

RESOLUTION NO. 2024-519

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 FAMILY KIA REMODEL LOCATED OFF US HIGHWAY 1.

RECITALS

WHEREAS, St. Augustine KI, 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 Family Kia Remodel; and

WHEREAS, D. Armstrong Contracting, 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 Family Kia Remodel, 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 December, 2024.

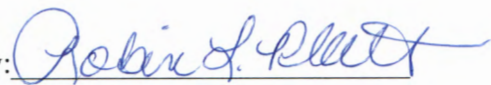
**BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA**

Rendition Date DEC 03 2024

By: 

Krista Joseph, Chair

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

By: 

Deputy Clerk

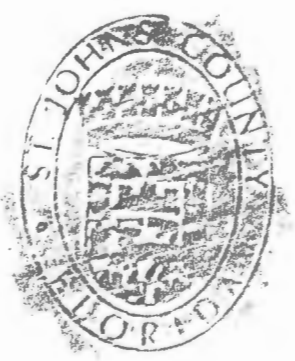


Exhibit "A" to the Resolution

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

PROJECT: Family Kia Remodel

St. Augustine KI, LLC. 8975 S. Pecos Rd. #6, Henderson, NV 89074

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 20 of August, 2024.

WITNESS:

Witness Signature

Witness Print Name

OWNER:

Owner Signature

Marius Telehoi

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 20 day of August, 2024, by

Marius Telehoi as Owner for

St. Augustine KI, LLC

Benjamin D Rodda
Notary Public

My Commission Expires: 7/22/2025

Personally Known or Produced Identification
Type of Identification Produced



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

Project Name: Family Kia Remodel
 Contractor: D Armstrong Contracting, LLC
 Developer: St. Augustine KI-RE, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
8" PVC C-900 Pipe w/Trace Wire	LF	35'	\$ 225.00	\$ 7,875.00
8" MJ 45° fittings (CASE/TYP E B CROSSING)	LF	15'	\$ 450.00	\$ 6,750.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
8" Gate Valve on 8" Tee (Cut-In)	Ea	1	\$ 3,500.00	\$ 3,500.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost			\$	18,125.00



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 - \$18,125

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

08/16/2024 to St. Augustine KI-RE, LLC.
Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR

Family Kia Remodel

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 16th day of August, 2024.

WITNESS:

Shannon Eggers
Witness Signature
Shannon Eggers
Print Witness Name

CONTRACTOR:

Dennis Armstrong
Lienor's Signature
Dennis Armstrong
Print Lienor's Name

STATE OF Florida

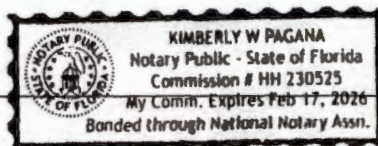
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16th day of August, 2024, by Dennis Armstrong as Owner for

D. Armstrong Contracting, LLC.

Kimberly W Pagana
Notary Public
My Commission Expires: 2/17/2026

Personally Known or Produced Identification Type of Identification Produced



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

Project Name: Family Kia Remodel
 Contractor: D Armstrong Contracting, LLC
 Developer: St. Augustine KI-RE, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
8" PVC C-900 Pipe w/Trace Wire	LF	35'	\$ 225.00	\$ 7,875.00
8" MJ 45° fittings (CASE/TYPE B CROSSING)	LF	15'	\$ 450.00	\$ 6,750.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
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Water Valves (Size and Type)				
8" Gate Valve on 8" Tee (Cut-In)	Ea	1	\$ 3,500.00	\$ 3,500.00
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	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost				\$ 18,125.00

ST. JOHNS COUNTY UTILITY DEPARTMENT

Date: 08/16/2024 3E - CLOSEOUT - WARRANTY

Project Title: Family KIA Remodel

FROM: Dennis Armstrong
Contractor's Name

Address: 9957 Moorings Drive
Suite 405
Jacksonville, FL 32257

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:

Dennis Armstrong
Print Contractor's Name

Dennis Armstrong
Contractor's Signature

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of X physical presence or _____ on-line notarization, this 16th day of August, 2024, by Dennis Armstrong as Owner for D. Armstrong Contracting, LLC.

Kimberly W Pagana
Notary Public
My Commission Expires: 2/17/2026

Personally Known or Produced Identification
Type of Identification Produced

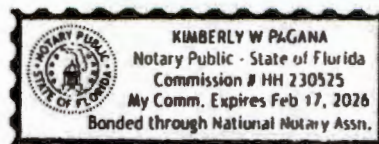




Exhibit "D" to the Resolution

**ST. JOHNS COUNTY
UTILITIES**

1205 State Road 16

St. Augustine, Florida 32084

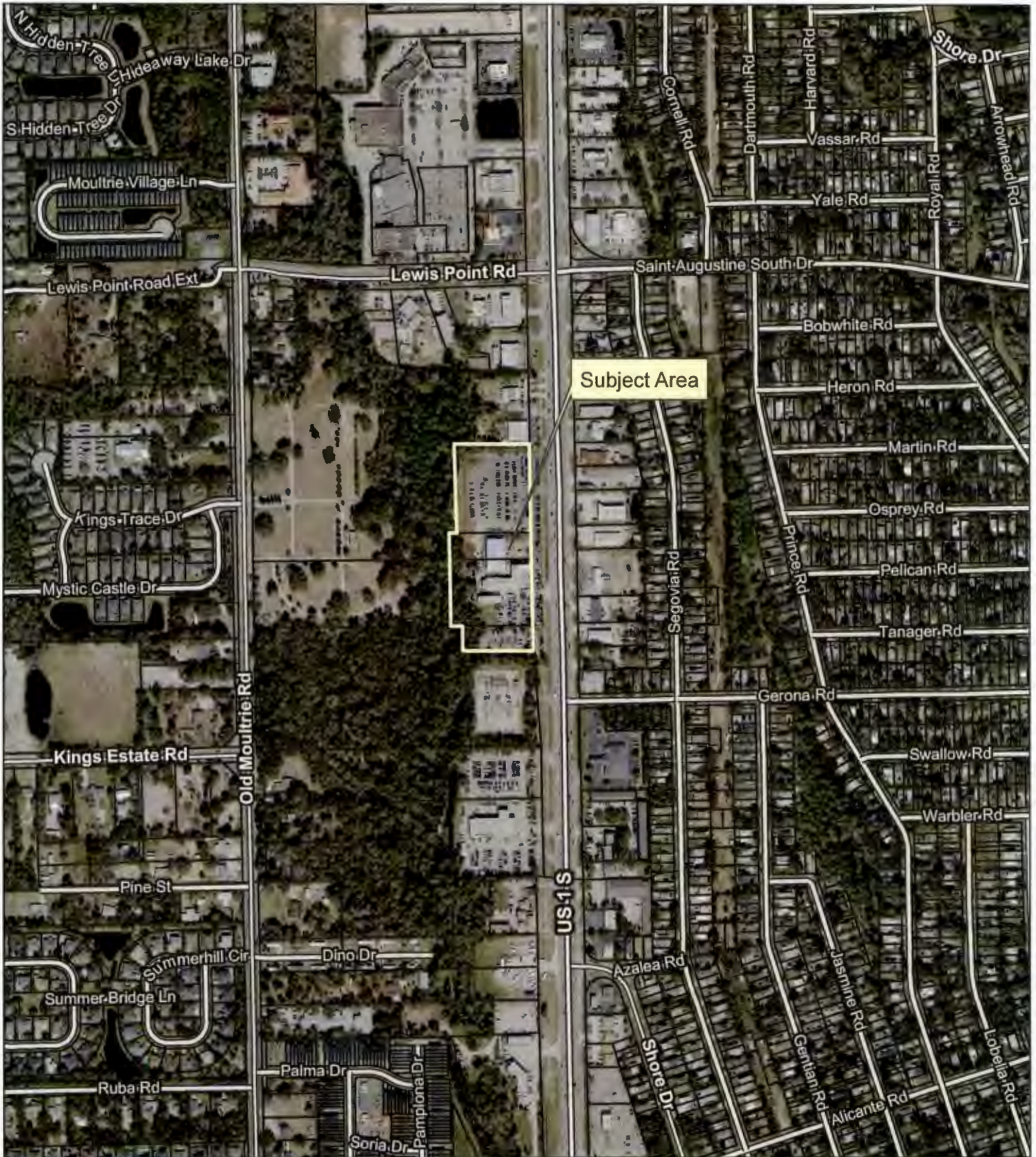
INTEROFFICE MEMORANDUM

TO: David Kaufman, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: October 22, 2024
SUBJECT: Family Kia Remodel (ASBULT 2024000137)

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 Family Kia Remodel.

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.



2024 Aerial Imagery
Date: 10/29/2024

Family Kia Remodel
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.