2024

By: \_\_\_\_\_  
Sarah Arnold, Chair

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

Brandon J. Patty  
Deputy Clerk



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

PROJECT: Zaxby's Restaurant (Mill Creek Crossing)

Mill Creek Property, LLC      PO Box 50910, Jacksonville Beach, Florida 32240

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<sup>th</sup> of MARCH, 2024.

WITNESS:

Michelle L. Gauthier  
Witness Signature

Michelle L. Gauthier  
Witness Print Name

OWNER:

Ramzy Bakkar  
Owner Signature

Ramzy Bakkar  
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 12<sup>th</sup> day of MARCH, 2024, by RAMZY BAKKAR as MANAGER for MILL CREEK PROPERTY, LLC.

Philip Militante  
Notary Public  
My Commission Expires: 8/17/2026

Personally Known or Produced Identification  
Type of Identification Produced

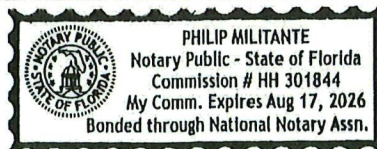


Exhibit "A" to the Bill of Sale

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

Project Name:	Zaxby's Restaurant (Mill Creek Crossing)			
Contractor:	C1 Constructors, LLC			
Developer:	Bakkar Group			
	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>				
A. Y. McDonald 2" Ball Style Meter Stop	Ea	1	\$ 730.00	\$ 730.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
17"x30" Ford Meter Box	Ea	1	\$ 579.00	\$ 579.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			<b>Total Water System Cost</b>	<b>\$ 1,309.00</b>



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

The undersigned lienor, in consideration of the sum  
\$1,309.00

hereby waives and releases its lien and right to claim a lien for Water, Sewer, and Reclaimed  
Water labor, services or materials furnished through  
02/16/2024 to Bakkar Group  
Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR  
Zaxby's Restaurant (Mill Creek Crossing)

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 \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_.

WITNESS:

John Patrick Healy  
Witness Signature  
John Patrick Healy  
Print Witness Name

CONTRACTOR:

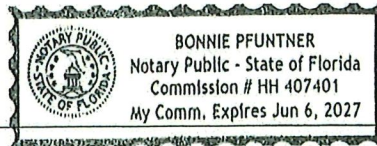
James W. Cannady Jr.  
Lienor's Signature  
James W. Cannady Jr.  
Print Lienor's Name

STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of  physical presence or  online  
notarization, this 12th day of March, 2024, by  
James W. Cannady Jr as Contractor for  
St Johns County Utility Dept

Bonnie Pfuntner  
Notary Public  
My Commission Expires: 06/06/2027

Personally Known or Produced Identification Type of  
Identification Produced



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

Project Name:	Zaxby's Restaurant (Mill Creek Crossing)
Contractor:	C1 Constructors, LLC
Developer:	Bakkar Group

	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>				
A.Y. McDonald 2" Ball Style Meter Stop	Ea	1	\$ 730.00	\$ 730.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
17"x30" Ford Meter Box	Ea	1	\$ 579.00	\$ 579.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			<b>Total Water System Cost</b>	<b>\$ 1,309.00</b>

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

Date: 02/16/2024  
Project Title: Zaxby's Restaurant (Mill Creek Crossing)  
FROM: C1 Constructors, LLC  
Contractor's Name  
Address: 2988 Plummer Cove Road  
Jacksonville, Florida 32223

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.

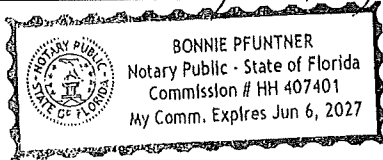
**Contractor:**


James W. Cannady Jr.  
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 12<sup>th</sup> day of March, 2024, by James w. Cannady Jr as contractor for St. Johns County Utility Dept.



  
Notary Public  
My Commission Expires: 06/06/2027

Personally Known or Produced Identification  
Type of Identification Produced FL Drivers license



**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:** June 13, 2024  
**SUBJECT:** Zaxby's At Mill Creek (ASBUILT 2024000032)

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 Zaxby's at Mill Creek.

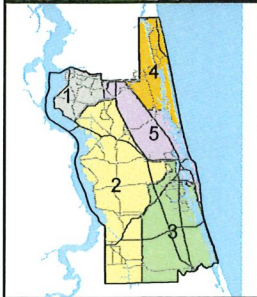
After acceptance by BCC, please provide the Utility Department with a copy of the executed resolution for our files.

Your support and cooperation as always are greatly appreciated.





Subject Property



2023 Aerial Imagery

Date: 6/24/2024

**Zaxby's at Mill Creek**

**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.