

RESOLUTION NO. 2026- 79

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES, A BILL OF SALE WITH SCHEDULE OF VALUES, FINAL RELEASE OF LIEN, AND WARRANTY ASSOCIATED WITH THE SEWER SYSTEM TO SERVE STRICKLAND AT NEC SR207 AND HOLMES BOULEVARD.

RECITALS

WHEREAS, RDP 24, LLC., has executed and presented to the County an Easement for Utilities associated with the sewer system to serve Strickland at NEC SR207 and Holmes Boulevard, attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

WHEREAS, RDP 24, LLC, has executed and presented to the County a Bill of Sale with a Schedule of Values conveying all personal property associated with the sewer system to serve Strickland at NEC SR207 and Holmes Boulevard, attached hereto as Exhibit "B", incorporated by reference and made a part hereof; and

WHEREAS, TB Landmark Construction, Inc., has executed and presented to the County a Final Release of Lien for work performed for Strickland at NEC SR207 and Holmes Boulevard, attached hereto as Exhibit "C", incorporated by reference and made a part hereof; and

WHEREAS, RDP Construction Group LLC., has executed and presented a Warranty for work performed for Strickland at NEC SR207 and Holmes Boulevard attached hereto as Exhibit "D", 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 "E" 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 Easement for Utilities, 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 Circuit Court is instructed to record the original Easement for Utilities and Final Release of Lien and file the Warranty and Bill of Sale in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 24th day of March, 2026.

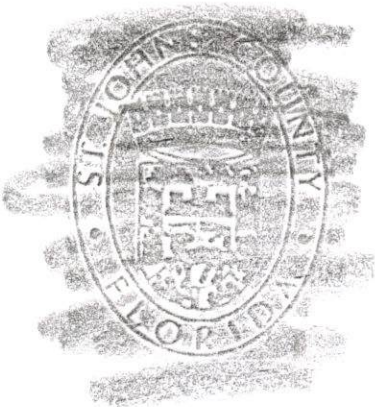
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

Rendition Date MAR 24 2026

By: Clay Murphy
Clay Murphy, Chair

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

Brandon J. Patty
Deputy Clerk



(b) All Utility Lines and Associated Equipment will be installed, operated and maintained at all times beneath the surface of the Easement Area provided that the same may be temporarily exposed or removed to the surface when necessary or desirable for the purpose of repairing and/or replacing the same. Provided, however, that Associated Equipment that is customarily installed above ground may be installed above ground subject to the right of Grantor, consistent with good engineering practices to approve the location of such above ground installation in its reasonable discretion.

(c) The easement granted by this instrument may be relocated to a location acceptable to the Grantee at any time upon Grantor's request provided that Grantor bears the cost of relocating the underground sewer utility lines and facilities located within the Easement area. At Grantor's request, and upon relocation of such lines at Grantor's expense, Grantee and Grantor shall execute an instrument in recordable form relocating the easement hereby granted to the new Easement Area designated by and in the title of the Grantor.

(d) Grantee shall exercise the easement rights conveyed herein in a manner which will not unreasonably interfere with use and occupancy of residential or commercial improvements constructed upon the adjacent property owned by Grantor.

2. (a) SEWER FORCE MAINS - Grantee, by acceptance of this Easement, hereby agrees to maintain the sewer force mains located within the Easement Area.

3. After any installation, construction, repair, replacement or removal of any utility lines or equipment as to which easement rights are granted, Grantee shall refill any holes or trenches in a proper and workmanlike manner to the condition existing prior to such installation, construction, repair, replacement or removal, but Grantee shall not be responsible for restoration of sod, landscaping, planting, pavement or other surface improvements which are required to be removed in connection with installation, construction, repair, replacement or removal of utility lines or equipment. To the extent permitted by 768.28 Florida Statutes, however, Grantee shall be responsible for damage to improvements that are caused by Grantee's negligence. Grantee's obligations are limited as set forth in section 768.28, Florida Statutes, and nothing in this Easement shall be construed to extend the liabilities of Grantee beyond that provided in section 768.28, Florida Statutes or be deemed as a waiver of Grantee's sovereign immunity beyond that provided in section 768.28, Florida Statutes. Nothing hereby shall inure to the benefit of any third party for any purpose, including but not limited to, anything that might allow claims otherwise barred by sovereign immunity or operation of law.

4. This Grant of Easement shall inure to the benefit of and be binding of and be binding upon Grantee and its successors and assigns.

5. For the purposes of the terms and conditions of this Grant of Easement, "Grantor" means the owner from time to time of the Easement Area or any part thereof.

**REMAINDER OF PAGE INTENTIONALLY LEFT BLANK
SIGNATURES COMMENCE ON THE FOLLOWING PAGE.**

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer and its company seal to be hereunto affixed as of the day and year first above written.

Signed, sealed and delivered
In the presence of:

Allison Davis
Witness Signature

Allison Davis
Print Name

63 Laguna Dr

Palm Beach Gardens, FL 33418
Witness Address **REQUIRED BUSINESS OR PERSONAL**

By: Robert Gierke

Print Name: Robert Gierke

Title: Manager

David Russo
Witness Signature

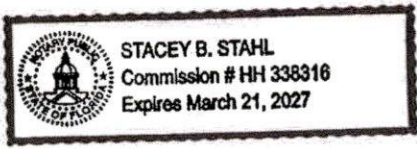
David Russo
Print Name

1320 SE Federal Hwy, #203

Stuart, FL 34994
Witness Address **REQUIRED BUSINESS OR PERSONAL**

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me before me by means of
 physical presence or online notarization, this 27th day of June, 2025
by ROBERT GIERKE, who
is MANAGER of RDP 24, LLC. Such
person is personally known to me or has produced DRIVERS LIC as
identification.



Stacey B. Stahl
Notary Public
My Commission Expires: 3/21/27

EXHIBIT "A"
EASEMENT AREA

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND IN SECTION 47, TOWNSHIP 07 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 07 SOUTH, RANGE 29 EAST; THENCE SOUTH 00°22'15" EAST, A DISTANCE OF 630.68 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY FOR STATE ROAD #207 AND TO THE POINT OF BEGINNING; THENCE SOUTH 44°23'23" WEST ALONG SAID RIGHT OF WAY, A DISTANCE OF 6.83 FEET; THENCE NORTH 77°50'11" WEST, A DISTANCE OF 6.12 FEET; THENCE NORTH 46°37'44" WEST, A DISTANCE OF 17.00 FEET; THENCE NORTH 43°22'16" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 46°37'44" EAST, A DISTANCE OF 22.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.00 ACRES, MORE OR LESS.

LEGEND:

- LB = LICENSED BUSINESS
- ORB = OFFICIAL RECORD BOOK
- PG = PAGE
- PB = PLAT BOOK
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PSM = PROFESSIONAL SURVEYOR AND MAPPER

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM NAD83 DATUM (2011 ADJUSTMENT). THE NORTHERLY RIGHT OF WAY FOR STATE ROAD #207, HAVING A GRID BEARING OF SOUTH 44°23'23" EAST.

Harry B Rogers III
07:45:55 2025.06.24
'00'04-



Harry B. Rogers III 06/24/2025
 HARRY B. ROGERS III, PSM DATE
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6418
 FOR HAMILTON ENGINEERING AND SURVEYING, LLC
 CERTIFICATE OF AUTHORIZATION NO. LB 8405

INFORMATION NOT COMPLETE WITHOUT ALL SHEETS
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR THE UNIQUE SIGNATURE AND THE DIGITAL SEAL OF A FLORIDA PROFESSIONAL SURVEYOR & MAPPER

HAMILTON

ENGINEERING & SURVEYING, LLC

WWW.HAMILTONENGINEERING.US

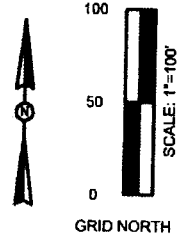
1717 SOUTH RIO GRANDE AVE, SUITE 100 ORLANDO, FL 32805
 TEL: 407.362.5929

8340 CONSUMER CIR SARASOTA, FL 32807
 TEL: 941.377.9178

3409 W LEMON ST TAMPA, FL 33609
 TEL: 813.250.3535

UTILITY EASEMNT 980 S. HOLMES BOULEVARD ST. AUGUSTINE, FL 32086 ST. JOHNS COUNTY, FLORIDA				
SEC TWP RNG: 47/07S/29E	JOB NUMBER: 25HAM0279	DRAWN BY: HBR	DATE: 06/19/2025	SHEET: 1 OF 3

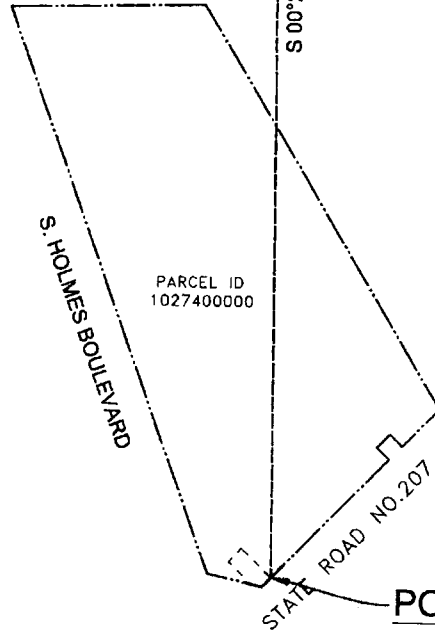
SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY EXHIBIT "A"



26 25
47 48

POC
SW CORNER OF
SECTION 25/7S/29E
CCR #098982

S 00°22'15" E 630.68'



POB

INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS

LB #8405 CA #8474

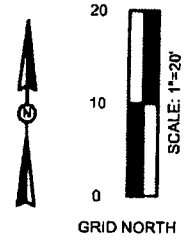


HAMILTON
ENGINEERING & SURVEYING, LLC
WWW.HAMILTONENGINEERING.US

3409 W LEMON ST TAMPA, FL 33609 TEL: 813.250.3535	1717 SOUTH RIO GRANDE AVE, SUITE 100 ORLANDO, FL 32905 TEL: 407.362.5929	8340 CONSUMER CIR SARASOTA, FL 32807 TEL: 941.377.9178
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<p>UTILITY EASEMNT 980 S. HOLMES BOULEVARD ST. AUGUSTINE, FL 32086 ST. JOHNS COUNTY, FLORIDA</p>			
SEC TWP RNG: 47/07S/29E	JOB NUMBER: 25HAM0279	DRAWN BY: HBR	DATE: 06/19/2025
			SHEET: 2 OF 3

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY EXHIBIT "A"



S. HOLMES BOULEVARD

PARCEL ID
1027400000

S 00°22'15" E 630.68'

NORTH RIGHT OF WAY
FOR STATE ROAD #207

(BASIS OF BEARINGS)
N 44°23'23" E

STATE ROAD NO. 207

UTILITY
EASEMENT



POB

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	6.83'	S 44° 23' 23" W
L2	6.12'	N 77° 50' 11" W
L3	17.00'	N 46° 37' 44" W
L4	10.00'	N 43° 22' 16" E
L5	22.36'	S 46° 37' 44" E

INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS

HAMILTON
ENGINEERING & SURVEYING, LLC
WWW.HAMILTONENGINEERING.US

3409 W LEMON ST
TAMPA, FL 33609
TEL: 813.250.3535

1717 SOUTH RIO
GRANDE AVE, SUITE 100
ORLANDO, FL 32805
TEL: 407.362.5929

8340 CONSUMER CIR
SARASOTA, FL 32807
TEL: 941.377.9178

UTILITY EASEMNT
980 S. HOLMES BOULEVARD
ST. AUGUSTINE, FL 32086
ST. JOHNS COUNTY, FLORIDA

SEC TWP RNG: 47/07S/29E	JOB NUMBER: 25HAM0279	DRAWN BY: HBR	DATE: 06/19/2025	SHEET: 3 OF 3
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Exhibit "B" to the Resolution
ST. JOHNS COUNTY UTILITY DEPARTMENT
3F - CLOSEOUT - BILL OF SALE

PROJECT: Strickland at NEC SR207 and Holmes Blvd

RDP 24 LLC, 140 E Morse Blvd, #J, Winter Park, FL 32789

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 day of May, 2025.

WITNESS:

[Signature]

Witness Signature

Allison Davis

Witness Print Name

OWNER:

[Signature]

Owner Signature

Robert Gierke

Owner Print Name

STATE OF Florida

COUNTY OF Palm Beach

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

Robert Gierke as Manager for

RDP 24 LLC

[Signature]
Notary Public

My Commission Expires: 5.19.2026

Personally Known or Produced Identification
Type of Identification Produced



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

Project Name:	Strickland Brothers Oil Change NEC SR 207 & S. Holmes Blvd			
Contractor:	TB Landmark Construction, Inc.			
Developer:	RDP 24 LLC			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
2" Poly pipe	LF	77	\$ 80.00	\$ 6,160.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
2" Gate Valve	Ea	1	\$ 300.00	\$ 300.00
2" Gate Valve	Ea	1	\$ 300.00	\$ 300.00
10" x 2" Saddle	Ea	1	\$ 2,250.00	\$ 2,250.00
	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				\$ 9,010.00

Exhibit "C" to the Resolution



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

The undersigned lienor, in consideration of the sum \$9,010.00

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

Date 6/30/25 to RDP 24, LLC
(Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
Strickland Bros NEC SR 207 & Holmes St Augustine, FL 32086

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 July, 2025.

WITNESS:

[Signature]
Witness Signature
SUSAN TORRENTINE
Print Witness Name

CONTRACTOR:

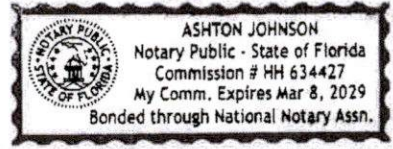
[Signature]
Lienor's Signature
Martin Adams
Print Lienor's Name

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 July, 2025, by Martin Adams as General Manager for T B Landmark construction, Inc.

[Signature]
Notary Public
My Commission Expires: 3/8/2029

Personally Known or Produced Identification
Type of Identification Produced



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

Project Name: Strickland Brothers Oil Change NEC SR 207 & S. Holmes Blvd
 Contractor: TB Landmark Construction, Inc.
 Developer: RDP 24 LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
2" Poly pipe	LF	77	\$ 80.00	\$ 6,160.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
2" Gate Valve	Ea	1	\$ 300.00	\$ 300.00
2" Gate Valve	Ea	1	\$ 300.00	\$ 300.00
10" x 2" Saddle	Ea	1	\$ 2,250.00	\$ 2,250.00
	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				\$ 9,010.00

Exhibit "D" to the Resolution
ST. JOHNS COUNTY UTILITY DEPARTMENT
3E – CLOSEOUT - WARRANTY

Date: 5/29/2025
Project Title: Strickland at NEC SR207 and Holmes Blvd
FROM: RDP Construction Group LLC
Contractor's Name
Address: 1320 SE Federal Hwy #203
Stuart, FL 34994
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 (2) 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:

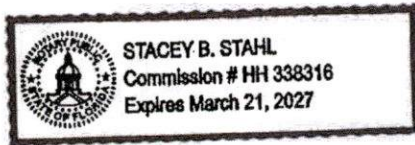
David Russo

Print Contractor's Name


Contractor's Signature

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or _____
on-line notarization, this 29th day of May, 2025, by
David Russo as Ops Manager for
RDP Construction Group




Notary Public
My Commission Expires: 3/21/27

Personally Known or Produced Identification
Type of Identification Produced

D.L.



**ST. JOHNS COUNTY
UTILITIES**

1205 State Road 16
St. Augustine, Florida 32084

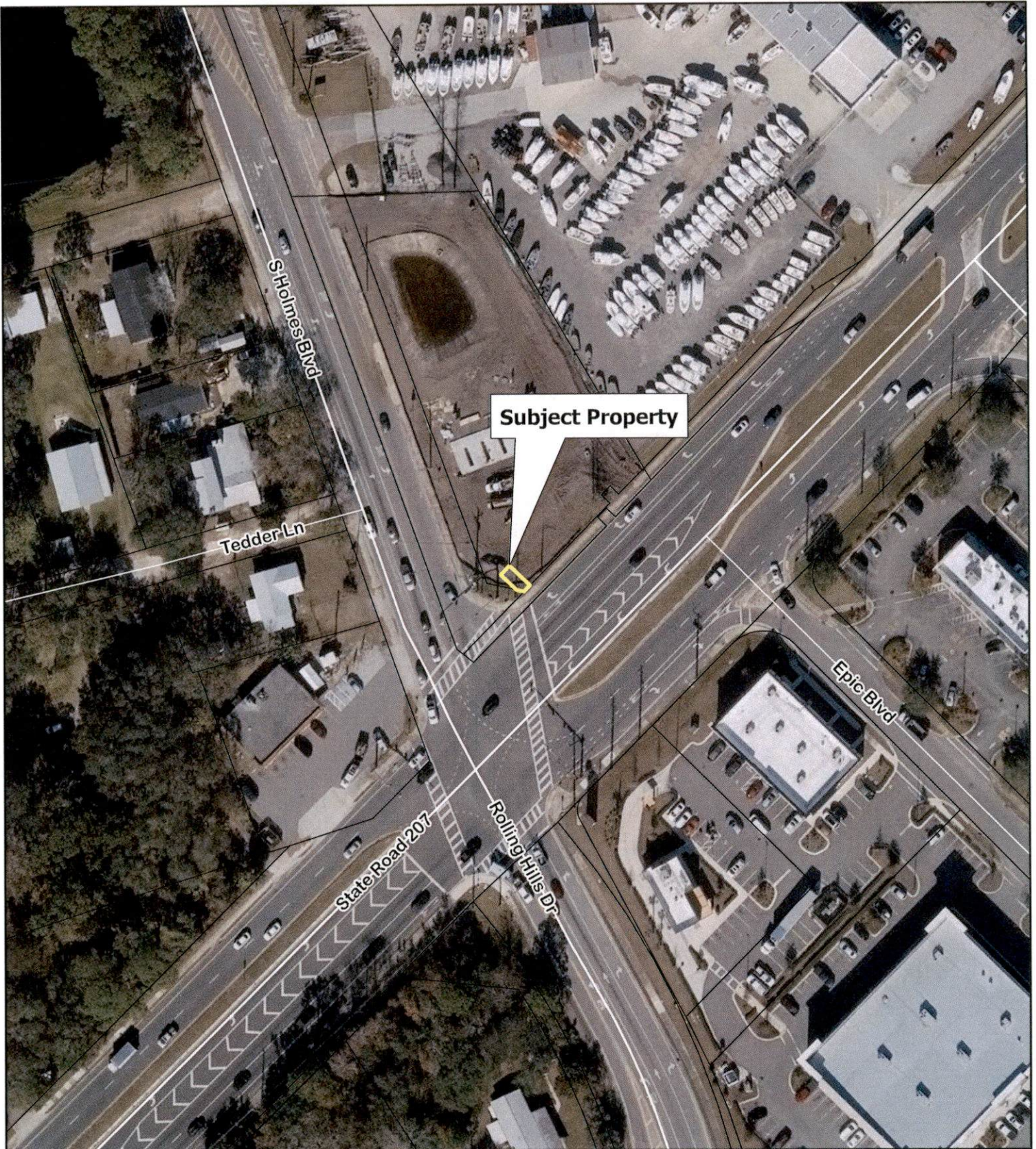
I N T E R O F F I C E M E M O R A N D U M

TO: David Kaufman, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: February 3, 2026
SUBJECT: Strickland at NEC SR207 and Holmes Blvd (ASBULT 2025000085)

St. Johns County Utility Department has reviewed and approved the Easement, 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 Strickland at NEC SR207 and Holmes Blvd.

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

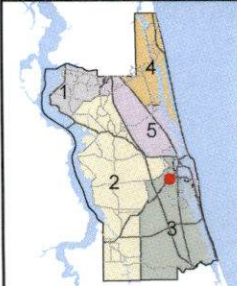
S Holmes Blvd

Tedder Ln

State Road 207

Rolling Hills Dr

Epic Blvd



Imagery Date: 12/2024

Date: 2/11/2026

**Strickland at NEC
SR207 & Holmes Blvd**

**Easement for Utilities, 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 hereon.