

RESOLUTION NO. 2023-435

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 SUMMER BAY AMENITY CENTER LOCATED OFF STATE ROAD 16.

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 system to serve Summer Bay Amenity Center located off State Road 16; and

WHEREAS, Onyx Site Services, LLC, a Florida limited liability company, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Summer Bay Amenity Center, 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.

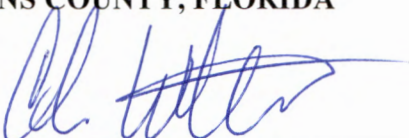
Section 3. To the extent that there are typographical, scrivener or administrative errors that do not change the tone, tenor or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

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

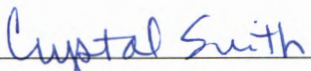

Deputy Clerk



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

PROJECT: Grand Oaks Amenity Center AKA Summer Bay Amenity

Pulte Home Company, LLC 12724 Gran Bay Parkway West, Suite 200 Jacksonville, FL 32258

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 11th of May, 2023.

WITNESS:

Patti J. Barrett
Witness Signature

Patti J. Barrett
Witness Print Name

OWNER:

David Crosby
Owner Signature

David Crosby - Director Land Dev.
Owner Print Name

STATE OF Florida

COUNTY OF Duval

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

David Crosby as Director Land Dev. for
Pulte Home Company

Patti J. Barrett
Notary Public

My Commission Expires: 8/08/2023

Personally Known or Produced Identification

Type of Identification Produced



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

Project Name:	Summer Bay @ Grand Oaks			
Contractor:	K & G Contractors / Onyx Site Services			
Developer:	Pulte Homes			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
Poly Pipe	LF	25	\$ 44.00	\$ 1,100.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
Straight Ball Valve 1"	Ea	1	\$ 197.00	\$ 197.00
Straight Ball Valve 1.5"	Ea	1	\$ 209.25	\$ 209.25
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
Meter Boxes	Ea	2	\$ 145.00	\$ 290.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			Total Water System Cost	\$ 1,796.25



Exhibit "B" to the Resolution

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

The undersigned lienor, in consideration of the sum
\$1,796.25

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

6/9/23 to Pulte Homes
Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
Grand Oaks Amenity Center aka Summer Bay Amenity

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 26th day of July,
2023.

WITNESS:

[Signature]
Witness Signature
Hugh Feather
Print Witness Name

CONTRACTOR:

[Signature]
Lienor's Signature
Brynn Silas
Print Lienor's Name

STATE OF Florida
COUNTY OF Putnam

The foregoing instrument was acknowledged before me by means of [X] physical
presence or [] online notarization, this 26th day of July, 2023, by
Brynn Silas as Owner for
Onyx Site Services LLC

[Signature]
Notary Public
My Commission Expires: 7/19/26

Personally Known or Produced Identification
Type of Identification Produced



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

Project Name:	Summer Bay @ Grand Oaks			
Contractor:	K & G Contractors / Onyx Site Services			
Developer:	Pulte Homes			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
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	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
Meter Boxes	Ea	2	\$ 145.00	\$ 290.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost				\$ 1,796.25

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

Date: 5/8/23
Project Title: Grand Oaks Amenity aka Summer Bay Amenity
FROM: Brynn Silas
Contractor's Name
Address: Onyx Site Services LLC
771 N Moody Road
Palatka, FL 32177

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.

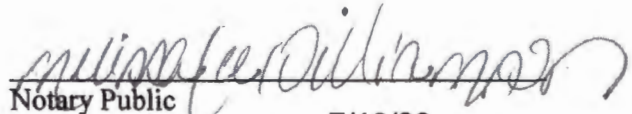
Contractor:

Brynn Silas
Print Contractor's Name


Contractor's Signature

STATE OF Florida
COUNTY OF Putnam

The foregoing instrument was acknowledged before me by means of X physical presence or _____ on-line notarization, this 8th day of May, 2023, by Brynn Silas as Owner for Onyx Site Services LLC.


Notary Public
My Commission Expires: 7/19/23

Personally Known or Produced Identification
Type of Identification Produced





**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: September 19, 2023
SUBJECT: Summer Bay Amenity Center (ASBULT 2023000087)

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 Summer Bay Amenity Center.

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

Hickory Pine Dr

Fairlake Cir

Quailhurst Rd

Timbul Crest Rd



2023 Aerial Imagery
Date: 10/5/2023

Summer Bay
Amenity Center

aka
Grand Oaks Amenity Center



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.