

RESOLUTION NO. 2023- 5

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE AND SCHEDULE OF VALUES, AND WARRANTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE CULVER'S RESTAURANT (PHASE 1A) LOCATED OFF HIGHWAY U.S. 1 SOUTH.

RECITALS

WHEREAS, Moultrie Properties, 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 Culver's Restaurant (Phase 1A) located off Highway U.S. 1 South; and

WHEREAS, Ground Control of Florida, LLC, a Florida limited liability company, has executed and presented to the County a Warranty for work performed at Culver's Restaurant (Phase 1A), attached hereto as Exhibit "B", 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 "C", 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 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 file the Warranty and Bill of Sale in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 17th day of January, 2023.

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

By: 
Christian Whitehurst, Chair
Rendition Date JAN 17 2023

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


Deputy Clerk





BILL OF SALE
UTILITY IMPROVEMENTS
for

DiMare Commercial – Culver’s Restaurant (Phase 1A)

Moultrie Properties, LLC, 3545 US 1 South, St. Augustine, FL 32086, (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 DiMare Commercial – Culver’s Restaurant (Phase 1A)

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 1st of March, 2021.

WITNESS:

Charlie Owen
Witness Signature

CHARLIE OWEN
Print Witness Name

OWNER:

W. Frank DiMare
Owner’s Signature

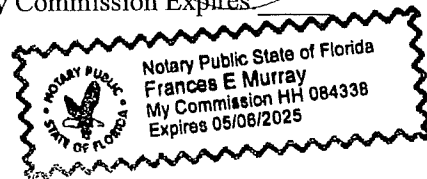
W. Frank DiMare
Print Owner’s Name

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1 day of March, 2021, by W. Frank DiMare as Manager for Moultrie Properties LLC.

Frances E Murray
Notary Public
My Commission Expires: _____

Personally Known or Produced Identification
Type of Identification Produced



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name:	DiMare Commercial
Contractor:	Ground Control
Developer:	Moultrie Properties, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
8" PVC DR18	LF	35	\$ 7.58	\$ 265.30
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
8" Gate Valve	Ea	2	\$ 909.00	\$ 1,818.00
8" Tapping Valve	Ea	1	\$ 1,080.00	\$ 1,080.00
2" Gate Valve	Ea	1	\$ 229.00	\$ 229.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Sevices (Size and Type)				
2" HDPE DR9	Ea	1	\$ 50.07	\$ 50.07
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
Total Water System Cost				\$ 3,442.37

St. Johns County Utility Department
Asset Management
Schedule of Values

Project Name: DiMare Commercial
Contractor: Ground Control of Florida
Developer: Moultrie Properties, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
4" HDPE DR9	LF	80	\$ 16.43	\$ 1,314.40
12X4 SS Epoxy Saddle	Ea	1	\$ 165.00	\$ 165.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
4" Gate Valve	Ea	2	\$ 245.03	\$ 490.06
	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		\$ -	\$ -
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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				\$ 1,969.46

Exhibit "B" to Resolution



WARRANTY
UTILITY IMPROVEMENTS

Date: March 1, 2021
Project Title: DiMare Commercial – Culver’s
Restaurant (Phase 1A)
St. Johns County, Florida

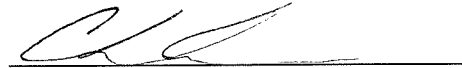
FROM: Ground Control of Florida, LLC
3545 US 1 South
St. Augustine, FL 32086

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:



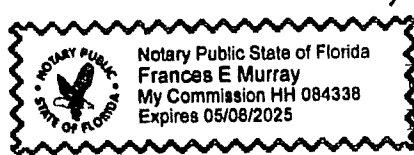
Contractor’s Signature

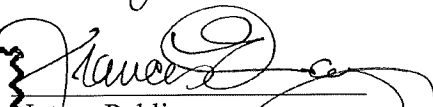
Charlie Owen - Manager

Print Contractor’s Name

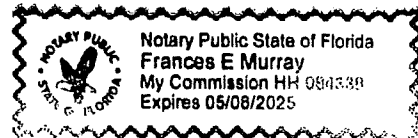
STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1 day of March, 2021, by Charlie Owen as Manager for Ground Control of Florida LLC.




Notary Public
My Commission Expires: _____

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: Missy Caraway, Utility Review Coordinator
SUBJECT: DiMare Commercial- Culver's Rest (Phase 1A)
DATE: November 28, 2022

Please present the Bill of Sale, Schedule of Values and Warranty to the Board of County Commissioners (BCC) for final approval and acceptance of DiMare Commercial – Culver's Rest (Phase 1A).

After acceptance by the 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.



2021 Aerial Imagery
 0 75 150 300
 Feet
 Date: 11/30/2022

Bill of Sale, Schedule of Values & Warranty
 Culver's Restaurant Phase 1A

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.

