

RESOLUTION NO. 2024- 359

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 TRINITY EPISCOPAL NORTH CAMPUS – PHASE 1, LOCATED OFF OF COUNTY ROAD 16A.

RECITALS

WHEREAS, The Vestry of Trinity Church of St. Augustine, Inc., a Florida not for profit corporation, 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; 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, 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 3rd day of September, 2024.

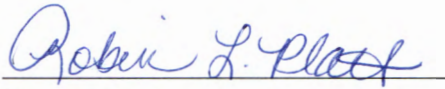
**BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA**

By: _____

Sarah Arnold, Chair

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

Rendition Date SEP 03 2024



Deputy Clerk



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

PROJECT: Trinity Episcopal - North Campus - Phase 1

Trinity Parish
6350 County Rd. 110a St. Augustine, FL 32092
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 29th of February, 2024.

WITNESS:

Courtney Wilson
Witness Signature

COURTNEY WILSON
Witness Print Name

OWNER:

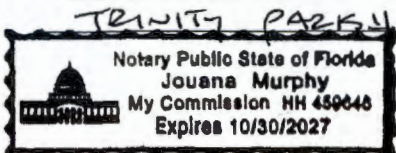
Matt Marino
Owner Signature

Matt Marino
Owner Print Name

STATE OF FLORIDA

COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 29th day of FEBRUARY, 2024, by MATT MARINO as REC'D for



Personally Known or Produced Identification
Type of Identification Produced

Jouana Murphy
Notary Public
My Commission Expires: 10/30/2027

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

Project Name: Trinity Episcopal - North Campus - Phase 1
 Contractor: Ground Control of Florida, LLC.
 Developer: Trinity Parish

| | | QUANTITY | UNIT COST | TOTAL COST |
|--|----|----------|-------------|---------------------|
| Water Mains (Size, Type & Pipe Class) | | | | |
| 8" PVC DR18 | LF | 85 | \$ 80.25 | \$ 6,821.25 |
| 2" PVC DR9 | LF | 6 | \$ 46.00 | \$ 276.00 |
| | LF | | \$ - | \$ - |
| | LF | | \$ - | \$ - |
| | LF | | \$ - | \$ - |
| Water Valves (Size and Type) | | | | |
| 8" Gate Valve | Ea | 1 | \$ 2,950.00 | \$ 2,950.00 |
| 16"X 8" Tapping Valve | Ea | 1 | \$ 5,326.12 | \$ 5,326.12 |
| | Ea | | \$ - | \$ - |
| | Ea | | \$ - | \$ - |
| | Ea | | \$ - | \$ - |
| Hydrants Assembly (Size and Type) | | | | |
| | Ea | | \$ - | \$ - |
| | Ea | | \$ - | \$ - |
| | Ea | | \$ - | \$ - |
| Sevices (Size and Type) | | | | |
| | Ea | | \$ - | \$ - |
| | Ea | | \$ - | \$ - |
| | Ea | | \$ - | \$ - |
| | Ea | | \$ - | \$ - |
| Total Water System Cost | | | | \$ 15,373.37 |

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

| | | | | |
|--|--|----------|-------------|-------------------|
| Project Name: | Trinity Episcopal - North Campus - Phase I | | | |
| Contractor: | Ground Control of Florida, LLC. | | | |
| Developer: | Trinity Parish | | | |
| | UNIT | QUANTITY | UNIT COST | TOTAL COST |
| Force Mains (Size, Type & Pipe Class) | | | | |
| 4" DR18 PVC | LF | 1867 | \$ 36.49 | \$ 68,126.83 |
| 6" HDPE | LF | 267 | \$ 55.12 | \$ 14,717.04 |
| | LF | | \$ - | \$ - |
| | LF | | \$ - | \$ - |
| | LF | | \$ - | \$ - |
| Sewer Valves (Size and Type) | | | | |
| 2" Gate Valve | Ea | 1 | \$ 2,425.00 | \$ 2,425.00 |
| 4" Gate Valve | Ea | 4 | \$ 2,950.00 | \$ 11,800.00 |
| 12"X 4" Tapping Valve | Ea | 1 | \$ 4,724.81 | \$ 4,724.81 |
| | 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 | | | \$ | 101,793.68 |



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

\$117,167.05

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

2/29/2024 to Trinity Parish
 Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
Trinity Episcopal - North Campus - Phase 1

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 29th day of February, 2024.

WITNESS:

Keith A. Brown
 Witness Signature
Keith A. Brown
 Print Witness Name

CONTRACTOR:

David DiMare
 Lienor's Signature
David DiMare - Mgr
 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 29th day of February, 2024, by David F. DiMare as Manager for Ground Control of Florida, LLC.

Jacob Palmer
 Notary Public
 My Commission Expires: 8/22/27

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: | Trinity Episcopal - North Campus - Phase 1 | | | |
| Contractor: | Ground Control of Florida, LLC. | | | |
| Developer: | Trinity Parish | | | |
| | | QUANTITY | UNIT COST | TOTAL COST |
| Water Mains (Size, Type & Pipe Class) | | | | |
| 8" PVC DR18 | LF | 85 | \$ 80.25 | \$ 6,821.25 |
| 2" PVC DR9 | LF | 6 | \$ 46.00 | \$ 276.00 |
| | LF | | \$ - | \$ - |
| | LF | | \$ - | \$ - |
| | LF | | \$ - | \$ - |
| Water Valves (Size and Type) | | | | |
| 8" Gate Valve | Ea | 1 | \$ 2,950.00 | \$ 2,950.00 |
| 16"X 8" Tapping Valve | Ea | 1 | \$ 5,326.12 | \$ 5,326.12 |
| | Ea | | \$ - | \$ - |
| | Ea | | \$ - | \$ - |
| | Ea | | \$ - | \$ - |
| Hydrants Assembly (Size and Type) | | | | |
| | Ea | | \$ - | \$ - |
| | Ea | | \$ - | \$ - |
| | Ea | | \$ - | \$ - |
| Sevices (Size and Type) | | | | |
| | Ea | | \$ - | \$ - |
| | Ea | | \$ - | \$ - |
| | Ea | | \$ - | \$ - |
| | Ea | | \$ - | \$ - |
| Total Water System Cost | | | | \$ 15,373.37 |

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

| | | | | |
|--|--|----------|--------------------------------|----------------------|
| Project Name: | Trinity Episcopal - North Campus - Phase 1 | | | |
| Contractor: | Ground Control of Florida, LLC. | | | |
| Developer: | Trinity Parish | | | |
| | UNIT | QUANTITY | UNIT COST | TOTAL COST |
| Force Mains (Size, Type & Pipe Class) | | | | |
| 4" DR18 PVC | LF | 1867 | \$ 36.49 | \$ 68,126.83 |
| 6" HDPE | LF | 267 | \$ 55.12 | \$ 14,717.04 |
| | LF | | \$ - | \$ - |
| | LF | | \$ - | \$ - |
| | LF | | \$ - | \$ - |
| Sewer Valves (Size and Type) | | | | |
| 2" Gate Valve | Ea | 1 | \$ 2,425.00 | \$ 2,425.00 |
| 4" Gate Valve | Ea | 4 | \$ 2,950.00 | \$ 11,800.00 |
| 12"X 4" Tapping Valve | Ea | 1 | \$ 4,724.81 | \$ 4,724.81 |
| | 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 | \$ 101,793.68 |

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

Date: 02/28/24 **3E - CLOSEOUT - WARRANTY**
Project Title: Trinity Episcopal - North Campus - Phase 1
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 - David DiMare, mgr.

Print Contractor's Name



Contractor's Signature

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of x physical presence or _____
on-line notarization, this 28th day of February, 2024, by
David DiMare as Manager for
Ground Control of Florida, LLC.



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

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

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: David Kaufman, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: August 7, 2024
SUBJECT: Trinity Episcopal North Campus – Phase 1 (ASBULT2024000054)

St. Johns County Utility Department has reviewed and approved the Bill of Sale, Schedule of Values, Release of Lien, and Warranty. Please present the documents to the Board of County Commissioners (BCC) for final approval and acceptance of Trinity Episcopal North Campus – Phase 1.

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

County Road 16A

State Road 16

Courtney Vista Dr

Silverleaf Pkwy



2023 Aerial Imagery
Date: 8/8/2024

Trinity Episcopal North
Campus - Phase 1
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 hereon.