

RESOLUTION NO. 2023-395

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 SYSTEM TO SERVE PARKWAY COMMONS AT WORLD GOLF VILLAGE LOCATED OFF INTERNATIONAL GOLF PARKWAY.

RECITALS

WHEREAS, South Plaza Leasing, LLC, a Florida limited liability company, has executed and presented to the County a Bill of Sale with a Schedule of Values conveying all personal property associated with the water system to serve Parkway Commons at World Golf Village, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof; and

WHEREAS, Whitestone Construction, Inc., a Florida corporation has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Parkway Commons at World Golf Village, 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.

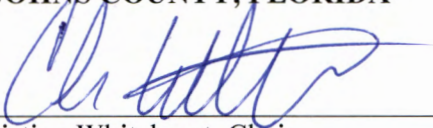
Section 3. To the extent that there are typographical, scrivener or administrative errors that do not change the tone, tenor or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

Section 4. The Clerk of the Circuit Court is instructed to record the Final Release of Lien and file the Warranty and Bill of Sale in the Public Records of St. Johns County, Florida.

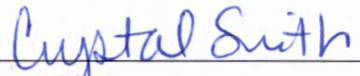
PASSED AND ADOPTED this 17th day of October, 2023.

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

Rendition Date: OCT 17 2023

By: 
Christian Whitehurst, Chair

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

By: 
Deputy Clerk



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

PROJECT: Parkway Commons at World Golf Village

South Plaza Leasing, LLC 1392 Moss Creek Drive, Jacksonville, FL 32225

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 11 of July, 2023.

WITNESS:
[Signature]
Witness Signature

OWNER:
[Signature]
Owner Signature

Chris Butt
Witness Print Name

James R. Pitcairn
Owner Print Name

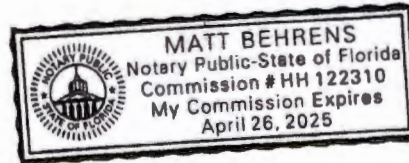
STATE OF Florida
COUNTY OF St Johns

The foregoing instrument was acknowledged before me by means of physical presence or _____ online notarization, this 11 day of July, 2023, by

James Pitcairn as Owner for
Leasing, South Plaza Leasing LLC

[Signature]
Notary Public
My Commission Expires: 04-26-25

Personally Known or Produced Identification
Type of Identification Produced



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

Project Name:	Parkway Commons			
Contractor:	White Stone Construction			
Developer:	South Plaza Leasing			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
4" PVC DR-18	LF	31.5	\$ 28.67	\$ 903.11
6" PVC Dr-18	LF	6	\$ 31.69	\$ 190.14
2" DR-9 POLY	LF	20	\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
4" GATE	Ea	2	\$ 900.00	\$ 1,800.00
6" GATE	Ea	1	\$ 1,177.00	\$ 1,177.00
2" Gate	Ea	12	\$ 675.00	\$ 8,100.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
2" DR-9 POLY	Ea	15	\$ 213.46	\$ 3,201.90
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost				\$ 15,372.15



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

\$ 15,372.15

The undersigned lienor, in consideration of the sum

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

7/12/23

to

South Plaza Leasing, LLC

Date

(Developer's/Owner's Name)

to the following described property:

**"SEE EXHIBIT A SCHEDULE OF VALUES FOR
Parkway Commons at World Golf Village**

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 July, 2023.

WITNESS:

CONTRACTOR:

Witness Signature

Lienor's Signature

Print Witness Name

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 July, 2023, by

Colin O'Donnell as Project Manager for Whitestone Construction

Notary Public

My Commission Expires: April 9 2027

Personally Known or
Type of Identification Produced



Exhibit "A" to the Final Release of Lien

ST. JOHNS COUNTY UTILITY DEPARTMENT ASSET MANAGEMENT SCHEDULE OF VALUES - WATER				
Project Name:		Parkway Commons		
Contractor:		White Stone Construction		
Developer:		South Plaza Leasing		
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
4" PVC DR-18	LF	31.5	\$ 28.67	\$ 903.11
6" PVC Dr-18	LF	6	\$ 31.69	\$ 190.14
2" DR-9 POLY	LF	20	\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
4" GATE	Ea	2	\$ 900.00	\$ 1,800.00
6" GATE	Ea	1	\$ 1,177.00	\$ 1,177.00
2" Gate	Ea	12	\$ 675.00	\$ 8,100.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
2" DR-9 POLY	Ea	15	\$ 213.46	\$ 3,201.90
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			Total Water System Cost	\$ 15,372.15

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

Date: 7/12/23
Project Title: Parkway Commons
FROM: ACO Construction DBA White Stone Construction
Contractor's Name
Address: 1906 River Oaks Road
Jacksonville Florida 32207

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.

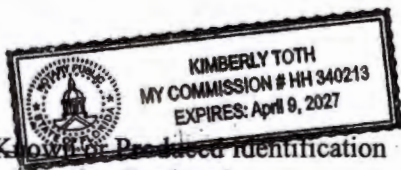
Contractor:

Kevin O'Donnell
Print Contractor's Name

[Signature]
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 July, 2023, by Kevin O'Donnell as manager for ACO Construction LLC, dba Whitestone Construction



[Signature]
Notary Public
My Commission Expires: April 9, 2027

Personally Known or Produced Identification
Type of Identification Produced

Exhibit "D" to the Resolution



**ST. JOHNS COUNTY
UTILITIES**

1205 State Road 16
St. Augustine, Florida 32084

I N T E R O F F I C E M E M O R A N D U M

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: August 17, 2023
SUBJECT: Parkway Commons at World Golf Village (ASBULT 2023000107)

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 Parkway Commons at World Golf Village.

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.



2023 Aerial Imagery
Date: 9/19/2023

**Parkway Commons
at WGV
Water System**



**Land Management
Systems
(904) 209-0760**

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 herein.