

RESOLUTION NO. 2025-202

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES, A BILL OF SALE, FINAL RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE WATER SYSTEM TO SERVE STARBUCKS AT CR 208 & SR 16.

RECITALS

WHEREAS, RSE Realty Augustine LLC, has executed and presented to the County an Easement for Utilities associated with the water system to serve Starbucks at CR 208 & SR 16, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof; and

WHEREAS, SDP Fl St Augustine 1, LLC, 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 Starbucks at CR 208 & SR 16, attached hereto as Exhibit “B”, incorporated by reference and made a part hereof; and

WHEREAS, JD Weber Construction Co., a Florida profit corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Starbucks at CR 208 & SR 16, attached hereto as Exhibits “C” and “D”, 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 “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.

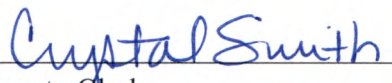
PASSED AND ADOPTED this 17th day of June, 2025.

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

Rendition Date JUN 17 2025

By: 
Krista Joseph, Chair

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


Deputy Clerk

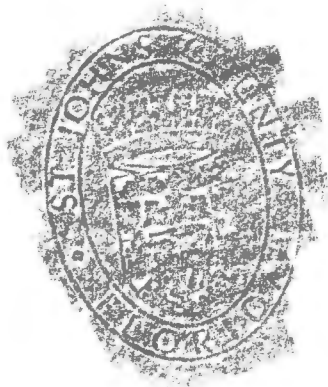


Exhibit "A" to the Resolution

Prepared by:
St. Johns County
500 San Sebastian View
St. Augustine, FL 32084

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 8 day of JANUARY, 20 25 by RSE REALTY AUGUSTINE LLC, with an address of 8 SUMMIT LANE ROSLYN HEIGHTS, NY 11577 hereinafter called "Grantor" to ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine FL 32084, hereinafter called "Grantee".

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor agrees as follows:

1. Grantor does hereby grant, bargain, sell, alienate, renounce, release, convey and confirm unto Grantee a non-exclusive permanent easement and right-of-way to install, construct, operate, maintain, repair, replace and remove pipes and mains constituting the underground water meter and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground water meter utility services (hereinafter referred to as "Utility Lines and Associated Equipment") over and upon the real property described on Exhibit A attached hereto (the "Easement Area"); together with rights of ingress and egress to access the Easement Area as necessary for the use and enjoyment of the easement herein granted. This easement is for water meter utility services only and does not convey any right to install other utilities such as cable television service lines.

TO HAVE AND TO HOLD, unto Grantee, his successors and assigns for the purposes aforesaid. Said Grantor is lawfully seized of said land in fee simple and thereby has the authority to grant said easement.

The easement herein granted is subject to covenants, restrictions, easements, liens and encumbrances of record.

(a) Grantor reserves the right and privilege to use and occupy and to grant to others the right to use and occupy (i) the surface and air space over the Easement Area for any purpose which is consistent with the rights herein granted to Grantee; and (ii) subsurface of the Easement Area for other utility services or other purposes which do not interfere with the rights herein granted to Grantee, including, without limitation, the right to install, construct, operate, maintain, repair, replace and remove telecommunications, telephone, telegraph, electric, gas and drainage facilities.

(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 water meter 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) **WATER SYSTEM** - The Grantee shall maintain all water mains and other elements of the water distribution system up to and including the water meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any water lines between the water meter and the improvements served by the utility system.

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 law, however, Grantee shall be responsible for damage to improvements that are caused by Grantee's negligence.

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:



Witness Signature



Print Name

Lisa Prawnito

By: 

Print Name: MAURIZIO PRAWNITO

Title: MANAGING PARTNER

Witness Address **REQUIRED BUSINESS OR PERSONAL**

8 Summit Lane
Roslyn Heights, NY 11577

Witness Signature


Rosanna Wong

Print Name

ROSANNA WONG
20 CONFUCIUS PLAZA #38A
NEW YORK, NY 10002

Witness Address **REQUIRED BUSINESS OR PERSONAL**

STATE OF New York
COUNTY OF Queens

The foregoing instrument was acknowledged before me before me by means of
 physical presence or online notarization, this 08 day of January, 2025
by MAURIZIO PAAITO who
is Managing member of RSE Realty Augustin, LLC .. Such
person is personally known to me or has produced
identification. 

Rabbina Ganesh

Notary Public

My Commission Expires:

EXHIBIT "A"

EASEMENT AREA

RABBINA GANESH
Notary Public - State of New York
NO. 01GA6382408
Qualified in Queens County
My Commission Expires Oct. 22, 2026

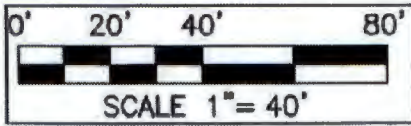
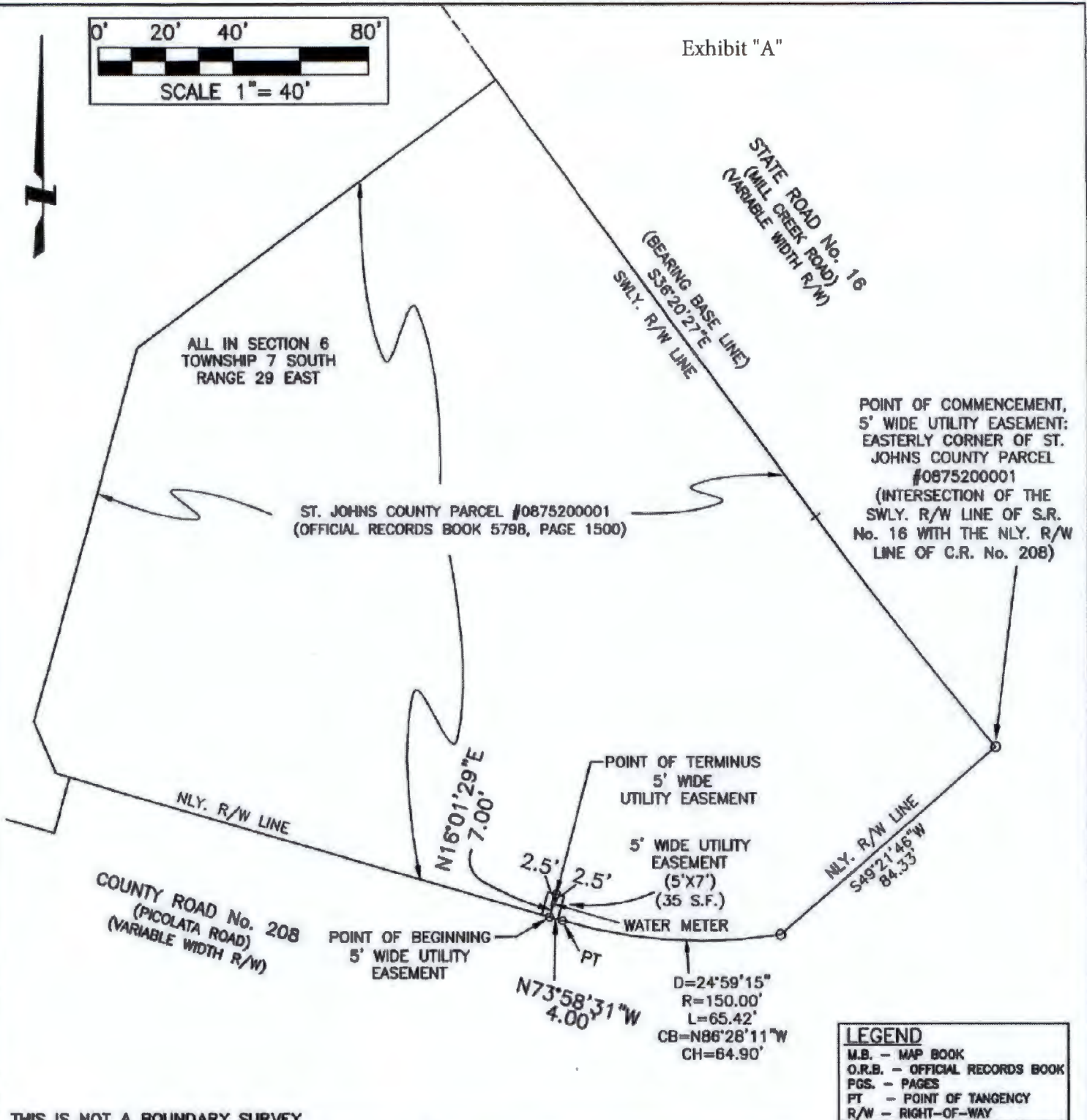


Exhibit "A"



POINT OF COMMENCEMENT,
5' WIDE UTILITY EASEMENT:
EASTERLY CORNER OF ST.
JOHNS COUNTY PARCEL
#0875200001
(INTERSECTION OF THE
SWLY. R/W LINE OF S.R.
No. 16 WITH THE NLY. R/W
LINE OF C.R. No. 208)

ST. JOHNS COUNTY PARCEL #0875200001
(OFFICIAL RECORDS BOOK 5798, PAGE 1500)

LEGEND	
M.B.	- MAP BOOK
O.R.B.	- OFFICIAL RECORDS BOOK
PGS.	- PAGES
PT	- POINT OF TANGENCY
R/W	- RIGHT-OF-WAY

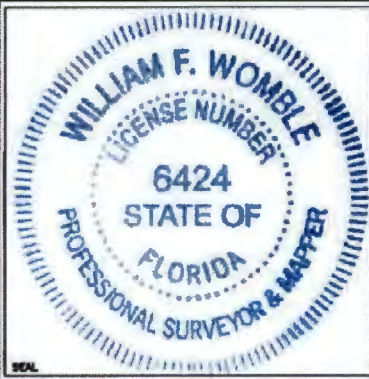
THIS IS NOT A BOUNDARY SURVEY

**SKETCH AND DESCRIPTION OF
5' WIDE UTILITY EASEMENT**

I HEREBY CERTIFY THAT THIS SKETCH IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AS SURVEYED IN THE FIELD UNDER MY SUPERVISION ON THE DATE SHOWN HEREON. I FURTHER CERTIFY THAT THIS DRAWING MEETS THE STANDARDS OF PRACTICE SET FORTH IN FLORIDA ADMINISTRATIVE CODE CHAPTER 6J-17, RULES 6J-17.050 THROUGH 6J-17.052, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, PURSUANT TO FLORIDA STATUTES SECTION 472.027, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

W.F. Womble 2-27-25
 WILLIAM F. WOMBLE DATE
 FLORIDA PROFESSIONAL SURVEYOR/MAPPER L68424
 CERTIFICATE OF AUTHORIZATION L68327

WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH, DRAWING, MAP OR PLAT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.



SKETCH AND DESCRIPTION PROVIDED BY:

Oceanside
 LAND SURVEYING
 OF ORMOND BEACH, LLC

LICENSED BUSINESS NUMBER 8327
 2090 SOUTH NOVA ROAD, UNIT A-107
 SOUTH DAYTONA, FLORIDA 32119
 PHONE: 386-763-4130 · FAX: 386-763-4128
 EMAIL: BWIOCEANSIDE@GMAIL.COM

DWG DATE	DRAWN BY	CHECKED BY	JOB NO.	FILE NAME	SCALE	PREPARED FOR	SHEET 1 OF 2
02-07-25	BW	BW	24-1036	24-1036 STARBUCKS 16-95 5X7UTIL(WL) ESMT 9-D.DWG	1"=40'	ELFRINK CUSTOM CONSTRUCTION, INC.	

LEGAL DESCRIPTION OF 5' WIDE UTILITY EASEMENT

A 5 FOOT WIDE EASEMENT FOR UTILITY PURPOSES LYING 2.5 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, BEING A PORTION OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF ST. JOHNS COUNTY, FLORIDA PARCEL #0875200001, AS DESCRIBED IN DEED FOUND IN OFFICIAL RECORDS BOOK 5798, PAGE 1500, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE EASTERLY CORNER OF SAID ST. JOHNS COUNTY PARCEL #0875200001, SAID CORNER BEING THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16 (MILL CREEK ROAD) WITH THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 208 (PICOLATA ROAD), BOTH BEING VARIABLE WIDTH RIGHTS-OF-WAY AS PRESENTLY ESTABLISHED;
 THENCE S49°21'46"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 84.33 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS 150.00 FEET; THENCE WESTERLY, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°59'15", AN ARC LENGTH OF 85.42 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N86°28'11"W, 64.90 FEET;
 THENCE N73°58'31"W, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ITS WESTERLY PROLONGATION AND ALONG A NON-TANGENT LINE, A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING. THENCE NORTH 16°01'29"E A DISTANCE OF 7.00 FEET TO THE POINT OF TERMINUS.
 CONTAINING 35 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES:

1. LEGAL DESCRIPTION PREPARED BY OCEANSIDE LAND SURVEYING OF ORMOND BEACH LLC.
2. NOTICE: THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS SKETCH AND DESCRIPTION THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
3. THIS IS NOT A BOUNDARY SURVEY.
4. THIS SKETCH AND DESCRIPTION IS BASED ON THE ALTA/NSPS LAND TITLE SURVEY BY ETM SURVEYING & MAPPING, INC., DATED 11-16-22.
5. BEARING STRUCTURE BASED ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, HAVING A BEARING OF S36°20'27"E.
6. THIS SKETCH AND DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.
7. USE OF THIS SKETCH AND DESCRIPTION FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN CONSENT BY OCEANSIDE LAND SURVEYING OF ORMOND BEACH LLC, WILL BE AT THE USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREON SHALL BE CONSTRUED AS TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE TO WHOM THE SKETCH WAS PREPARED FOR.
8. THIS MAP CONSISTS OF 2 SHEETS. WHEN MULTIPLE SHEETS ARE INCLUDED FOR THE MAP, NO SINGLE SHEET SHALL BE CONSIDERED FULL AND COMPLETE WITHOUT THE OTHERS.
9. DIMENSIONS SHOWN HEREON ARE MEASURED IN U.S. SURVEY FEET AND DECIMALS THEREOF.

LEGEND	
M.B.	- MAP BOOK
O.R.B.	- OFFICIAL RECORDS BOOK
PGS.	- PAGES
PT	- POINT OF TANGENCY
R/W	- RIGHT-OF-WAY

THIS IS NOT A BOUNDARY SURVEY

<p align="center">SKETCH AND DESCRIPTION OF 5' WIDE UTILITY EASEMENT</p> <p>I HEREBY CERTIFY THAT THIS SKETCH IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AS SURVEYED IN THE FIELD UNDER MY SUPERVISION ON THE DATE SHOWN HEREON. I FURTHER CERTIFY THAT THIS DRAWING MEETS THE STANDARDS OF PRACTICE SET FORTH IN FLORIDA ADMINISTRATIVE CODE CHAPTER 5J-17, RULES 5J-17.050 THROUGH 5J-17.052, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, PURSUANT TO FLORIDA STATUTES SECTION 472.027, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.</p> <p align="right"><i>W.F. Womble</i> 2-27-25</p> <p>WILLIAM F. WOMBLE DATE FLORIDA PROFESSIONAL SURVEYOR/MAPPER LS8424 CERTIFICATE OF AUTHORIZATION LB8327</p> <p>WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH, DRAWING, MAP OR PLAT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.</p>		<p align="center">SKETCH AND DESCRIPTION PROVIDED BY:</p> <div align="center"> <p>Oceanside LAND SURVEYING OF ORMOND BEACH, LLC</p> </div> <p>LICENSED BUSINESS NUMBER 8327 2090 SOUTH NOVA ROAD, UNIT A-107 SOUTH DAYTONA, FLORIDA 32119 PHONE: 386-763-4130 · FAX: 386-763-4129 EMAIL: BW1OCEANSIDE@GMAIL.COM</p>
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DWG DATE	DRAWN BY	CHECKED BY	JOB NO.	FILE NAME	SCALE	PREPARED FOR	SHEET
02-07-25	BW	BW	24-1036	24-1036 STARBUCKS 16-95 5X7UTIL(WL) ESMT S-D.DWG	1"=40'	ELFRINK CUSTOM CONSTRUCTION, INC.	2 OF 2

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

PROJECT: Starbucks @ CR 208 + SR14

SOP FL St. Augustine 1, LLC, 825 Sisk Ave, Suite 200, Oxford, MS 38655

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 17th of October, 2024.

WITNESS:

Madeline Sullivan
Witness Signature

Madeline Sullivan
Witness Print Name

OWNER:

[Signature]
Owner Signature

JOSEPH A. SCHWIDER
Owner Print Name

STATE OF Alabama

COUNTY OF Jefferson

The foregoing instrument was acknowledged before me by means of physical presence or _____ online notarization, this 17th day of October, 2024, by Joseph A. Schwider as owner for SOP FL St. Augustine 1, LLC.

Madeline Sullivan
Notary Public
My Commission Expires: 5-14-2028

Personally Known or Produced Identification
Type of Identification Produced: driver's license



ST. JOHNS COUNTY UTILITY DEPARTMENT

ASSET MANAGEMENT

SCHEDULE OF VALUES - WATER

Project Name:	Starbucks @ CR 208 & SR16
Contractor:	JD Webber Construction
Developer:	SDP FL ST. AUGUSTINE 11 LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
2" Potable Water	Ea	1	\$ 9,421.00	\$ 9,421.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			Total Water System Cost	\$ 9,421.00

ST. JOHNS COUNTY UTILITY DEPARTMENT

ASSET MANAGEMENT

SCHEDULE OF VALUES - SEWER

Project Name:	Starbucks @ CR 208 & SR16			
Contractor:	JD Webber Construction			
Developer:	SDP FL ST. AUGUSTINE II LLC			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
2" Potable Water				
	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		\$ -	\$ -
Other Improvements		1	\$ 7,200.00	\$ 7,200.00
			\$ -	\$ -
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	\$ 7,200.00



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

\$16,621.00

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

10/15/2024

to

SDP FI St Augustine 1, LLC

Date

(Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
Starbucks @ CR208 & SR16

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 25th day of November, 20 24.

WITNESS:

Abigail Green

Witness Signature

Abigail Green

Print Witness Name

CONTRACTOR:

Joseph Weber

Lienor's Signature

Joseph Weber

Print Lienor's Name

STATE OF Florida

COUNTY OF Volusia

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25th day of November, 20 24, by Joseph D Weber as President for JD Weber Construction Co

Kelley Picklesimer

Notary Public

My Commission Expires: 6/30/2027

Personally Known or Produced Identification
Type of Identification Produced



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

Project Name: Starbucks @ CR 208 & SR16
 Contractor: JD Webber Construction
 Developer: SDP FL ST. AUGUSTINE 11 LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
2" Potable Water	Ea	1	\$ 9,421.00	\$ 9,421.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost				\$ 9,421.00

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

Project Name:	Starbucks @ CR 208 & SR16
Contractor:	JD Webber Construction
Developer:	SDP FL ST. AUGUSTINE II LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
2" Potable Water				
	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		\$ -	\$ -
Other Improvements		1	\$ 7,200.00	\$ 7,200.00
			\$ -	\$ -
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	\$ 7,200.00

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

Date: 10/15/2024
Project Title: Starbucks @ CR208 & SR 16
FROM: JD Weber Construction Co
Contractor's Name
Address: 150 Business Center Dr
Ormond Beach, FL 32174

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:

Joseph D Weber
Print Contractor's Name Contractor's Signature

STATE OF Florida
COUNTY OF Volusia

The foregoing instrument was acknowledged before me by means of physical presence or _____ on-line notarization, this 8th day of October, 2024, by Joseph D Weber as President for JD Weber Construction Co.

Kelley Picklesimer
Notary Public
My Commission Expires: 6/30/2027

Personally Known or Produced Identification
Type of Identification Produced





**ST. JOHNS COUNTY
UTILITIES**

1205 State Road 16
St. Augustine, Florida 32084

INTEROFFICE MEMORANDUM

TO: David Kaufman, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: April 23, 2025
SUBJECT: Starbucks at CR 208/SR 16 (ASBULT 2024000152)

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 Starbucks at CR 208/SR 16.

After acceptance by BCC, please provide the Utility Department with a copy of the executed resolution for our files.

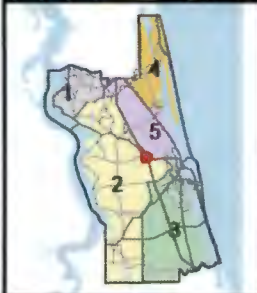
Your support and cooperation as always are greatly appreciated.



Subject Property

County Road 208

State Road 176



2024 Aerial Imagery
Date: 5/20/2025

County Road 208 / Starbucks

**Easement for Utilities,
Bill of Sale, Release of
Lien and Warranty**



**Land Management
Systems
Real Estate Division
(904) 209-0790**

Disclaimer:
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