

RESOLUTION NO. 2018- 410

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, AND BILL OF SALE AND SCHEDULE OF VALUES CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE MARKETS OF ST. AUGUSTINE SHORES PHASE 1 LOCATED OFF US 1 S.**

**RECITALS**

**WHEREAS**, Smith & Young Co., a Florida corporation, 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 Markets of St. Augustine Shores Phase 1 located off US 1 S; and

**WHEREAS**, Coastal Utility Constructors of Jacksonville, Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Markets of St. Augustine Shores Phase 1, 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 4 day of December, 2018.

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

By: Paul M. Waldron  
Paul M. Waldron, Chair

**ATTEST:** Hunter S. Conrad, Clerk

Sam Halterman  
Deputy Clerk

**RENDITION DATE** 12/6/18



EXHIBIT "A" TO RESOLUTION



**BILL OF SALE**  
**UTILITY IMPROVEMENTS**  
for

**Markets of St. Augustine Shores Phase 1 (Dunkin Donuts)**

Bernard E. Smith of Smith & Young Co. 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:

Markets of St. Augustine Shores Phase 1 (Dunkin Donuts)

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 15<sup>th</sup> of August, 2018.

WITNESS:

Lauren Hubel  
Witness Signature

Lauren Hubel  
Print Witness Name

OWNER:

[Signature]  
Owner's Signature

Bernard E. Smith  
Print Owner's Name

State of Florida  
County of Clay

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of AUGUST, 2018, by BERNARD E. SMITH who is personally known to me or has produced N/A as identification.

[Signature]  
Notary Public



EXHIBIT "A" TO BILL OF SALE



**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values

Project Name: Shores Dunkin Donuts COMM17-60  
 Contractor: Coastal Utility Constructors of Jacksonville inc  
 Developer: Smith & Young Co

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
6in PVC DR 18 CL150	LF	2.5	\$ 50.00	\$ 125.00
4in PVC DR 18 CL 150	LF	4	\$ 25.00	\$ 100.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
6in gate valve	Ea		\$ -	\$ -
4in tapping valve	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
1 ea 5 1/4" Mueller	Ea	1	\$ 2,000.00	\$ 2,000.00
			\$ -	\$ -
			\$ -	\$ -
<b>Sevices (Size and Type)</b>				
1.5in poly	Ea	1	\$ 750.00	\$ 750.00
3/4in poly	Ea	1	\$ 450.00	\$ 450.00
	Ea		\$ -	\$ -
			\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 3,425.00</b>

*Jel Maguire*  
 COASTAL UTILITY CONSTRUCTORS



**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values

Project Name: Shores Dunkin Donuts COMM17-60  
 Contractor: Coastal Utility Constructors of Jacksonville inc  
 Developer: Smith & Young Co

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
8in pvc sdr 26	LF	83	\$ 75.00	\$ 6,225.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
			<b>Total Sewer System Cost</b>	<b>\$ 6,225.00</b>

*Joel Maguire*  
 COASTAL UTILITY CONSTRUCTORS

EXHIBIT "B" TO RESOLUTION



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum (9,650.00), hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through (6-25-2018) to (Smith and Young Co.), to the following described property:

Markets of St. Augustine Shores Phase 1 (Dunkin Donuts)

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 \_\_\_, \_\_\_.

WITNESS:

Elaine Salts  
Witness Signature

ELAINE SALTS  
Print Witness Name

OWNER:

Joe Maguire, VP  
Lienor's Signature

JOE MAGUIRE  
Print Lienor's Name

State of FL  
County of Duval

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of July, 2018, by Joe Maguire, Vice President who is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public





**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values

Project Name:	Shores Dunkin Donuts COMM17-60
Contractor:	Coastal Utility Constructors of Jacksonville inc
Developer:	Smith & Young Co

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3/4in poly	Ea	1	\$ 450.00	\$ 450.00
	Ea		\$ -	\$ -
			\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 3,425.00</b>

*Joe Maginn*  
 COASTAL UTILITY CONSTRUCTORS



**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values

Project Name:	Shores Dunkin Donuts COMM17-60
Contractor:	Coastal Utility Constructors of Jacksonville inc
Developer:	Smith & Young Co

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
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	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
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8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
			<b>Total Sewer System Cost</b>	<b>\$ 6,225.00</b>

*Joel Maguire*  
 COASTAL UTILITY CONSTRUCTORS



EXHIBIT "C" TO RESOLUTION



WARRANTY  
UTILITY IMPROVEMENTS

Date: June 12, 2018

Project Title: Shores Dunkin Donuts  
Comm 17-60  
St. Johns County, Florida

FROM: Coastal Utility Constructors of Jacksonville Inc  
821 Mamie Rd  
Jacksonville FL 32205

TO: St. Johns County Utility Department  
Post Office Box 3006  
St. Augustine, Florida 32085

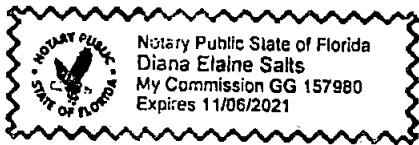
The undersigned warrants all its work performed in connection with the above project to be free from all defects in material and workmanship for a period of (1) year from the date of acceptance of the project by St. Johns County and agrees to remedy all defects arising with that period at its expense.

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:

Joe Maguire  
Contractor's Signature

Joe Maguire  
Print Contractor's Name



State of Fla  
County of Duval

The foregoing instrument was acknowledged before me this 12 day of June, 2018, by Joe Maguire who is personally known to me or has produced personally known as identification.

Diana Elaine Salts  
Notary Public

EXHIBIT "D" TO RESOLUTION



**St. Johns County Board of County Commissioners**

Utility Department

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INTEROFFICE MEMORANDUM

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TO: Debbie Taylor, Real Estate Manager  
FROM: Melissa Caraway, Utility Review Coordinator  
SUBJECT: The Markets of St. Augustine Shores Dunkin Donuts  
DATE: October 30, 2018

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 The Markets of St. Augustine Shores Dunkin Donuts.

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.



  
 2016 Aerial Imagery  
 0 110 220  
 Feet  
 Date: 11/1/2018

**Bill of Sale, Final  
 Release of Lien  
 and Warranty**  
  
**Markets of  
 St. Augustine Shores  
 Phase 1**

**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.

