

RESOLUTION NO. 2023-397

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, SEWER AND REUSE SYSTEMS TO SERVE SILVER LANDING PHASE 2A (SILVERLEAF PARCEL 29A-2A) LOCATED OFF SILVER LANDING PARKWAY.

RECITALS

WHEREAS, Jen Florida 43, LLC, a Florida limited liability company, 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, sewer and reuse systems to serve Silver Landing Phase 2A (Silverleaf Parcel 29A-2A) located off Silver Landing Parkway; and

WHEREAS, J. B. Coxwell Contracting, Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Silver Landing Phase 2A (Silverleaf Parcel 29A-2A), attached hereto as Exhibit “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.

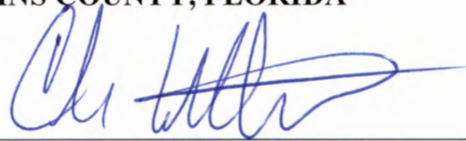
Section 3. To the extent that there are typographical, scrivener or administrative errors that do not change the tone, tenor or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

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 17th day of October, 2023.

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

Rendition Date: OCT 17 2023

By: 

Christian Whitehurst, Chair

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

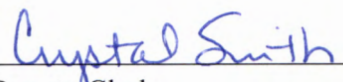

Deputy Clerk



Exhibit "A" to the Resolution
ST. JOHNS COUNTY UTILITY DEPARTMENT
3F - CLOSEOUT - BILL OF SALE

PROJECT: Silverleaf Parcel 29A-2 Part A Silver Landing

Jen Florida 43, LLC

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 12 of April, 2023.

WITNESS:

[Signature]

Witness Signature

Daniel Edwards

Witness Print Name

OWNER:

[Signature]

Owner Signature

Richard A. Jerman

Owner Print Name

STATE OF FLORIDA

COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me by means of physical presence or _____ online notarization, this 5 day of APRIL, 2023, by RICHARD A. JERMAN as VICE PRESIDENT for JEN FLORIDA 43, LLC.

[Signature]
Notary Public
My Commission Expires: 9/9/2024

Personally Known or Produced Identification
Type of Identification Produced



Exhibit "A" to the Bill Of Sale



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name:	<u>Silverleaf Parcel 29A-2 Part A 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	463.00	\$ 19.49	\$ 9,023.87
04" DR-18 PVC WM	LF	812.00	\$ 25.15	\$ 20,421.80
06" DR-18 PVC WM	LF	180.00	\$ 34.36	\$ 6,184.80
08" DR-18 PVC WM	LF	4,561.00	\$ 43.81	\$ 199,817.41
12" DR-18 PVC WM	LF	4,819.00	\$ 72.16	\$ 347,739.04
08" DR-18 FPVC WM	LF	36.00	\$ 74.11	\$ 2,667.96
12" DR-18 FPVC WM	LF	172.00	\$ 109.16	\$ 18,775.52
Water Valves (Size and Type)				
4" Gate Valve WM - American	EA	1.00	\$ 1,222.77	\$ 1,222.77
6" Gate Valve WM - American	EA	18.00	\$ 1,479.84	\$ 26,637.12
8" Gate Valve WM - American	EA	4.00	\$ 1,986.05	\$ 7,944.20
12" Gate Valve WM - American	EA	10.00	\$ 3,262.24	\$ 32,622.40
Hydrants Assembly (Size and Type)				
Fire Hydrant WM - American	EA	18.00	\$ 3,679.19	\$ 66,225.42
Flushing Hydrant WM - American	EA	5.00	\$ 1,206.79	\$ 6,033.95
Sevices (Size and Type)				
1" Poly	EA	224.00	\$ 870.60	\$ 195,014.40
Total Water System Cost				\$ 940,330.66



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Silverleaf Parcel 29A-2 Part A 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	675.00	\$ 21.28	\$ 14,364.00
04" DR-18 PVC RM	LF	315.00	\$ 24.77	\$ 7,802.55
06" DR-18 PVC RM	LF	5,115.00	\$ 33.22	\$ 169,920.30
08" DR-18 PVC RM	LF	4,141.00	\$ 43.73	\$ 181,085.93
12" DR-18 PVC RM	LF	631.00	\$ 74.31	\$ 46,889.61
04" DR-18 PVC RM	LF	34.00	\$ 36.39	\$ 1,237.26
06" DR-18 FPVC RM	LF	140.00	\$ 51.71	\$ 7,239.40
08" DR-18 FPVC RM	LF	31.00	\$ 70.64	\$ 2,189.84
Reuse Valves (Size and Type)				
04" Gate Valve RM - American	Ea	1.00	\$ 1,479.94	\$ 1,479.94
06" Gate Valve RM - American	EA	6.00	\$ 1,479.94	\$ 8,879.64
08" Gate Valve RM - American	Ea	6.00	\$ 1,986.05	\$ 11,916.30
12" Gate Valve RM - American	Ea	1.00	\$ 3,262.25	\$ 3,262.25
Sevices (Size and Type)				
1" Poly	Ea	223.00	\$ 862.80	\$ 192,404.40
Flushing Hydrant RM	Ea	4.00	\$ 1,033.64	\$ 4,134.56
Total Reuse System Cost				\$ 652,805.98



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name:	Silverleaf Parcel 29A-2 Part A 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	7,956.00	\$ 64.79	\$ 515,469.24
08" SDR-26 PVC CV Sewer	LF	2,099.00	\$ 114.00	\$ 239,286.00
Laterals (Size and Type)				
06" SDR-26 PVC Sewer Service	EA	212.00	\$ 1,358.93	\$ 288,093.16
Manholes (Size and Type)				
Type A Sanitary Sewer Manhole	EA	42.00	\$ 5,568.05	\$ 233,858.10
Type A Sanitary Sewer Manhole 5' DIA	EA	3.00	\$ 9,409.72	\$ 28,229.16
Type A Sanitary Sewer Manhole, Lined	EA	6.00	\$ 8,595.57	\$ 51,573.42
Type B Sanitary Sewer Manhole, Lined	EA	1.00	\$ 7,948.82	\$ 7,948.82
Total Sewer System Cost				\$ 1,364,457.90



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

The undersigned lienor, in consideration of the sum

\$ 2,957,594.54

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

April 21, 2023

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 A

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 21st day of April, 2023.

WITNESS:

Witness Signature

Print Witness Name

STATE OF

COUNTY OF

CONTRACTOR:

Lienor's Signature

Print Lienor's Name

Florida

Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21st day of April, 2023, by

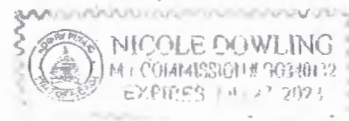
Chris Blank as COO for

J.B. Coxwell Contracting, Inc.

Notary Public

My Commission Expires: 7/28/2023

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

	UNIT	QUANTITY	UNIT COST	TOTAL COST
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02" PVC Poly WM	LF	463.00	\$ 19.49	\$ 9,023.87
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St. Johns County Utility Department
 Asset Management
 Schedule of Values

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 Developer: Land Planners Development II, Inc

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St. Johns County Utility Department
 Asset Management
 Schedule of Values

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

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Type B Sanitary Sewer Manhole, Lined	EA	1.00	\$ 7,948.82	\$ 7,948.82
Total Sewer System Cost				\$ 1,364,457.90

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

Date: March 31st 2023
Project Title: Silver Landing Phase 2 (Silverleaf Parcel 29A-2) Phase A
FROM: J.B. Coxwell Contracting, INC
Contractor's Name
Address: 6741 Lloyd 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 31st day of March, 2023, by Chris Blank as COO for J.B. Coxwell Contracting, Inc.

Lindsay Hurley
Notary Public
My Commission Expires: July 4th, 2026

Personally Known or Produced Identification
Type of Identification Produced

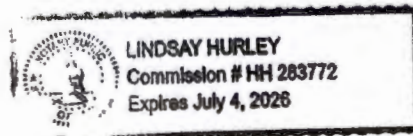


Exhibit "D" to the Resolution



**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: Silver Landing Phase 2A (Silverleaf Parcel 29A-2A) (ASBULT 2023000093)
SUBJECT: August 15, 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 2A (Silverleaf Parcel 29A-2A).

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: 9/22/2023

Silver Landing Phase 2A
 (Silverleaf Parcel 29A-2A)
**Water, Sewer
 and Reuse Systems**



EST. 1821
FLORIDA AT FIRST SIGHT

**Land Management
 Systems**
 (904) 209-0796

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.