

RESOLUTION NO. 2025- 294

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE WITH SCHEDULE OF VALUES, A RELEASE OF LIEN, AND WARRANTY FOR WATER AND SEWER SYSTEMS TO SERVE ST. AUGUSTINE SHORES DAYCARE.

RECITALS

WHEREAS, Groundswell Shores Partners, LLC., a Florida limited liability company, has executed and presented to St. Johns County a Bill of Sale with 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. Augustine Shores Daycare; and

WHEREAS, D & K Development Group LLC., has executed a Final Release of Lien and Warranty for work associated with water and sewer systems, to serve St. Augustine Shores Daycare, attached hereto as Exhibits "B" and "C" incorporated by reference and made 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 Board of County Commissioners hereby accepts the, Bill of Sale with Schedule of Values, Release of Lien, and Warranty.


Section 3. To the extent that there are typographical 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 is instructed to record the Final Release of Lien and file the Bill of Sale and Warranty in the Official Records of St. Johns County, Florida.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 2nd day of September, 2025.

Rendition Date SEP 02 2025

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 
Krista Joseph, Chair

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

By: 
Deputy Clerk



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

PROJECT: Groundswell Shores Partners LLC

481 Shores Blvd, 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 30th of June, 2025.

WITNESS:

Tyler Willson
Witness Signature

Tyler Willson
Witness Print Name

OWNER:

Brian Atlee
Owner Signature

Brian Atlee
Owner Print Name

STATE OF Florida

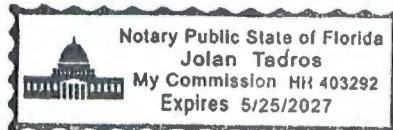
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 30th day of June, 2025, by

Brian Atlee as owner for Groundswell Shores Partners LLC

Jolan Tadros
Notary Public
My Commission Expires: 05/25/2027

Personally Known or Produced Identification
Type of Identification Produced



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

Project Name:	ST. AUGUSTINE SHORES DAYCARE			
Contractor:	D&K DEVELOPMENT GROUP LLC			
Developer:	GROUNDSWELL SHORES PARTNERS LLC			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
8" PVC C900 DR18	LF	27	\$ 194.75	\$ 5,258.25
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
8" TAPPING VALVE	Ea	1	\$ -	\$ -
8" GATE VALVE	Ea	1	\$ -	\$ -
6" GATE VALVE	Ea	1	\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
FIRE HYDRANT	Ea	1	\$ 4,741.97	\$ 4,741.97
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
1" POLY	Ea	1	\$ 1,145.68	\$ 1,145.68
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			Total Water System Cost	\$ 11,145.90

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

Project Name:	ST. AUGUSTINE SHORES DAYCARE
Contractor:	D&K DEVELOPMENT GROUP LLC
Developer:	GROUNDSWELL SHORES PARTNERS LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
4" GATE VALVE	Ea	1	\$ 2,428.54	\$ 2,428.54
	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	\$ 2,428.54



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

\$13,574.44

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

06/02/2025 to Groundswell Shores Partners LLC
Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
St. Augustine Shores Daycare

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 2nd day of June, 2025.

WITNESS:

[Signature]
Witness Signature
Shaye Jackson
Print Witness Name

CONTRACTOR

[Signature]
Lienor's Signature
Kenneth A. Gaetzman
Print Lienor's Name

STATE OF Florida
COUNTY OF Baker

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2nd day of June, 2025, by Kenneth Gaetzman as President for D&K Development Group LLC.

Laci Miller
Notary Public
My Commission Expires: oct 23, 2028

Personally Known or Produced Identification
Type of Identification Produced
Drivers License



Laci Miller
Comm.: HH 605581
Expires: Oct. 23, 2028
Notary Public - State of Florida

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

Project Name:	ST. AUGUSTINE SHORES DAYCARE			
Contractor:	D&K DEVELOPMENT GROUP LLC			
Developer:	GROUNDSWELL SHORES PARTNERS LLC			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
8" PVC C900 DR18	LF	27	\$ 194.75	\$ 5,258.25
	LF		\$ -	\$ -
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	Ea		\$ -	\$ -
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FIRE HYDRANT	Ea	1	\$ 4,741.97	\$ 4,741.97
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
1" POLY	Ea	1	\$ 1,145.68	\$ 1,145.68
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			Total Water System Cost	\$ 11,145.90

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

Project Name:	ST. AUGUSTINE SHORES DAYCARE
Contractor:	D&K DEVELOPMENT GROUP LLC
Developer:	GROUNDSWELL SHORES PARTNERS LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
4" GATE VALVE	Ea	1	\$ 2,428.54	\$ 2,428.54
	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	\$ 2,428.54

Exhibit "C" of the Resolution
ST. JOHNS COUNTY UTILITY DEPARTMENT
3E - CLOSEOUT - WARRANTY

Date: 06/02/2025
Project Title: St. Augustine Shore Daycare
FROM: D&K Development Group LLC
Contractor's Name
Address: 6215 Wilson Blvd
Building 2
Jacksonville, FL 32210
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:

D&K Development Group LLC
Print Contractor's Name

[Signature]
Contractor's Signature

STATE OF Florida
COUNTY OF Baker

The foregoing instrument was acknowledged before me by means of physical presence or _____ on-line notarization, this 2nd day of June, 2025, by Kenneth Goetzman as President for D+K Development Group LLC

[Signature]
Notary Public
My Commission Expires: Oct. 23, 2028

Personally Known or Produced Identification
Type of Identification Produced Driver's license



Laci Miller
Comm.: HH 605581
Expires: Oct. 23, 2028
Notary Public - State of Florida



**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: July 8, 2025
SUBJECT: St. Augustine Shores Daycare (ASBULT 2025000084)

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. Augustine Shores Daycare.

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 Property

Mainstay Pl

Christina Dr

Jackson Plaza Pl

Shores Blvd

La Mancha Dr

Alveda Dr
Nieves Ln



Imagery Date: 12/2024

Date: 7/24/2025

**St. Augustine Shores
Daycare
Bill of Sale, Release of Lien
& Warranty**



Land Management
Systems
Real Estate Division
(904) 209-0790

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.