

RESOLUTION NO. 2023-209

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, REUSE AND SEWER SYSTEMS TO SERVE SILVER LANDING PHASE 2B, ALSO KNOWN AS SILVERLEAF PARCEL 29A-2B, LOCATED OFF SILVERLEAF PARKWAY.

RECITALS

WHEREAS, Land Planners Development II, Inc., a Florida corporation, has executed and presented to the County a Bill of Sale with a Schedule of Values, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof, conveying all personal property associated with the water, reuse and sewer systems to serve Silver Landing Phase 2B located off Silverleaf Parkway; and

WHEREAS, J. B. Coxwell Contracting Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and Warranty for work performed at Silver Landing Phase 2B, 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, 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 Final Release of Lien in the Official Records and file the Warranty and Bill of Sale in the Public Records of St. Johns County, Florida.

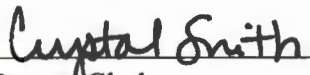
PASSED AND ADOPTED this 1st day of August, 2023.

**BOARD OF COUNTY COMMISSIONERS
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



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

PROJECT: Silver Landing Phase 2 (Silverleaf Parcel 29A-2) - Phase B

Land Planners Development II, Inc.

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 1 of November, 2022.

WITNESS:

[Signature]
Witness Signature

Tania VenRocoy
Witness Print Name

OWNER:

[Signature]
Owner Signature

Cody Hutson, Vice President
Owner Print Name

STATE OF Florida

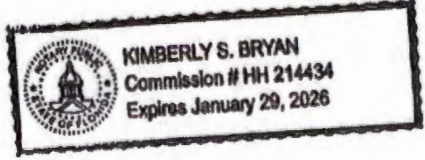
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1 day of November, 2022, by

Cody Hutson as Owner rep / Vice President for Land Planners Dev. II Inc.

[Signature]
Notary Public
My Commission Expires: 01-29-26

Personally Known or Produced Identification
Type of Identification Produced





St. Johns County Utility Department
Asset Management
Schedule of Values

Project Name:	<u>Silverleaf Parcel 29A-2 Part B Silver Landing</u>
Contractor:	<u>J.B. Coxwell Contracting, Inc.</u>
Developer:	<u>Land Planners Development II, Inc.</u>

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
02" PVC Poly WM	LF	377.00	\$ 19.49	\$ 7,347.73
04" DR-18 PVC WM	LF	148.00	\$ 25.15	\$ 3,722.20
06" DR-18 PVC WM	LF	180.00	\$ 34.36	\$ 6,184.80
08" DR-18 PVC WM	LF	4,211.00	\$ 43.81	\$ 184,483.91
12" DR-18 PVC WM	LF	4,946.00	\$ 72.16	\$ 356,903.36
08" DR-18 FPVC WM	LF	220.00	\$ 74.11	\$ 16,304.20
12" DR-18 FPVC WM	LF	115.00	\$ 109.16	\$ 12,553.40
Water Valves (Size and Type)				
6" Gate Valve WM - American	EA	18.00	\$ 1,479.84	\$ 26,637.12
8" Gate Valve WM - American	EA	11.00	\$ 1,986.05	\$ 21,846.55
12" Gate Valve WM - American	EA	7.00	\$ 3,262.24	\$ 22,835.68
Hydrants Assembly (Size and Type)				
Fire Hydrant WM - American	EA	18.00	\$ 3,679.19	\$ 66,225.42
Flushing Hydrant WM - American	EA	1.00	\$ 1,206.79	\$ 1,206.79
Sevices (Size and Type)				
1" Poly	EA	222.00	\$ 870.60	\$ 193,273.20
Total Water System Cost				\$ 919,524.36



St. Johns County Utility Department
Asset Management
Schedule of Values

Project Name: Silverleaf Parcel 29A-2 Part B Silver Landing
Contractor: J.B. Coxwell Contracting, Inc.
Developer: Land Planners Development II, Inc

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
02" SDR-9 Poly RM	LF	200.00	\$ 21.28	\$ 4,256.00
04" DR-18 PVC RM	LF	112.00	\$ 24.77	\$ 2,774.24
06" DR-18 PVC RM	LF	4,340.00	\$ 33.22	\$ 144,174.80
08" DR-18 PVC RM	LF	2,763.00	\$ 43.73	\$ 120,825.99
12" DR-18 PVC RM	LF	2,110.00	\$ 74.31	\$ 156,794.10
06" DR-18 FPVC RM	LF	237.00	\$ 51.71	\$ 12,255.27
08" DR-18 FPVC RM	LF	32.00	\$ 70.64	\$ 2,260.48
12" DR-18 FPVC RM	LF	71.00	\$ 106.26	\$ 7,544.46
Reuse Valves (Size and Type)				
06" Gate Valve RM - American	Ea	11.00	\$ 1,479.94	\$ 16,279.34
08" Gate Valve RM - American	Ea	5.00	\$ 1,986.05	\$ 9,930.25
12" Gate Valve RM - American	Ea	2.00	\$ 3,262.25	\$ 6,524.50
Sevices (Size and Type)				
1" Poly	Ea	230.00	\$ 862.80	\$ 198,444.00
Total Reuse System Cost				\$ 682,063.43



St. Johns County Utility Department
Asset Management
Schedule of Values

Project Name: Silverleaf Parcel 29A-2 Part B Silver Landing
Contractor: J.B. Coxwell Contracting, Inc.
Developer: Land Planners Development II, Inc.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Gravity Mains (Size, Type & Pipe Class)				
08" SDR-26 PVC	LF	11,484.00	\$ 64.79	\$ 744,048.36
Laterals (Size and Type)				
06" SDR-26 PVC Sewer Service	EA	234.00	\$ 1,358.93	\$ 317,989.62
Manholes (Size and Type)				
Type A Sanitary Sewer Manhole	EA	46.00	\$ 5,568.05	\$ 256,130.30
Type A Sanitary Sewer Manhole	EA	2.00	\$ 9,409.72	\$ 18,819.44
Type A Sanitary Sewer Manhole, Lined	EA	5.00	\$ 8,595.57	\$ 42,977.85
Type B Sanitary Sewer Manhole, Lined	EA	1.00	\$ 7,948.82	\$ 7,948.82
Total Sewer System Cost				\$ 1,387,914.39



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

The undersigned lienor, in consideration of the sum
\$2,989,502.18

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

November 7th, 2022 to Land Planners Development II
Date Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
Silver Landing Phase 2 (Silverleaf Parcel 29A-2) - Phase B

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 7th day of November, 2022.

WITNESS:

Michael Spence
Witness Signature
Michael Spence
Print Witness Name

OWNER:

Chris Blank
Lienor's Signature
Chris Blank
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 7th day of November, 2022, by
Chris Blank as Vice President of Ops for
J.B. Coxwell Contracting, Inc

Lindsay Hurley
Notary Public
My Commission Expires: July 4th, 2022

Personally Known or Produced Identification
Type of Identification Produced





St. Johns County Utility Department
Asset Management
Schedule of Values

Project Name: Silverleaf Parcel 29A-2 Part B Silver Landing
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St. Johns County Utility Department
Asset Management
Schedule of Values

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St. Johns County Utility Department
Asset Management
Schedule of Values

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Contractor: J.B. Coxwell Contracting, Inc.
Developer: Land Planners Development II, Inc.

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Total Sewer System Cost				\$ 1,387,914.39

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

Date: November 7th, 2022
Project Title: Silver Landing Phase 2 (Silverleaf Parcel 28A-2) - Phase B
FROM: J.B. Coxwell Contracting, Inc.

Address: 6741 Llyod Road West
Jacksonville, FL 32254

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: *Chris Blank*
Print Contractor's Name

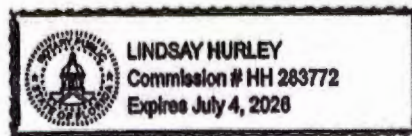
[Signature]
Contractor's Signature

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of X physical presence or _____ on-line notarization, this 7th day of November, 2022, by Chris Blank as Vice President of Ops for J.B. Coxwell Contracting, Inc.

Lindsay Hurley
Notary Public
My Commission Expires: July 4th, 2022

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: Silver Landing Ph 2B (aka Silverleaf Parcel 29A-2B) – ASBUILT2023000014
DATE: April 5, 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 Silver Landing Phase 2B (aka Silverleaf Parcel 29A-2B).

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: 5/23/2023

Silver Landing Phase 2B
(aka Silverleaf Parcel 29A-2)

Bill of Sale, 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.

