

RESOLUTION NO. 2026- 214

**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 MURABELLA COMMONS LOCATED OFF STATE ROAD 16.**

**RECITALS**

**WHEREAS**, Murabella Commons, LLC a Florida limited liability company has executed and presented to the County a Bill of Sale with a Schedule of Values conveying all personal property associated with the water and sewer systems to serve Murabella Commons, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, and

**WHEREAS**, A Team Site Works, Inc., a Florida profit corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Murabella Commons, 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 21 day of July, 2026.

BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA

Rendition Date JUL 21 2026

By: \_\_\_\_\_

Clay Murphy, Chair

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

Anthony K. A.  
Deputy Clerk

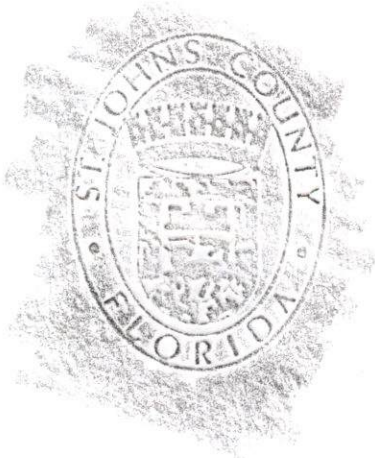


Exhibit "A" to the Resolution

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

**PROJECT:** MURABELLA COMMONS

MURABELLA COMMONS, LLC; 1912 NIGHTFALL DR, NEPTUNE BEACH,  
Owners Name and Address, (the "Seller") FL 32264

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 30 of DECEMBER, 20 25.

**WITNESS:**

[Signature]  
Witness Signature

Jamie Lundy  
Witness Print Name

**OWNER:**

[Signature]  
Owner Signature

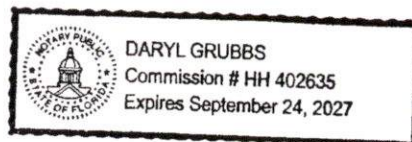
RICHARD G. LINDY  
Owner Print Name

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ✓ physical presence or \_\_\_\_\_ online notarization, this 30 day of DECEMBER, 20 25, by RICHARD G. LINDY as MANAGER for MURABELLA COMMONS, LLC.

[Signature]  
Notary Public  
My Commission Expires: \_\_\_\_\_

Personally Known or Produced Identification  
Type of Identification Produced





## ST. JOHNS COUNTY UTILITY DEPARTMENT

## ASSET MANAGEMENT

## SCHEDULE OF VALUES - WATER

Project Name:

MURABELLA COMMONS

Contractor:

A TEAM SITE WORKS, INC.

Developer:

MURABELLA COMMONS, LLC

|                                                   | UNIT | QUANTITY | UNIT COST    | TOTAL COST   |
|---------------------------------------------------|------|----------|--------------|--------------|
| <b>Water Mains (Size, Type &amp; Pipe Class)</b>  |      |          |              |              |
| 8" DR 11 HDPE (inc. TAP SLEEVE)                   | LF   | 178      | \$ 35.00-    | \$ 6,237.00  |
| 8" DR 18 PVC                                      | LF   | 15       | \$ 170.00    | \$ 2,550.00  |
| 6" DR 18 PVC                                      | LF   | 40       | \$ 30.00     | \$ 1,200.00  |
| (All MISC. MAT. INC. IN 8" HDPE)                  | LF   |          | \$ -         | \$ -         |
|                                                   | LF   |          | \$ -         | \$ -         |
| <b>Water Valves (Size and Type)</b>               |      |          |              |              |
| 8" MJ TAPPING VALVE                               | Ea   | 1        | \$ 2,200.00  | \$ 2,200.00  |
| 6" MJ TAPPING VALVE                               | Ea   | 2        | \$ 1,100.00  | \$ 2,200.00  |
| (All MISC. MAT. ie. BOX, COLLAR, etc. inc. ABOVE) | Ea   |          | \$ -         | \$ -         |
|                                                   | Ea   |          | \$ -         | \$ -         |
|                                                   | Ea   |          | \$ -         | \$ -         |
| <b>Hydrants Assembly (Size and Type)</b>          |      |          |              |              |
|                                                   | Ea   |          | \$ -         | \$ -         |
| N/A                                               | Ea   |          | \$ -         | \$ -         |
|                                                   | Ea   |          | \$ -         | \$ -         |
| <b>Sevices (Size and Type)</b>                    |      |          |              |              |
| 1" BLUE POLY.                                     | Ea   | 17       | \$ 750.00    | \$ 12,750.00 |
| (inc. CURB STOPS, CORPS, BOXES,                   | Ea   |          | \$ -         | \$ -         |
| + All MISC. MAT. ABOVE)                           | Ea   |          | \$ -         | \$ -         |
|                                                   | Ea   |          | \$ -         | \$ -         |
| Total Water System Cost                           |      |          | \$ 27,137.00 |              |

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

Project Name: MURABELLA COMMONS  
 Contractor: A TEAM SITE WORKS, INC.  
 Developer: MURABELLA COMMONS, LLC

|                                                    | UNIT     | QUANTITY | UNIT COST                           | TOTAL COST  |
|----------------------------------------------------|----------|----------|-------------------------------------|-------------|
| <b>Force Mains (Size, Type &amp; Pipe Class)</b>   |          |          |                                     |             |
| 2" GREEN POLY.                                     | LF       | 28       | \$ 65.00                            | \$ 1,820.00 |
| (INC. TAP SADDLE &                                 | LF       |          | \$ -                                | \$ -        |
| MISC. MAT. ABOVE)                                  | LF       |          | \$ -                                | \$ -        |
|                                                    | LF       |          | \$ -                                | \$ -        |
|                                                    | LF       |          | \$ -                                | \$ -        |
| <b>Sewer Valves (Size and Type)</b>                |          |          |                                     |             |
| 2" THR. GATE VALVE + BOX                           | Ea       | 2        | \$ 550.00                           | \$ 1,100.00 |
| (ALL MISC. MAT. i.e. BOX, COLLAR,                  | Ea       |          | \$ -                                | \$ -        |
| etc. inc. ABOVE.)                                  | Ea       |          | \$ -                                | \$ -        |
|                                                    | Ea       |          | \$ -                                | \$ -        |
|                                                    | Ea       |          | \$ -                                | \$ -        |
| <b>Gravity Mains (Size, Type &amp; Pipe Class)</b> |          |          |                                     |             |
|                                                    | LF       |          | \$ -                                | \$ -        |
|                                                    | LF       |          | \$ -                                | \$ -        |
|                                                    | LF       |          | \$ -                                | \$ -        |
|                                                    | LF       |          | \$ -                                | \$ -        |
| <b>Laterals (Size and Type)</b>                    |          |          |                                     |             |
|                                                    | EA       |          | \$ -                                | \$ -        |
|                                                    | EA       |          | \$ -                                | \$ -        |
|                                                    | EA       |          | \$ -                                | \$ -        |
|                                                    | EA       |          | \$ -                                | \$ -        |
| <b>Manholes (Size and Type)</b>                    |          |          |                                     |             |
| 4-6 foot deep                                      | EA       |          | \$ -                                | \$ -        |
| 6-8 foot deep                                      | EA       |          | \$ -                                | \$ -        |
| 8-10 foot deep                                     | EA       |          | \$ -                                | \$ -        |
| 10-12 foot deep                                    | EA       |          | \$ -                                | \$ -        |
| > 12 foot deep                                     | EA       |          | \$ -                                | \$ -        |
|                                                    |          |          | \$ -                                | \$ -        |
|                                                    |          |          | \$ -                                | \$ -        |
| <b>Lift Station</b>                                |          |          |                                     |             |
| 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 \$ 2,920.00 |             |



Exhibit "B" to the Resolution



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

30,057.00

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

Date 1/8/26 to MURABELLA COMMONS, LLC.  
(Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR

MURABELLA COMMONS  
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 FEB., 20 26.

WITNESS:

Bessa Clemens  
Witness Signature

Bessa Clemens  
Print Witness Name

CONTRACTOR:

John L. Rogers  
Lienor's Signature

John L. Rogers  
Print Lienor's Name

STATE OF Florida

COUNTY OF Duval

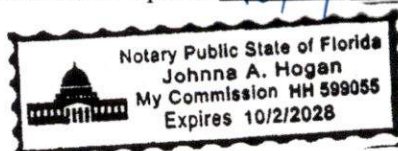
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd. day of FEB., 20 26, by John Rogers as pres. for A TEAM SITE WORKS, INC.

John A. Hogan  
Notary Public

My Commission Expires: 10/2/28

Personally Known or Produced Identification  
Type of Identification Produced

Drivers License



## ST. JOHNS COUNTY UTILITY DEPARTMENT

## ASSET MANAGEMENT

## SCHEDULE OF VALUES - WATER

Project Name:

MURABELLA COMMONS

Contractor:

A TEAM SITE WORKS, INC.

Developer:

MURABELLA COMMONS, LLC

|                                                         | UNIT | QUANTITY | UNIT COST    | TOTAL COST   |
|---------------------------------------------------------|------|----------|--------------|--------------|
| <b>Water Mains (Size, Type &amp; Pipe Class)</b>        |      |          |              |              |
| 8" DR 11 HDPE (inc. TAP SLEEVE)                         | LF   | 178      | \$ 35.00-    | \$ 6,237.00  |
| 8" DR 18 PVC                                            | LF   | 15       | \$ 170.00    | \$ 2,550.00  |
| 6" DR 18 PVC                                            | LF   | 40       | \$ 30.00     | \$ 1,200.00  |
| (All MISC. MAT. INC. IN 8" HDPE)                        | LF   |          | \$ -         | \$ -         |
|                                                         | LF   |          | \$ -         | \$ -         |
| <b>Water Valves (Size and Type)</b>                     |      |          |              |              |
| 8" MJ TAPPING VALVE                                     | Ea   | 1        | \$ 2,200.00  | \$ 2,200.00  |
| 6" MJ TAPPING VALVE                                     | Ea   | 2        | \$ 1,100.00  | \$ 2,200.00  |
| (All MISC. MAT. ie. BOX, COLLAR, etc. inc. ABOVE)       | Ea   |          | \$ -         | \$ -         |
|                                                         | Ea   |          | \$ -         | \$ -         |
|                                                         | Ea   |          | \$ -         | \$ -         |
| <b>Hydrants Assembly (Size and Type)</b>                |      |          |              |              |
|                                                         | Ea   |          | \$ -         | \$ -         |
| N/A                                                     | Ea   |          | \$ -         | \$ -         |
|                                                         | Ea   |          | \$ -         | \$ -         |
| <b>Sevices (Size and Type)</b>                          |      |          |              |              |
| 1" BLUE POLY.                                           | Ea   | 17       | \$ 750.00    | \$ 12,750.00 |
| (inc. CURB STOPS, CORDS, BOXES, & All MISC. MAT. ABOVE) | Ea   |          | \$ -         | \$ -         |
|                                                         | Ea   |          | \$ -         | \$ -         |
|                                                         | Ea   |          | \$ -         | \$ -         |
| Total Water System Cost                                 |      |          | \$ 22,137.00 |              |



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

Project Name: MURABELLA COMMONS  
 Contractor: A TEAM SITE WORKS, INC.  
 Developer: MURABELLA COMMONS, LLC

|                                                    | UNIT     | QUANTITY | UNIT COST | TOTAL COST  |
|----------------------------------------------------|----------|----------|-----------|-------------|
| <b>Force Mains (Size, Type &amp; Pipe Class)</b>   |          |          |           |             |
| 2" GREEN POLY.                                     | LF       | 28       | \$ 65.00  | \$ 1,820.00 |
| (INC. TAP SADDLE &                                 | LF       |          | \$ -      | \$ -        |
| MISC. MAT. ABOVE)                                  | LF       |          | \$ -      | \$ -        |
|                                                    | LF       |          | \$ -      | \$ -        |
|                                                    | LF       |          | \$ -      | \$ -        |
| <b>Sewer Valves (Size and Type)</b>                |          |          |           |             |
| 2" THR. GATE VALVE + BOX                           | Ea       | 2        | \$ 550.00 | \$ 1,100.00 |
| (ALL MISC. MAT. IE. BOX, COLLAR,                   | Ea       |          | \$ -      | \$ -        |
| etc. inc. ABOVE.)                                  | Ea       |          | \$ -      | \$ -        |
|                                                    | Ea       |          | \$ -      | \$ -        |
|                                                    | Ea       |          | \$ -      | \$ -        |
| <b>Gravity Mains (Size, Type &amp; Pipe Class)</b> |          |          |           |             |
|                                                    | LF       |          | \$ -      | \$ -        |
|                                                    | LF       |          | \$ -      | \$ -        |
|                                                    | LF       |          | \$ -      | \$ -        |
|                                                    | LF       |          | \$ -      | \$ -        |
| <b>Laterals (Size and Type)</b>                    |          |          |           |             |
|                                                    | EA       |          | \$ -      | \$ -        |
|                                                    | EA       |          | \$ -      | \$ -        |
|                                                    | EA       |          | \$ -      | \$ -        |
|                                                    | EA       |          | \$ -      | \$ -        |
| <b>Manholes (Size and Type)</b>                    |          |          |           |             |
| 4-6 foot deep                                      | EA       |          | \$ -      | \$ -        |
| 6-8 foot deep                                      | EA       |          | \$ -      | \$ -        |
| 8-10 foot deep                                     | EA       |          | \$ -      | \$ -        |
| 10-12 foot deep                                    | EA       |          | \$ -      | \$ -        |
| > 12 foot deep                                     | EA       |          | \$ -      | \$ -        |
|                                                    |          |          | \$ -      | \$ -        |
|                                                    |          |          | \$ -      | \$ -        |
| <b>Lift Station</b>                                |          |          |           |             |
| 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 \$ 2,920.00



Exhibit "C" to the Resolution

ST. JOHNS COUNTY UTILITY DEPARTMENT

3E - CLOSEOUT - WARRANTY

Date: 1/8/26  
Project Title: MURABELLA COMMONS  
FROM: ATEAM SITE WORKS, INC.  
Contractor's Name  
Address: 9079B NOROAD  
JAY, FLA.  
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:

JOHN L. RODGERS  
Print Contractor's Name

John L. Rodgers  
Contractor's Signature

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or \_\_\_\_\_  
on-line notarization, this 2nd day of FEB., 20 26, by  
John Rodgers as Pres. for  
ATEAM SITE WORKS, INC.

John A. Hogan  
Notary Public  
My Commission Expires: 10-2-28

Personally Known or Produced Identification  
Type of Identification Produced

Drivers License





Exhibit "D" to the Resolution

**ST. JOHNS COUNTY  
UTILITIES**

1205 State Road 16  
St. Augustine, Florida 32084

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**INTEROFFICE MEMORANDUM**

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**TO:** David Kaufman, Real Estate Manager  
**FROM:** Melissa Caraway, Utility Review Coordinator  
**DATE:** June 4, 2026  
**SUBJECT:** Murabella Commons (ASBULT 2026000011)

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 Murabella Commons.

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.





Imagery Date: 01/2026

Date: 6/8/2026

## Murabella Commons

### Bill of Sale, Release of Lien, and 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.