

RESOLUTION NO. 2023- 207

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE, FINAL RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE THE ARBORS AT LIGHTSEY CROSSING PHASES 1 AND 2, LOCATED OFF STATE ROAD 207.

RECITALS

WHEREAS, Richmond America Homes of Florida, LP, a Colorado limited partnership, has executed and presented to St. Johns County a Bill of Sale with 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 The Arbors at Lightsey Crossing Phases 1 and 2, located off State Road 207; and

WHEREAS, Pipeline Constructors, Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and Warranty for work performed at The Arbors at Lightsey Crossing Phases 1 and 2, attached hereto as Exhibits “B” and “C”, incorporated by reference and made 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, 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 and/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 Final Release of Lien in the Official Records and file the Bill of Sale and Warranty in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED by the Board of County Commissioners this 1st day of August, 2023.

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

Rendition Date AUG 03 2023

By: 
Christian Whitehurst, Chair

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



Deputy Clerk



Exhibit "A" to Resolution

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

PROJECT: Arbors at Lightsey Crossing - Phase 1 and 2

Richmond American Homes of Florida, LP 10255 Fortune Pkwy, Suite 150, Jacksonville, FL 32257

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 _____ of _____, 20____.

WITNESS:

[Signature]
Witness Signature

Alex Allison
Witness Print Name

OWNER:

[Signature]
Owner Signature

Matthew Stark
Owner Print Name

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 19 day of January, 2023, by Matthew Stark as SVP Land Acquisition for Richmond American Homes.

Cassandra M Sklodowski
Notary Public
My Commission Expires: 8/3/25

Personally Known or Produced Identification
Type of Identification Produced



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

Water Main On Site

Project Name: Arbors at Lightsey Crossing -Phase 1 & 2
 Contractor: Pipeline Constructors, Inc.
 Developer: Richmond American Homes

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
12" DR-18 PVC	LF	4264	\$ 48.11	\$ 205,141.04
12" DR-18 Fusible PVC	LF	540	\$ 78.34	\$ 42,303.60
10" HDPE	LF	60	\$ 48.74	\$ 2,924.40
8" DR 18	LF	280	\$ 27.19	\$ 7,613.20
	LF		\$ -	\$ -
Water Valves (Size and Type)				
12" Air Release Valve	Ea	1	\$ 1,716.00	\$ 1,716.00
6" Gate Valve	Ea	6	\$ 1,479.00	\$ 8,874.00
12" Gate Valve	Ea	5	\$ 2,918.00	\$ 14,590.00
8" Gate Valve	Ea	2	\$ 1,944.00	\$ 3,888.00
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
6" Fire Hydrant Assembly	Ea	6	\$ 2,631.00	\$ 15,786.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
1" CTS Blue PE	Ea	79	\$ 693.00	\$ 54,747.00
Lift Station - 1" Water Services	Ea	2	\$ 693.00	\$ 1,386.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost				\$ 358,969.24

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

Project Name: Arbors at Lightsey Crossing - Phase 1 & 2
 Contractor: Pipeline Constructors, Inc.
 Developer: Richmond American Homes

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
6" DR 18 PVC	LF	2139	\$ 18.06	\$ 38,630.34
8" HDPE	LF	119	\$ 33.98	\$ 4,043.62
6" C900	LF	62	\$ 28.42	\$ 1,762.04
6" FPVC	LF	1815	\$ 27.61	\$ 50,112.15
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
6' Gate Valve	Ea	7	\$ 1,530.16	\$ 10,711.12
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" SDR 26	LF	3820	\$ 31.31	\$ 119,604.20
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
6" SDR 35	EA	64	\$ 950.00	\$ 60,800.00
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep	EA	6	\$ 3,885.00	\$ 23,310.00
6-8 foot deep	EA	7	\$ 5,031.00	\$ 35,217.00
8-10 foot deep	EA	1	\$ 5,416.75	\$ 5,416.75
10-12 foot deep	EA	6	\$ 6,719.00	\$ 40,314.00
> 12 foot deep	EA	3	\$ 9,095.00	\$ 27,285.00
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ 244,197.00
Total Sewer System Cost				\$ 661,403.22



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

The undersigned lienor, in consideration of the sum
1,020,372.46

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

11/10/22 to Richmond American Homes
Date Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
Arbors at Lightsey Crossing - Phase 1 and 2

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 10 day of November
2022.

WITNESS:
Linda Brown
Witness Signature
Linda Brown
Print Witness Name

OWNER:
Ronald E. Denmark
Lienor's Signature
Ronald E. Denmark
Print Lienor's Name

STATE OF Florida
COUNTY OF Bradford

The foregoing instrument was acknowledged before me by means of physical
presence or online notarization, this 10 day of November, 2022, by
Ronald E. Denmark as President for
Pipeline Constructors, Inc.

Margaret L Best
Notary Public
My Commission Expires: 1/26/25

Personally Known or Produced Identification
Type of Identification Produced



Exhibit "A" to Final Release of Lien

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

Water Main On Site

Project Name: Arbors at Lightsey Crossing -Phase 1 & 2
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	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost				\$ 358,969.24

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

Project Name: Arbors at Lightsey Crossing - Phase 1 & 2
 Contractor: Pipeline Constructors, Inc.
 Developer: Richmond American Homes

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	LF		\$ -	\$ -
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> 12 foot deep	EA	3	\$ 9,095.00	\$ 27,285.00
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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		\$ -	\$ 244,197.00
Total Sewer System Cost				\$ 661,403.22

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

Date: 11/10/22
Project Title: Arbors at Lightsey Crossing - Phase 1 & 2
FROM: Pipeline Constructors, Inc.
Contractor's Name
Address: 2117 N. Temple Avenue
Starke, FL 32091

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:

Ron Denmark, President
Print Contractor's Name

Ron Denmark
Contractor's Signature

STATE OF Florida
COUNTY OF Bradford

The foregoing instrument was acknowledged before me by means of X physical presence or _____ on-line notarization, this 10 day of November, 2022, by Ronald E. Denmark as President for Pipeline Constructors, Inc.

Margaret L Best
Notary Public
My Commission Expires: 1/26/25

✓ Personally Known or Produced Identification
Type of Identification Produced





Exhibit "D" 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: The Arbors at Lightsey Crossing Phase 1 & 2 (ASBULT2022000088)
DATE: May 22, 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 The Arbors at Lightsey Crossing Phase 1 & 2.

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.



2021 Aerial Imagery

Date: 6/9/2023

The Arbors at Lightsey Crossing Phase 1 and 2

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

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.

