

RESOLUTION NO. 2023- 109

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE, SCHEDULE OF VALUES, FINAL RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH ST. AUGUSTINE LAKES – OFFSITE UTILITY EXTENSION.

RECITALS

WHEREAS, St. Augustine Lakes Community Development District 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 St. Augustine Lakes offsite utility extension along State Road 16, Four Mile Road and Deer Run Road; and

WHEREAS, A. J. Johns, Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed to complete St. Augustine Lakes offsite utility extension, 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, Schedule of Values, Final Release of Lien, and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

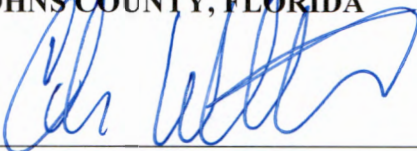
Section 3. To the extent that there are typographical, scrivener or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

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.

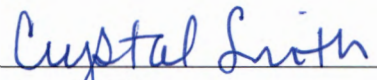
PASSED AND ADOPTED this 6th day of June, 2023.

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

Rendition Date JUN 06 2023

By: 
Christian Whitehurst, Chair

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


Deputy Clerk



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

PROJECT: St. Augustine Lakes Offsite Utility Extension

St. Augustine Lakes CDD C/O Government Management Services, LLC, 475 West Town Place, Suite 114 World Golf Village St. Augustine, Florida 32092

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 22nd of September, 2022.

WITNESS:

M. Miller
Witness Signature

Morgan Miller
Witness Print Name

OWNER:

Zenzi Rogers
Owner Signature

Zenzi Rogers
Owner Print Name

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or _____ online notarization, this 22nd day of September, 2022, by Zenzi Rogers as Owner for St Augustine Lakes CDD.

Gina Melton
Notary Public
My Commission Expires: 2/6/2025

Personally Known or Produced Identification
Type of Identification Produced





St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name:	<u>St. Augustine Lakes Offsite Utility Extension</u>
Contractor:	<u>A. J. JOHNS, INC.</u>
Developer:	<u>Lennar Homes, LLC</u>

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
10" DR18	LF	2322	\$ 72.00	\$ 167,184.00
12" DR11	LF	7086	\$ 88.10	\$ 624,276.60
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
10" Gate	EA	8	\$ 4,125.04	\$ 33,000.32
10" Tapping	EA	1	\$ 6,499.49	\$ 6,499.49
10" Air Release	EA	2	\$ 9,431.60	\$ 18,863.20
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Lift Station				
	LS		\$ -	\$ -
	LS		\$ -	\$ -
	LS		\$ -	\$ -
	LS		\$ -	\$ -
	LS		\$ -	\$ -
			TOTAL SEWER SYSTEM COST	\$ 849,823.61



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: St. Augustine Lakes Offsite Utility Extension
 Contractor: A. J. JOHNS, INC.
 Developer: Lennar Homes, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
16" HDPE DR 11	LF	3852	\$ 92.58	\$ 356,618.16
12" PVC DR-18 WATER MAIN	LF	1468	\$ 73.90	\$ 108,485.20
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
12" GATE VALVE	EA	8	\$ 5,434.50	\$ 43,476.00
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Hydrants Assembly (Size and Type)				
6" FIRE HYDRANT	EA	8	\$ 5,249.91	\$ 41,999.24
	EA		\$ -	\$ -
			\$ -	\$ -
Sevices (Size and Type)				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
			\$ -	\$ -
			TOTAL WATER SYSTEM COST	\$ 550,578.60



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

The undersigned lienor, in consideration of the sum
\$1,400,402.21

hereby waives and releases its lien and right to claim a lien for Water, Sewer, and Reclaimed
Water labor, services or materials furnished through

8/25/22 to Lennar Homes LLC
Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
St. Augustine Lakes Offsite Utility Extension

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 12th day of September,
2022.

WITNESS:

[Signature]
Witness Signature
Denise Brumfield
Print Witness Name

CONTRACTOR:

[Signature]
Lienor's Signature
Charles B. Laughlin
Print Lienor's Name

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical
presence or online notarization, this 12th day of September, 2020, by
Charles B. Laughlin as Vice President for
A.J. Johns, Inc.

[Signature]
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: St. Augustine Lakes Offsite Utility Extension
 Contractor: A. J. JOHNS, INC.
 Developer: Lennar Homes, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
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	EA		\$ -	\$ -
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	LS		\$ -	\$ -
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St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: St. Augustine Lakes Offsite Utility Extension
 Contractor: A. J. JOHNS, INC.
 Developer: Lennar Homes, LLC

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			\$ -	\$ -
Sevices (Size and Type)				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
			\$ -	\$ -
			TOTAL WATER SYSTEM COST	\$ 550,578.60

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

Date: 9/9/2022
Project Title: St. Augustine Lakes Offsite Utility Extension
FROM: A.J. Johns, Inc
Contractor's Name
Address: 3225 Anniston Road
Jacksonville, Fl 32246

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:

Chad Cockrell

Print Contractor's Name



Contractor's Signature

STATE OF Florida

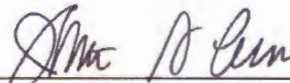
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or _____

on-line notarization, this 12th day of September, 2022, by

Chad Cockrell as Vice President for

A.J. Johns, Inc



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: Melissa Caraway, Utility Review Coordinator
SUBJECT: St. Augustine Lakes – Offsite Utilities
DATE: February 16, 2023

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 St. Augustine Lakes – Offsite Utilities.

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.



Offsite Utility Extension

State Road 16

Woodlawn Rd

Kenton Morrison Rd

N Holmes Blvd

Four Mile Rd

Deer Run Rd

Thompson Bailey Rd

Industry Center Rd



2021 Aerial Imagery

Date: 4/27/2023

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

St. Augustine Lakes - Offsite Utility

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.

