

RESOLUTION NO. 2022- 419

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE AND SCHEDULE OF VALUES, FINAL RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE A-A-A STORAGE SR 16 LOCATED OFF STATE ROAD 16.

RECITALS

WHEREAS, A-A-A Storage SR 16, LLC, a Florida limited liability company, has executed and presented to the County a Bill of Sale and 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 A-A-A Storage SR 16 located off State Road 16; and

WHEREAS, Zappone Contracting, 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 A-A-A Storage SR 16, 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.

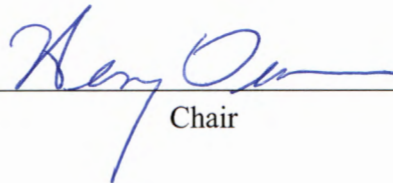
Section 2. The above described Bill of Sale and Schedule of Values, Final Release of Lien, and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

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.

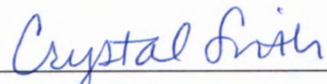
Section 4. The Clerk of the Court is instructed to record the original Final Release of Lien and file the Warranty and Bill of Sale in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 15th day of November, 2022.

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

By: 
Chair

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


Deputy Clerk

Rendition Date NOV 17 2022



Exhibit "A" to Resolution



BILL OF SALE
UTILITY IMPROVEMENTS
for

A-A-A Storage SR 16

A-A-A Storage SR 16 LLC, (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:

Water/Sewer improvements of 4745 SR 16, St. Augustine, FL 32092
"SEE EXHIBIT A SCHEDULE OF VALUES FOR A-A-A Storage SR 16"

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 6 of JUNE, 2022

WITNESS:
[Signature]
Witness Signature
Kim Lowe
Print Witness Name

OWNER:
[Signature]
Owner's Signature
JOHN MURICH
Print Owner's Name

STATE OF ~~FLORIDA~~ TEXAS
COUNTY OF TRAVIS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6 day of JUNE, 2022, by JOHN MURICH as PRESIDENT for A-A-A STORAGE SR-16 LLC.

[Signature]
Notary Public
My Commission Expires: _____

Personally Known or Produced Identification
Type of Identification Produced



Exhibit "A" to Bill of Sale



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: A-A-A Storage SR 16 (Permit 2020-H-297-00044)
 Contractor: Zappone Contracting, LLC
 Developer: A-A-A Storage SR 16 LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
2" HDPE	LF	95	\$ 115.00	\$ 10,925.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
2" Gate Valve	Ea	1	\$ 2,000.00	\$ 2,000.00
8 X 2 Tap Saddle	Ea	1	\$ 3,275.00	\$ 3,275.00
	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				\$ 16,200.00



St. Johns County Utility Department
Asset Management
Schedule of Values

Project Name: A-A-A Storage SR 16 (Permit 2020-H-297-00044)
Contractor: Zappone Contracting, LLC
Developer: A-A-A Storage SR 16 LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
8" DR 18	LF	15	\$ 300.00	\$ 4,500.00
2" Poly	LF	12	\$ 200.00	\$ 2,400.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
8" Tap Valve	Ea	1	\$ 4,500.00	\$ 4,500.00
8" Gate Valve	Ea	2	\$ 1,500.00	\$ 3,000.00
2" Gate Valve	Ea	1	\$ 2,500.00	\$ 2,500.00
20" X 8" Tap Saddle	Ea	1	\$ 3,000.00	\$ 3,000.00
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Sevices (Size and Type)				
2"	Ea	1	\$ 1,700.00	\$ 1,700.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
Total Water System Cost				\$ 21,600.00



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum \$37,800.00 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through June 3rd, 2022 to A-A-A Storage SR 16 LLC to the following described property: 4745 SR 16 St. Augustine, FL

“SEE EXHIBIT A SCHEDULE OF VALUES FOR A-A-A Storage SR 16 LLC

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 ___ of June, 2022.

WITNESS:

[Signature]

Witness Signature

Oluwamayokun Olatosi

Print Witness Name

OWNER:

[Signature]
Lienor's Signature

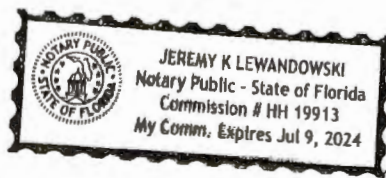
Nicholas Zappone,
Zappone Contracting LLC

STATE OF FLORIDA
COUNTY OF PAUL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3rd day of June, 2022, by Nicholas Zappone as Owner for Zappone Contracting LLC.

[Signature]
Notary Public
My Commission Expires: _____

PK ID
Personally Known or Produced Identification
Type of Identification Produced





St. Johns County Utility Department
Asset Management
Schedule of Values

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			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
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			\$ -	\$ -
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			Total Sewer System Cost	\$ 16,200.00



St. Johns County Utility Department
Asset Management
Schedule of Values

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			\$ -	\$ -
Sevices (Size and Type)				
2"	Ea	1	\$ 1,700.00	\$ 1,700.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
			Total Water System Cost	\$ 21,600.00



WARRANTY
UTILITY IMPROVEMENTS

Date: June 3, 2022
Project Title: A-A-A Storage SR 16 LLC
St. Johns County, Florida

FROM: Zappone Contracting LLC.
314 Flamingo Drive
Lakeland, FL 33803

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:

Contractor's Signature

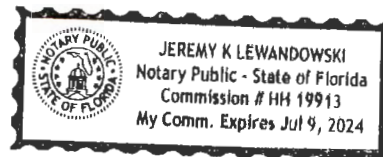
Nicholas Zappone,
Zappone Contracting, LLC

STATE OF FLORIDA
COUNTY OF PCIL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3 day of June, by Nicholas Zappone as Owner for Zappone Contracting LLC.

Notary Public
My Commission Expires: _____

PCIL Personally Known or Produced Identification
Type of Identification Produced





St. Johns County Board of County Commissioners

Utility Department

INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: A-A-A Storage SR 16
DATE: September 15, 2022

Please present the Bill of Sale, Schedule of Values, Release of Lien, and Warranty to the Board of County Commissioners (BCC) for final approval and acceptance of A-A-A Storage SR 16.

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.



A-A-A Storage SR 16, LLC



Aerial Photography 2021

0 225 450 900
Feet

Date: 10/18/2022

Bill of Sale, Schedule of Values, Final Release of Lien, & Warranty

A-A-A Storage SR 16

Land Management Systems Real Estate Division (904) 209-0782

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.

