

RESOLUTION NO. 2024- 469

**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 SEWER SYSTEM TO SERVE ST. JOHNS ACADEMY LIFT STATION LOCATED OFF WILDWOOD DRIVE.**

**RECITALS**

**WHEREAS**, St. John’s Academy Private School, 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 sewer system to serve St. Johns Academy Lift 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 St. Johns Academy Lift 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, scriveners 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 5th day of November, 2024.

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

Rendition Date NOV 07 2024

By:   
Sarah Arnold, Chair

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

  
Deputy Clerk

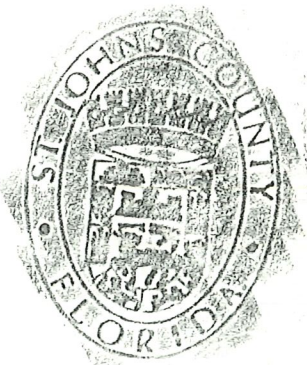


Exhibit "A" to the Resolution  
ST. JOHNS COUNTY UTILITY DEPARTMENT  
3F - CLOSEOUT - BILL OF SALE

PROJECT: St. Johns Academy Lift Station

St. Johns Academy - 1533 Wildwood Dr, St. Augustine, FL 32086

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 2 of July, 2024.

WITNESS:

Melissa Peterson  
Witness Signature

Melissa Peterson  
Witness Print Name

OWNER:

Wallis W. Brooks  
Owner Signature

Wallis W. Brooks  
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 2 day of July, 2024, by Wallis Brooks as owner/CEO for St John's Academy.

Candace G. Coad  
Notary Public

Commission Expires: 6/16/25

Personally Known or Produced Identification  
Type of Identification Produced



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

Project Name:	St. Johns Academy Lift Station
Contractor:	Ground Control of Florida, LLC.
Developer:	Owner: St Johns Academy

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
4" DR18 PVC	LF	25	\$ 121.45	\$ 3,036.25
	LS			\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
4" Check Valve	Ea	2	\$ 2,806.00	\$ 5,612.00
6x4 Tapping Sleeve	Ea	1	\$ 2,482.00	\$ 2,482.00
	Ea			\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
	LF			\$ -
	EA			\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA	n/a	\$ -	
6-8 foot deep	EA	n/a	\$ -	
8-10 foot deep	EA	n/a	\$ -	
10-12 foot deep	EA	n/a	\$ -	
> 12 foot deep	EA	n/a	\$ -	
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum	0	\$ -	\$ -
Process Piping	Lump Sum	0	\$ -	\$ -
Process Structure	Lump Sum	0	\$ -	\$ -
Process Electrical Equipment	Lump Sum	0	\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 11,130.25</b>

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

\$11,130.25

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

5/21/24

to

St. Johns Academy Private School, Inc.

Date

(Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR

St. Johns Academy Lift 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 6<sup>th</sup> day of June, 2024.

WITNESS:

Jami L. Odam

Witness Signature

Jami Odam

Print Witness Name

CONTRACTOR:

[Signature]

Lienor's Signature

David DiMare

Print Lienor's Name

STATE OF Florida

COUNTY OF St. John's

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 6<sup>th</sup> day of June, 2024, by

David DiMare as Manager for Ground Control of Florida, LLC.

[Signature]

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 - SEWER**

Project Name:	St. Johns Academy Lift Station
Contractor:	Ground Control of Florida, LLC.
Developer:	Owner: St Johns Academy

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
4" DR18 PVC	LF	25	\$ 121.45	\$ 3,036.25
	LS			\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
4" Check Valve	Ea	2	\$ 2,806.00	\$ 5,612.00
6x4 Tapping Sleeve	Ea	1	\$ 2,482.00	\$ 2,482.00
	Ea			\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
	LF			\$ -
	EA			\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA	n/a	\$ -	
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8-10 foot deep	EA	n/a	\$ -	
10-12 foot deep	EA	n/a	\$ -	
> 12 foot deep	EA	n/a	\$ -	
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum	0	\$ -	\$ -
Process Piping	Lump Sum	0	\$ -	\$ -
Process Structure	Lump Sum	0	\$ -	\$ -
Process Electrical Equipment	Lump Sum	0	\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 11,130.25</b>

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

Date: 05/21/24 **3E - CLOSEOUT - WARRANTY**  
Project Title: St. Johns Academy Lift Station  
FROM: Ground Control of Florida, LLC.  
Contractor's Name  
Address: 3545 US-1 South  
St. Augustine, FL 32086

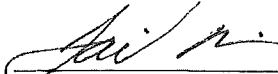
TO: St. Johns County Utility Department  
Post Office Box 3006  
St. Augustine, Florida 32085

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 of Florida, LLC.  
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 21<sup>st</sup> day of May, 2024, by

David DiMare as Manager for  
Ground Control of Florida, LLC.

  
Notary Public  
My Commission Expires: \_\_\_\_\_

Personally Known or Produced Identification  
Type of Identification Produced



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

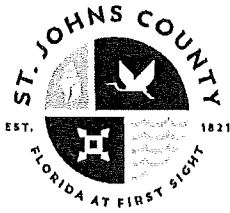


Exhibit "D" to the Resolution

**ST. JOHNS COUNTY  
UTILITIES**

1205 State Road 16

St. Augustine, Florida 32084

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

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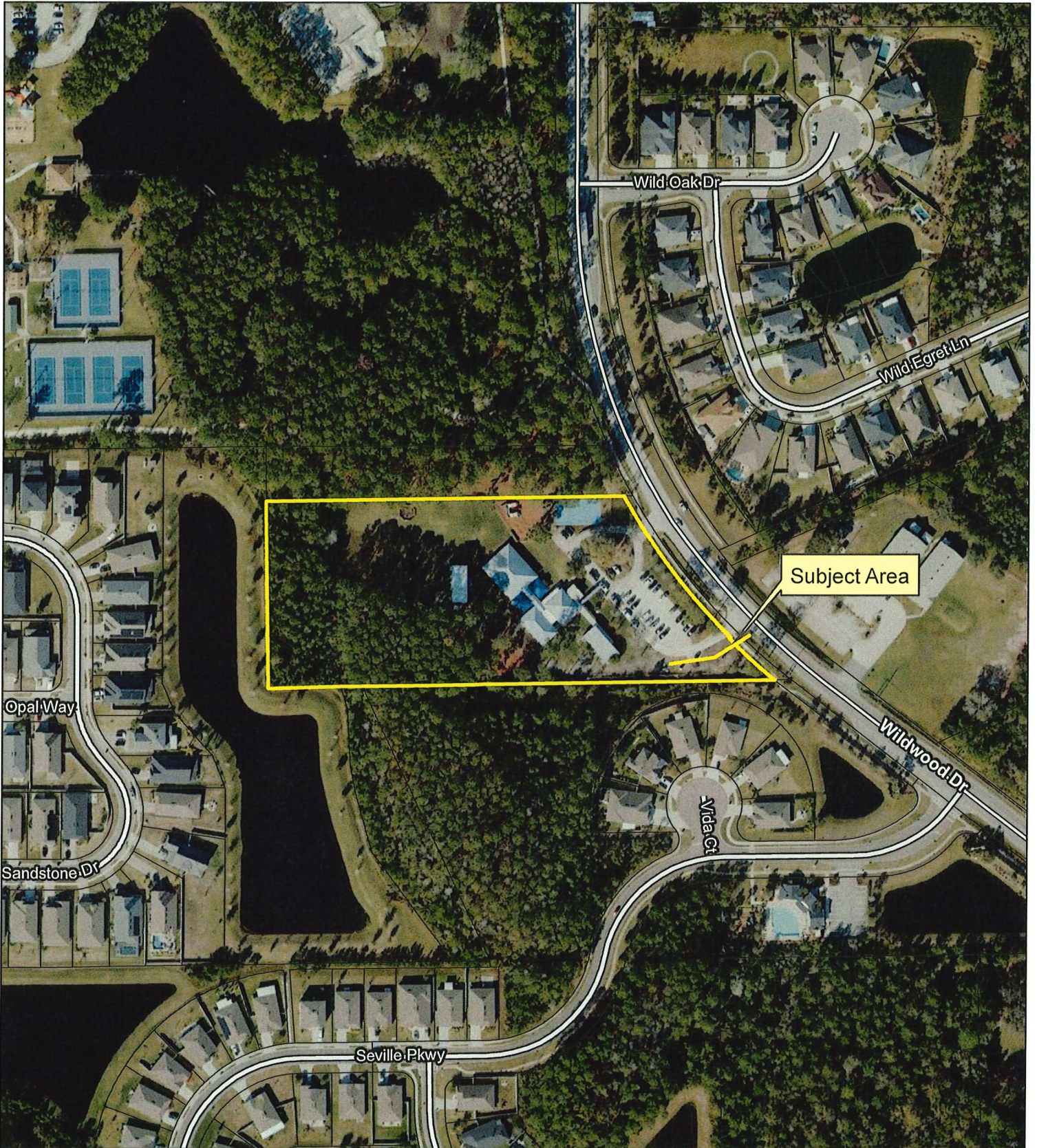
**TO:** David Kaufman, Real Estate Manager  
**FROM:** Melissa Caraway, Utility Review Coordinator  
**DATE:** September 30, 2024  
**SUBJECT:** St. Johns Academy Lift Station (ASBULT 2024000119)

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 St. Johns Academy Lift Station.

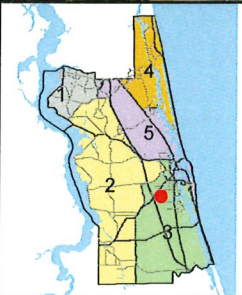
After acceptance by BCC, please provide the Utility Department with a copy of the executed resolution for our files.

Your support and cooperation as always are greatly appreciated.





Subject Area



2023 Aerial Imagery

Date: 10/4/2024

St. Johns Academy  
Lift 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.