

RESOLUTION NO. 2024-552

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 ST. MARKS INDUSTRIAL PARK – IGP (PHASE 1A) LOCATED OFF INTERNATIONAL GOLF PARKWAY.

RECITALS

WHEREAS, St. Marks Industrial 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 St. Marks Industrial Park – IGP (Phase 1A); 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 Marks Industrial Park – IGP (Phase 1A), 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.

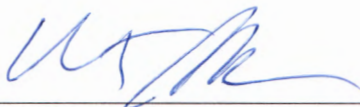
Section 3. To the extent that there are typographical, scrivener or administrative errors that do not change the tone, tenor or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

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 17th day of December, 2024.

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

Rendition Date DEC 17 2024

By: 
Krista Joseph, Chair

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

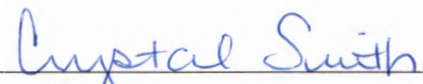

Deputy Clerk



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

PROJECT: St. Marks Industrial Park - IGP

St. Marks Industrial, LLC, 51 Ellis Street, Suite 101, St. Augustine, FL 32095

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 25 of September, 2024.

WITNESS:

[Signature]
Witness Signature

JARROLD KNOX
Witness Print Name

OWNER:

[Signature]
Owner Signature

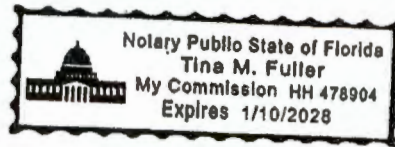
CAMERON SMITH
Owner Print Name

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or _____ online notarization, this 25th day of Sept, 2024, by Cameron Smith as _____ for _____

[Signature]
Notary Public
My Commission Expires: 1/10/2028

Personally Known or Produced Identification
Type of Identification Produced



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

Project Name:	St. Marks Industrial Park			
Contractor:	Ground Control of Florida, LLC.			
Owner:	Smith Trucking Company, Inc.			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
2" HDPE DR9	LF	16	\$ 25.40	\$ 406.40
6" PVC DR18	LF	14	\$ 27.96	\$ 391.44
8" PVC	LF	120	\$ 29.74	\$ 3,568.80
10" HDPE DR11	LF	60	\$ 31.74	\$ 1,904.40
	LF		\$ -	\$ -
Water Valves (Size and Type)				
2" Gate Valve	Ea	1	\$ 1,575.00	\$ 1,575.00
6" Gate Valve	Ea	2	\$ 1,768.00	\$ 3,536.00
8" Gate Valve	Ea	2	\$ 1,996.00	\$ 3,992.00
8"x10" Tapping Valve	Ea	1	\$ 2,358.00	\$ 2,358.00
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost			\$	17,732.04

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

Project Name:	St. Marks Industrial Park
Contractor:	Ground Control of Florida, LLC.
Owner:	Smith Trucking Company, Inc.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
4" HDPE DR11	LF	22	\$ 26.75	\$ 588.50
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
4" Gate Valve	Ea	1	\$ 1,650.00	\$ 1,650.00
6x4 Tapping Sleeve and Gate Valve	Ea	1	\$ 2,134.00	\$ 2,134.00
	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	\$ 4,372.50

Exhibit "B" to the Resolution



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

\$22,104.54

The undersigned lienor, in consideration of the sum

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

9/13/24 to Smith Trucking Company, Inc.
Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
St. Marks Industrial Park

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 13th day of September, 2024.

WITNESS:
[Signature]
Witness Signature
Frances E Murray
Print Witness Name

CONTRACTOR:
[Signature]
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 13th day of September, 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 - WATER**

Project Name:	St. Marks Industrial Park			
Contractor:	Ground Control of Florida, LLC.			
Owner:	Smith Trucking Company, Inc.			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
2" HDPE DR9	LF	16	\$ 25.40	\$ 406.40
6" PVC DR18	LF	14	\$ 27.96	\$ 391.44
8" PVC	LF	120	\$ 29.74	\$ 3,568.80
10" HDPE DR11	LF	60	\$ 31.74	\$ 1,904.40
	LF		\$ -	\$ -
Water Valves (Size and Type)				
2" Gate Valve	Ea	1	\$ 1,575.00	\$ 1,575.00
6" Gate Valve	Ea	2	\$ 1,768.00	\$ 3,536.00
8" Gate Valve	Ea	2	\$ 1,996.00	\$ 3,992.00
8"x10" Tapping Valve	Ea	1	\$ 2,358.00	\$ 2,358.00
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost			\$	17,732.04

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

Project Name:	St. Marks Industrial Park			
Contractor:	Ground Control of Florida, LLC.			
Owner:	Smith Trucking Company, Inc.			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
4" HDPE DR11	LF	22	\$ 26.75	\$ 588.50
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
4" Gate Valve	Ea	1	\$ 1,650.00	\$ 1,650.00
6x4 Tapping Sleeve and Gate Valve	Ea	1	\$ 2,134.00	\$ 2,134.00
	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	\$ 4,372.50

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

Date: 09/13/24 **3E - CLOSEOUT - WARRANTY**
Project Title: St Marks Industrial Park
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:

David DiMare - 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 ^x physical presence or _____
on-line notarization, this 13th day of September, 20²⁴, by
David DiMare as Manager for
Ground Control of Florida, LLC.


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



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: November 7, 2024
SUBJECT: St. Marks Industrial Park – IGP (Phase 1A) (ASBULT 2024000145)

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. Marks Industrial Park – IGP (Phase 1A).

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



2024 Aerial Imagery

Date: 11/13/2024

St. Marks Industrial Park
IGP (Phase 1A)

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.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
GROUND CONTROL OF FLORIDA LLC

Filing Information

Document Number L17000026387
FEI/EIN Number 82-0877734
Date Filed 02/02/2017
Effective Date 02/01/2017
State FL
Status ACTIVE

Principal Address

3545 US 1 SOUTH
ST AUGUSTINE, FL 32086

Mailing Address

3545 US 1 SOUTH
ST AUGUSTINE, FL 32086

Registered Agent Name & Address

DiMare, David FRANK
3545 US 1 SOUTH
ST AUGUSTINE, FL 32086

Name Changed: 04/26/2022

Authorized Person(s) Detail

Name & Address

Title MGR

DIMARE, DAVID F
3545 US 1 SOUTH
ST AUGUSTINE, FL 32086

Annual Reports

Report Year	Filed Date
2022	04/26/2022
2023	04/25/2023
2024	04/23/2024

Document Images

04/23/2024 -- ANNUAL REPORT	View image in PDF format
04/25/2023 -- ANNUAL REPORT	View image in PDF format
04/26/2022 -- ANNUAL REPORT	View image in PDF format
04/30/2021 -- ANNUAL REPORT	View image in PDF format
04/01/2020 -- ANNUAL REPORT	View image in PDF format
01/31/2019 -- ANNUAL REPORT	View image in PDF format
04/23/2018 -- ANNUAL REPORT	View image in PDF format
02/02/2017 -- Florida Limited Liability	View image in PDF format



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
ST MARKS INDUSTRIAL LLC

Filing Information

Document Number	L17000095898
FEI/EIN Number	82-4945091
Date Filed	05/01/2017
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	09/04/2018
Event Effective Date	NONE

Principal Address

51 Ellis Street
Suite 101
St. Augustine, FL 32095

Changed: 03/18/2021

Mailing Address

51 Ellis Steet
Suite 101
Saint Augustine, FL 32095

Changed: 03/18/2021

Registered Agent Name & Address

BLACKBURN & COMPANY, LC
5150 BELFORT RD. SO.
BLDG 500
JACKSONVILLE, FL 32256

Name Changed: 04/25/2023

Address Changed: 04/25/2023

Authorized Person(s) Detail

Name & Address

Title AMBR

SMITH, GLENN C
51 Ellis Street
Suite 101
St. Augustine, FL 32095

Title VP, Treasurer, CFO

Smith , Cameron
51 Ellis Steet
Suite 101
Saint Augustine, FL 32095

Annual Reports

Report Year	Filed Date
2022	03/29/2022
2023	04/25/2023
2024	04/22/2024

Document Images

04/22/2024 -- ANNUAL REPORT	View image in PDF format
04/25/2023 -- ANNUAL REPORT	View image in PDF format
03/29/2022 -- ANNUAL REPORT	View image in PDF format
03/18/2021 -- ANNUAL REPORT	View image in PDF format
04/29/2020 -- ANNUAL REPORT	View image in PDF format
04/26/2019 -- ANNUAL REPORT	View image in PDF format
09/04/2018 -- LC Amendment	View image in PDF format
03/27/2018 -- ANNUAL REPORT	View image in PDF format
05/01/2017 -- Florida Limited Liability	View image in PDF format