

RESOLUTION NO. 2017- 160

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE AND SCHEDULE OF VALUES CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER LINES TO SERVE SEA VIEW SUBDIVISION (FKA PEPPERTREE) LOCATED OFF A1A SOUTH.

RECITALS

WHEREAS, St. Augustine Sea View, 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 lines to serve Sea View subdivision (fka Peppertree) located off A1A South; and

WHEREAS, installation, maintenance and access to the water and sewer lines has been granted by virtue of the plat therefore no utility easement is needed; and

WHEREAS, St. Johns County Utility Department has reviewed and approved the documents mentioned above, as stated in a memo attached hereto as Exhibit "B," 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 attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

Section 3. To the extent that there are typographical, scrivener's 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 Court is instructed to file the Bill of Sale and Schedule of Values in the public records of St. Johns County, Florida.

PASSED AND ADOPTED this 16th day of May, 2017.

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

By: _____
James K. Johns, Chair

ATTEST: Hunter S. Conrad, Clerk

By: Pam Halter
Deputy Clerk

RENDITION DATE 5/19/17



EXHIBIT "A" TO RESOLUTION



BILL OF SALE
UTILITY IMPROVEMENTS
for

(Sea View)

(St. Augustine Sea View, LLC; 1102 A1A North, Suite 102, Ponte Vedra Beach, Florida 32082), (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)

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 28 of Nov., 2016.

WITNESS:

Witness Signature

JAMES M. MCGARVEY JR.

Print Witness Name

OWNER:

Owner's Signature

Matt McGarvey

Print Owner's Name

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 28 day of November, 2016, by Matt McGarvey who is personally known to me or has produced _____ as identification.

Notary Public





St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Peppertree PUD
 Contractor: S.E. Cline Construction, Inc.
 Developer: McGarvey Residential Communities, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
3" HDPE IPS (SDR 11)	LF	1,155	\$ 27.40	\$ 31,647.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
3" Gate Valves	Ea	3	\$ 764.75	\$ 2,294.25
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" SDR-26 PVC (4'-6' deep)	LF	365	\$ 27.85	\$ 10,165.25
8" SDR-26 PVC (6'-8' deep)	LF	306	\$ 31.30	\$ 9,577.80
8" SDR-26 PVC (8'-10' deep)	LF	140	\$ 34.85	\$ 4,879.00
	LF		\$ -	\$ -
Laterals (Size and Type)				
6" SDR-35 PVC	EA	29	\$ 745.00	\$ 21,605.00
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep	EA	4	\$ 2,825.00	\$ 11,300.00
6-8 foot deep	EA	3	\$ 3,075.00	\$ 9,225.00
8-10 foot deep	EA	1	\$ 8,668.00	\$ 8,668.00
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum	1	\$ 42,998.00	\$ 42,998.00
Process Piping	Lump Sum	1	\$ 32,420.00	\$ 32,420.00
Process Structure	Lump Sum	1	\$ 39,165.00	\$ 39,165.00
Process Electrical Equipment	Lump Sum	1	\$ 15,914.00	\$ 15,914.00
Other Improvements	Lump Sum	1	\$ 9,253.00	\$ 9,253.00
Total Sewer System Cost				\$ 249,111.30



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name:	Peppertree PUD
Contractor:	S.E. Cline Construction, Inc.
Developer:	McGarvey Residential Communities, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
8" PVC (DR-18)	LF	740	\$ 21.60	\$ 15,984.00
4" PVC (DR-18)	LF	255	\$ 17.08	\$ 4,355.40
2" HDPE CTS (DR9)	LF	200	\$ 6.70	\$ 1,340.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
8" gate valve	Ea	2	\$ 1,290.15	\$ 2,580.30
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
6" Mueller Hydrant Assembly	Ea	2	\$ 2,890.30	\$ 5,780.60
			\$ -	\$ -
			\$ -	\$ -
Services (Size and Type)				
1" HDPE SDR9 Water Service	Ea	28	\$ 1,442.00	\$ 40,376.00
2" HDPE SDR9 Water Service	Ea	1	\$ 1,897.45	\$ 1,897.45
	Ea		\$ -	\$ -
			\$ -	\$ -
Total Water System Cost				\$ 72,313.75



EXHIBIT "B" TO RESOLUTION

St. Johns County Board of County Commissioners

Utility Department

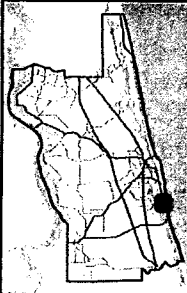
INTEROFFICE MEMORANDUM


TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Sea View (aka Peppertree)
DATE: April 12, 2017

Please present the Bill of Sale and Schedule of Values to the Board of County Commissioners (BCC) for final approval and acceptance of Sea View (aka Peppertree).

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.




 2013 Aerial Imagery
 0 250 500
 Feet
 April 18, 2017

Bill of Sale

Sea View PUD

Land Management
 Systems
 Real Estate
 Division
 (904) 209-0764

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.

