

RESOLUTION NO. 2024-336

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 1941 DOBBS ROAD PUMP STATION.

RECITALS

WHEREAS, Fidus Properties, 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 1941 Dobbs Road Pump Station; 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 1941 Dobbs Road Pump Station, 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.

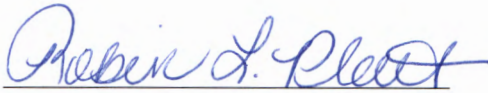
PASSED AND ADOPTED this 20th day of August, 2024.

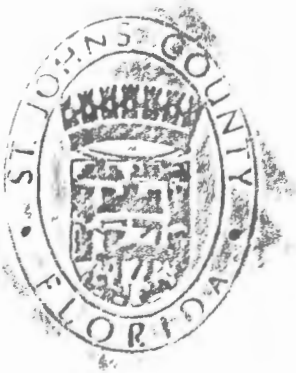
**BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA**

Rendition Date AUG 20 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: 1941 Dobbs Road Pump Station

Fidus Properties LLC 1955 SR16 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 15th of January, 2024.

WITNESS:

[Signature]
Witness Signature

Faith Torbett
Witness Print Name

OWNER:

[Signature]
Owner Signature

JAMES SUPLEE
Owner Print Name

STATE OF Florida

COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or _____ online notarization, this 15th day of January, 2024, by James Suplee as managing member for Fidus Properties.

[Signature]
Notary Public
My Commission Expires: _____

KAREN HEROUX COX

Notary Public
State of Florida
Comm# HH355079
Expires 3/19/2027



Personally Known or Produced Identification
Type of Identification Produced

ST. JOHNS COUNTY UTILITY DEPARTMENT

ASSET MANAGEMENT

SCHEDULE OF VALUES - WATER

Project Name:	1941 Dobbs Road
Contractor:	Ground Control of Florida, LLC.
Developer:	

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
2" HDPE DR9	LF	50	\$ 139.22	\$ 6,961.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
2" Checkvalve	Ea	1	\$ 2,425.00	\$ 2,425.00
2" Tapping Valve	Ea	1	\$ 2,750.00	\$ 2,750.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
1" HDPE DR9 Service	Ea	2	\$ 375.00	\$ 750.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			Total Water System Cost \$ 12,886.00	

ST. JOHNS COUNTY UTILITY DEPARTMENT

ASSET MANAGEMENT

SCHEDULE OF VALUES - SEWER

Project Name:	1941 Dobbs Road			
Contractor:	Ground Control of Florida, LLC.			
Developer:				
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
2" DR9 HDPE	LF	20	\$ 65.00	\$ 1,300.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
2" Tapping Valve	Ea	1	\$ 2,750.00	\$ 2,750.00
	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	\$ 4,050.00



Exhibit "B" to the Resolution
ST. JOHNS COUNTY UTILITY DEPARTMENT
3C - CLOSEOUT - RELEASE OF LIEN
UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum
\$16,936

hereby waives and releases its lien and right to claim a lien for Water, Sewer, and Reclaimed
 Water labor, services or materials furnished through
1/12/24 to Fidus Roofing & Construction LLC.
 Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
1941 Dobbs Road Pump Station

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 12 day of January,
2024.

WITNESS:

Jacob Palmer
 Witness Signature
Jacob Palmer
 Print Witness Name

CONTRACTOR:

David DiMare
 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 12th day of January, 2024, by
David DiMare as Manager for
Ground Control of Florida, LLC.

Jacob Palmer
 Notary Public
 My Commission Expires: 08/22/27

Personally Known or Produced Identification Type of
 Identification Produced



JACOB PALMER
 Notary Public
 State of Florida
 Comm# HH436150
 Expires 8/22/2027

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

Project Name: 1941 Dobbs Road
 Contractor: Ground Control of Florida, LLC.
 Developer:

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
2" HDPE DR9	LF	50	\$ 139.22	\$ 6,961.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
2" Checkvalve	Ea	1	\$ 2,425.00	\$ 2,425.00
2" Tapping Valve	Ea	1	\$ 2,750.00	\$ 2,750.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
1" HDPE DR9 Service	Ea	2	\$ 375.00	\$ 750.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			Total Water System Cost \$ 12,886.00	

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

Project Name:	1941 Dobbs Road			
Contractor:	Ground Control of Florida, LLC.			
Developer:				
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
2" DR9 HDPE	LF	20	\$ 65.00	\$ 1,300.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
2" Tapping Valve	Ea	1	\$ 2,750.00	\$ 2,750.00
	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			\$	4,050.00

Exhibit "C" to the Resolution
ST. JOHNS COUNTY UTILITY DEPARTMENT

Date: 1/11/24 **3E - CLOSEOUT - WARRANTY**
Project Title: 1941 Dobbs Road Pump Station
FROM: Ground Control of Florida, LLC.
Contractor's Name
Address: 3545 US1 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:

David DiMare - Manager

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 11 day of January, 2024, by
David DiMare as Manager for
Ground Control of Florida.



JACOB PALMER
Notary Public
State of Florida
Comm# HH436150
Expires 8/22/2027



Notary Public
My Commission Expires: _____

Personally Known or Produced Identification
Type of Identification Produced

Exhibit "D" to the Resolution



**ST. JOHNS COUNTY
UTILITIES**

1205 State Road 16
St. Augustine, Florida 32084

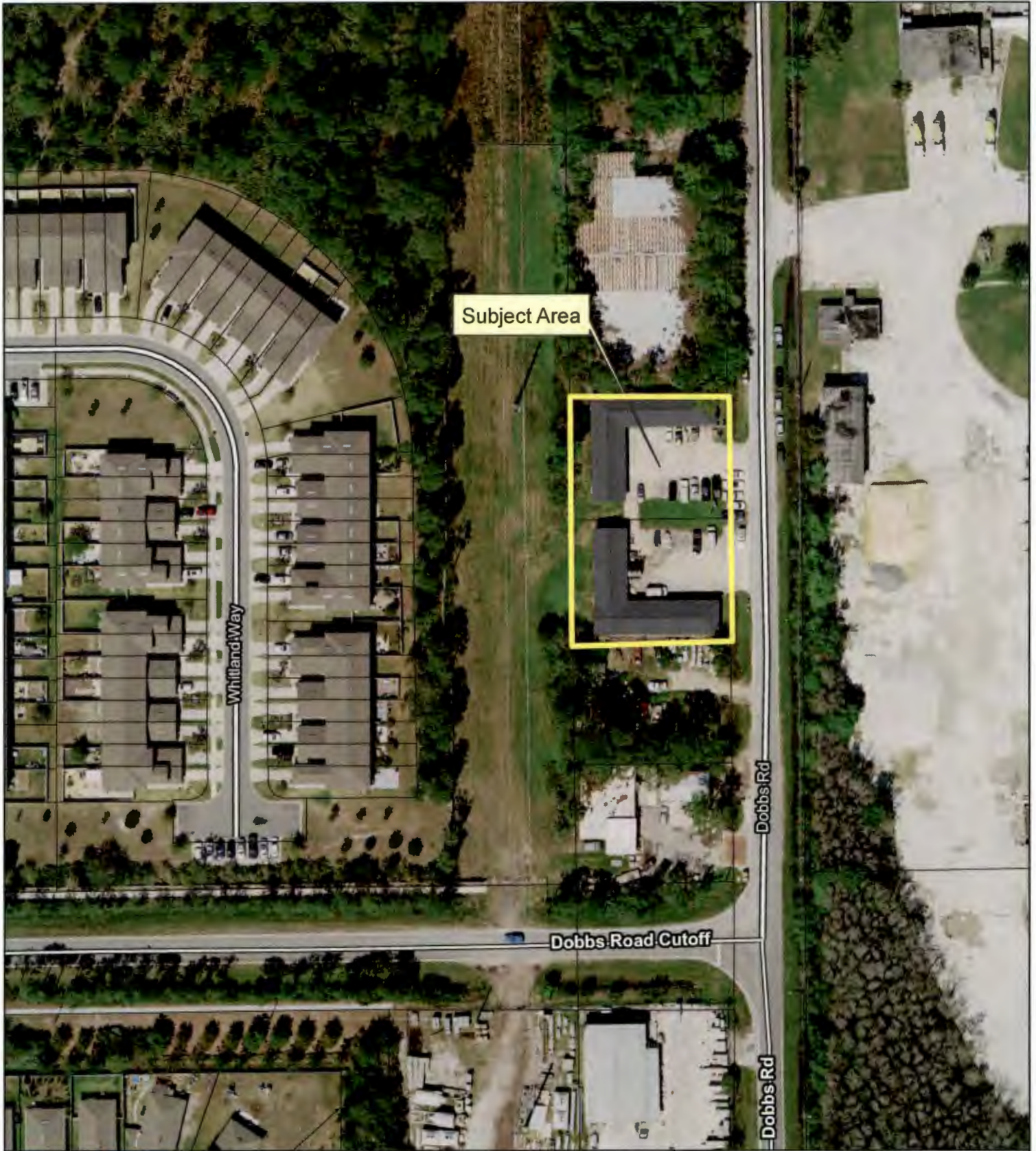
I N T E R O F F I C E M E M O R A N D U M

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: July 18, 2024
SUBJECT: 1941 Dobbs Road Pump Station (NDR CSTPL 2023000041)

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 1941 Dobbs Road Pump Station.

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 Area

Whitland Way

Dobbs Road Cutoff

Dobbs Rd

Dobbs Rd



2023 Aerial Imagery
Date: 7/23/2024

1941 Dobbs Road
Pump Station

Bill of Sale, Final Release
of Lien and Warranty



Land Management
Systems
(904) 209-0798

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.