

RESOLUTION NO. 2026-252

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 ASSOCIATED WITH THE WATER SYSTEM TO SERVE ANASTASIA BAPTIST CHURCH.

RECITALS

WHEREAS, Anastasia Baptist Church Inc., has executed and presented 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 system to serve Anastasia Baptist Church; and

WHEREAS, Ground Control of Florida, LLC., has executed a Final Release of Lien and Warranty for work performed at Anastasia Baptist Church, 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 4th day of August, 2026.

Rendition Date AUG 04 2026

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Clay Murphy
Clay Murphy, Chair

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

By: Crystal Smith
Deputy Clerk



WILLIAM D. ROSE

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

PROJECT: Anastasia Baptist Church

Anastasia Baptist Church Inc, 1650 A1A South, St. Augustine, FL 32080

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 4th of March, 2026.

WITNESS:

Walter D. West

Witness Signature

Walter D. West

Witness Print Name

OWNER:

Stuart Mendelsohn

Owner Signature

Stuart Mendelsohn, President

Owner Print Name

STATE OF Florida

COUNTY OF St Johns

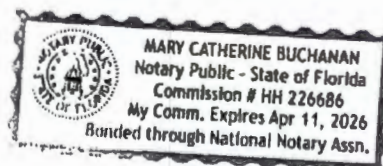
The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 04 day of March, 2026, by

Stuart Mendelsohn as president for
Anastasia Baptist Church.

Mary Catherine Buchanan
Notary Public

My Commission Expires: 04/11/2026

Personally Known or Produced Identification
Type of Identification Produced



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

Project Name:	Anastasia Baptist Church
Contractor:	Ground Control of Florida, LLC.
Developer:	Anastasia Baptist Church

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
6" PVC DR18	LF	5	\$ 105.00	\$ 525.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
8"x6" Tap and Valve	Ea	1	\$ 3,250.00	\$ 3,250.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost			\$	3,775.00

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 **\$3,775.00**

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

11/14/25

to

Anastasia Baptist Church

Date

(Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR

Anastasia Baptist Church

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 **14th** day of **November**, 20**25**.

WITNESS:

Maria DiMare

Witness Signature

Maria DiMare

Print Witness Name

CONTRACTOR:

David DiMare

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 **14th** day of **November**, 20**25**, by

David DiMare

as **Manager**

for

Ground Control of Florida, LLC.

Jacob Palmer

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:	Anastasia Baptist Church			
Contractor:	Ground Control of Florida, LLC.			
Developer:	Anastasia Baptist Church			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
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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			\$	3,775.00

**ST. JOHNS COUNTY UTILITY DEPARTMENT
3E - CLOSEOUT - WARRANTY**

Date: 11/13/25
Project Title: Anastasia Baptist Church
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

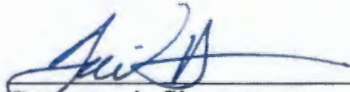
The undersigned warrants all its work performed in connection with the above project to be free from all defects in material and workmanship for a period of (1) year from the date of acceptance of the project by St. Johns County and agrees to remedy all defects arising with that period at its expense.

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

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 14th day of November, 2025, 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



**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: June 3, 2026
SUBJECT: Anastasia Baptist Church (ASBULT 2024000144)

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 Anastasia Baptist Church.

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: 6/23/2026

Anastasia Baptist Church

**Bill of Sale with Schedule
of Values, 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 hereon.