

**RESOLUTION NO. 2023-424**

**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 BANNON LAKES PHASE 2D LOCATED OFF INTERNATIONAL GOLF PARKWAY.**

**RECITALS**

**WHEREAS**, Pulte Home Company, 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 Bannon Lakes Phase 2D (aka Preserve at Bannon Lakes Phase 2D) located off International Golf Parkway; and

**WHEREAS**, Vallencourt Construction Company, Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Bannon Lakes Phase 2D, 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.

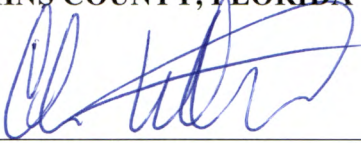
Section 3. To the extent that there are typographical, scrivener or administrative errors that do not change the tone, tenor or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

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 7th day of November, 2023.

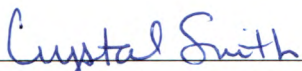
**BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA**

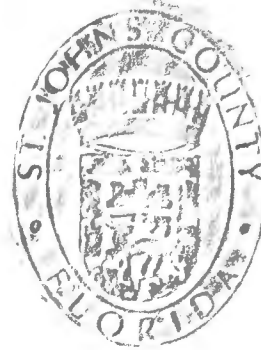
Rendition Date: NOV 08 2023

By: 

Christian Whitehurst, Chair

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

  
Deputy Clerk





**BILL OF SALE**  
**UTILITY IMPROVEMENTS**  
for

**The Preserve at Bannan Lakes - Phase 2D**

Pulte Home Company, LLC, (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 Preserve at Bannan Lakes - Phase 2D"

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 4<sup>th</sup> of April, 2023.

**WITNESS:**

Patti J. Barrett  
Witness Signature

Patti J. Barrett  
Print Witness Name

**OWNER:**

David Crosby  
Owner's Signature

David Crosby  
Print Owner's Name

STATE OF FLORIDA  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 4<sup>th</sup> day of April, 2023, by David Crosby as Director Land Development for Pulte Home Company LLC.

Patti J. Barrett  
Notary Public  
My Commission Expires: 8/08/2023

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

<b>Project Name:</b>	<b>Bannon Lakes Phase 2D</b>
<b>Contractor:</b>	<b>Vallencourt Construction Company Inc.</b>
<b>Developer:</b>	<b>Pulte Home Company, LLC</b>

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
16" HDPE Water Main Crossing	LF	30	\$ 386.69	\$ 11,600.70
12" DR18 PVC	LF	215	\$ 184.38	\$ 39,641.70
10" DR18 PVC	LF	370	\$ 70.80	\$ 26,196.00
10" HDPE Water Main Crossing	LF	100	\$ 276.66	\$ 27,666.00
8" DR18 PVC	LF	3390	\$ 75.57	\$ 256,182.30
6" DR18 PVC	LF	70	\$ 180.94	\$ 12,665.80
2" SCH40 PVC	LF	635	\$ 7.70	\$ 4,889.50
<b>Water Valves (Size and Type)</b>				
12" Gate Valve	Ea	1	\$ 5,581.56	\$ 5,581.56
10" Gate Valve	Ea	1	\$ 3,366.05	\$ 3,366.05
8" Gate Valve	Ea	8	\$ 2,885.80	\$ 23,086.40
6" Gate Valve	Ea	7	\$ 2,055.33	\$ 14,387.31
2" Gate Valve	Ea	4	\$ 823.32	\$ 3,293.28
<b>Hydrants Assembly (Size and Type)</b>				
Flushing Hydrant	Ea	4	\$ 1,439.97	\$ 5,759.88
Fire Hydrant	Ea	7	\$ 3,828.04	\$ 26,796.28
			\$ -	\$ -
<b>Sevices (Size and Type)</b>				
1" Single Water Service	Ea	59	\$ 993.46	\$ 58,614.14
2" Double Water Service	Ea	35	\$ 1,090.11	\$ 38,153.85
			\$ -	\$ -
			\$ -	\$ -
<b>Total Water System Cost</b>			<b>\$</b>	<b>557,880.75</b>



**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values

Project Name: Bannon Lakes Phase 2D  
 Contractor: Vallencourt Construction Company Inc.  
 Developer: Pulte Home Company, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
8" SDR 26	LF	2411	\$ 114.49	\$ 276,035.39
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
Sewer Services	EA	118	\$ 1,448.01	\$ 170,865.18
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
<b>Type A Manholes</b>				
0-6 foot deep	EA	5	\$ 5,131.66	\$ 25,658.30
6-8 foot deep	EA	2	\$ 6,484.78	\$ 12,969.56
8-10 foot deep	EA	4	\$ 7,368.10	\$ 29,472.40
10-12 foot deep	EA	1	\$ 9,003.03	\$ 9,003.03
<b>Drop Manholes</b>				
8-10 foot deep	EA	1	\$ 13,878.60	\$ 13,878.60
10-12 foot deep	EA	1	\$ 15,141.79	\$ 15,141.79
<b>Lined Manholes</b>				
0-6 foot deep	EA	5	\$ 9,516.05	\$ 47,580.25
6-8 foot deep	EA	1	\$ 9,863.12	\$ 9,863.12
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>			<b>\$</b>	<b>\$ 610,467.62</b>



**St. Johns County Utility Department**  
**Asset Management**  
**Schedule of Values**

Project Name:	<u>Bannon Lakes Phase 2D</u>
Contractor:	<u>Vallencourt Construction Company Inc.</u>
Developer:	<u>Pulte Home Company, LLC</u>

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Reuse Mains (Size, Type &amp; Pipe Class)</b>				
10" DR18 PVC Reuse Main	LF	220	\$ 114.13	\$ 25,107.65
8" DR18 PVC Reuse Main	LF	390	\$ 59.85	\$ 23,341.50
8" HDPE Reuse Main Crossing	LF	210	\$ 116.90	\$ 24,549.00
6" DR18 PVC Reuse Main	LF	3315	\$ 54.54	\$ 180,787.62
4" DR18 PVC Reuse Main	LF	765	\$ 39.81	\$ 30,454.61
<b>Reuse Valves (Size and Type)</b>				
10" Gate Valve	Ea	2	\$ 5,412.01	\$ 10,824.02
8" Gate Valve	Ea	1	\$ 2,339.23	\$ 2,339.23
6" Gate Valve	Ea	6	\$ 2,095.38	\$ 12,572.28
4" Gate Valve	Ea	1	\$ 1,198.24	\$ 1,198.24
	Ea			
<b>Hydrants Assembly (Size and Type)</b>				
Flushing Hydrant	Ea	4	\$ 1,227.49	\$ 4,909.96
<b>Sevices (Size and Type)</b>				
1" Single Water Service	Ea	87	\$ 938.77	\$ 81,672.99
1" Double Water Service	Ea	23	\$ 1,120.63	\$ 25,774.49
			<b>Total Reuse System Cost</b>	<b>\$ 423,531.59</b>



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

The undersigned lienor, in consideration of the sum  
\$1,591,879.96

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

05-30-2023 to Pulte Homes  
Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR  
The Preserve Phase 2D

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 18th day of April  
2023.

WITNESS:  
  
Witness Signature  
TERRENCE ADAMS  
Print Witness Name

CONTRACTOR:  
  
Lienor's Signature  
Michael Vallencourt II  
Print Lienor's Name

STATE OF Florida  
COUNTY OF Clay

The foregoing instrument was acknowledged before me by means of  physical  
presence or  online notarization, this 18th day of April, 2023, by  
Michael Vallencourt II as Vice President for  
Vallencourt Construction Co. Inc.

Notary Public  
My Commission Expires: 3-18-25

Personally Known or Produced Identification  
Type of Identification Produced

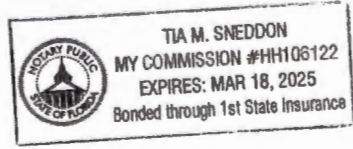




Exhibit "A" to the Final Release of Lien  
**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values

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**St. Johns County Utility Department**  
**Asset Management**  
**Schedule of Values**

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**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values

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

Date: 04-18-2023  
Project Title: The Preserve Ph 2D  
FROM: Vallencourt Construction Company Inc.  
Contractor's Name  
Address: 449 Center Street  
Green Cove Springs, FL 32043

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.

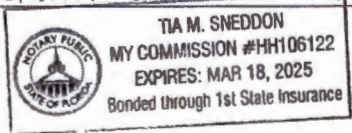
**Contractor:**

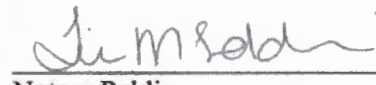
Michael Vallencourt II  
Print Contractor's Name

  
Contractor's Signature

STATE OF Florida  
COUNTY OF Clay

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_\_\_ on-line notarization, this 18<sup>th</sup> day of April, 2023, by Michael Vallencourt II as Vice President for Vallencourt Construction Co. Inc.



  
Notary Public  
My Commission Expires: 3-18-25

Personally Known or Produced Identification  
Type of Identification Produced



**ST. JOHNS COUNTY  
UTILITIES**

1205 State Road 16  
St. Augustine, Florida 32084

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

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**TO:** Debbie Taylor, Real Estate Manager  
**FROM:** Melissa Caraway, Utility Review Coordinator  
**DATE:** September 21, 2023  
**SUBJECT:** Bannon Lakes Phase 2D (ASBULT 2023000098)

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 Bannon Lakes Phase 2D.

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.



Subject Property

International Golf Pkwy



2023 Aerial Imagery

Date: 10/3/2023

Bannon Lakes Phase 2D

aka The Preserve at  
Bannon Lakes - Phase 2D



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.