

**RESOLUTION NO. 2024-13**

**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 AND SEWER SYSTEMS TO SERVE OCEAN HAMMOCK PARK PHASE 2 (COSAB) LOCATED OFF A1A BEACH BOULEVARD.**

**RECITALS**

**WHEREAS**, the City of St. Augustine Beach (COSAB) 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 and sewer systems to serve Ocean Hammock Park Phase 2 located off A1A Beach Boulevard; and

**WHEREAS**, Premier American Construction, Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Ocean Hammock Park Phase 2 (COSAB), 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.

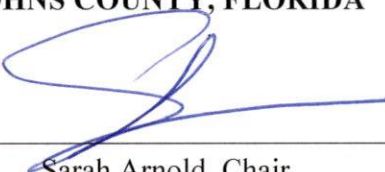
Section 2. The above described Bill of Sale, Final Release of Lien and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

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 16th day of January, 2024.

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

By:   
Sarah Arnold, Chair

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

Rendition Date: JAN 18 2024

  
Deputy Clerk



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

PROJECT: Ocean Hammock Park Phase II

City of St. Augustine Beach, 2200 SR A1A, St. Augustine Beach, FL 32080

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 9<sup>th</sup> of August, 2023.

WITNESS:

Melissa Keenan  
Witness Signature

Melissa Keenan  
Witness Print Name

OWNER:

Max Royle  
Owner Signature

MAX ROYLE  
Owner Print Name

STATE OF Florida

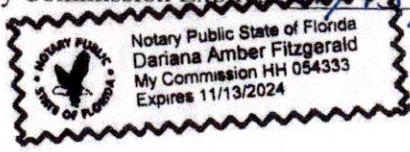
COUNTY OF St Johns

The foregoing instrument was acknowledged before me by means of  physical presence or \_\_\_\_\_ online notarization, this 9<sup>th</sup> day of August, 2023, by Max Royle as City Manager for City of St. Augustine Beach.

Dariana Amber Fitzgerald  
Notary Public

My Commission Expires: 11/13/2024

Personally Known or Produced Identification  
Type of Identification Produced



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

Project Name:	Ocean Hammock Park Phase 2			
Contractor:	Premier American Construction Inc.			
Developer:	City of St. Augustine Beach			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
10 x 2 Tapping Sleeve	Ea	1	\$ 315.00	\$ 315.00
2" Gate Valve	Ea	1	\$ 550.00	\$ 550.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
2" Poly	LF	20	\$ 41.80	\$ 836.00
1 x 3/4 Curb Stop	Ea	1	\$ 145.00	\$ 145.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			<b>Total Water System Cost</b>	<b>\$ 1,846.00</b>

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

Project Name:	Ocean Hammock Park Phase 2
Contractor:	Premier American Construction Inc.
Developer:	City of St. Augustine Beach

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
2" HDPE CTS-DR9 Green	LF	13	\$ 41.80	\$ 543.40
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
8 x 2 Tapping Sleeve	Ea	1	\$ 300.00	\$ 300.00
2" Gate Valve	Ea	1	\$ 550.00	\$ 550.00
2" Gate Valve (Isolation Valve)	Ea	1	\$ 550.00	\$ 550.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>2" Poly</b>				
	LF		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<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>\$ 1,943.40</b>



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

The undersigned lienor, in consideration of the sum

\$3789.40

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

08/07/2023 to City of St. Augustine Beach

Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR

Ocean Hammock Park Phase 2

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 06 day of September, 2023.

WITNESS:

Nicole Davis

Witness Signature

Nicole Davis

Print Witness Name

CONTRACTOR:

Rosy Turner

Lienor's Signature

Rosy Turner

Print Lienor's Name

STATE OF Florida

COUNTY OF Clay

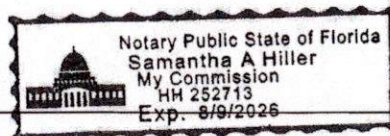
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 06 day of September, 2023, by

Rosy Turner as President for

Premier American Construction, Inc.

[Signature]  
Notary Public  
My Commission Expires: 08/09/2026

Personally Known Produced Identification Type of Identification Produced



**ST. JOHNS COUNTY UTILITY DEPARTMENT**

**ASSET MANAGEMENT**

**SCHEDULE OF VALUES - WATER**

Project Name:	Ocean Hammock Park Phase 2			
Contractor:	Premier American Construction Inc.			
Developer:	City of St. Augustine Beach			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
10 x 2 Tapping Sleeve	Ea	1	\$ 315.00	\$ 315.00
2" Gate Valve	Ea	1	\$ 550.00	\$ 550.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
2" Poly	LF	20	\$ 41.80	\$ 836.00
1 x 3/4 Curb Stop	Ea	1	\$ 145.00	\$ 145.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 1,846.00</b>

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

Project Name:	Ocean Hammock Park Phase 2
Contractor:	Premier American Construction Inc.
Developer:	City of St. Augustine Beach

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
2" HDPE CTS-DR9 Green	LF	13	\$ 41.80	\$ 543.40
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -

<b>Sewer Valves (Size and Type)</b>				
8 x 2 Tapping Sleeve	Ea	1	\$ 300.00	\$ 300.00
2" Gate Valve	Ea	1	\$ 550.00	\$ 550.00
2" Gate Valve (Isolation Valve)	Ea	1	\$ 550.00	\$ 550.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -

<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -

<b>2" Poly</b>				
	LF		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -

<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -

<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>\$ 1,943.40</b>
--------------------------------	--------------------



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

Date: 07/28/2023  
Project Title: Ocean Hammock Phase II Parking  
FROM: Premier American Construction, Inc.  
Contractor's Name  
Address: P.O. Box 8668  
Fleming Island, Florida 32006

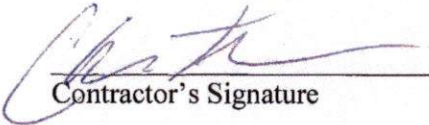
TO: St. Johns County Utility Department  
Post Office Box 3006  
St. Augustine, Florida 32085

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.

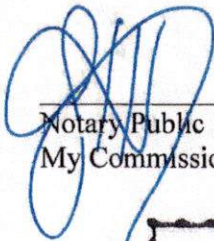
**Contractor:**

Christopher Turner  
Print Contractor's Name

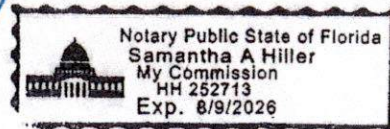
  
Contractor's Signature

STATE OF Florida  
COUNTY OF Clay

The foregoing instrument was acknowledged before me by means of XX physical presence or \_\_\_\_\_  
on-line notarization, this 7 day of August, 2023, by  
Christopher Turner as Vice President for  
Premier American Construction, Inc.

  
Notary Public  
My Commission Expires: 08/09/2026

Personally Known or Produced Identification  
Type of Identification Produced





**ST. JOHNS COUNTY  
UTILITIES**

1205 State Road 16  
St. Augustine, Florida 32084

---

**INTEROFFICE MEMORANDUM**

---

**TO:** Debbie Taylor, Real Estate Manager  
**FROM:** Melissa Caraway, Utility Review Coordinator  
**DATE:** December 4, 2023  
**SUBJECT:** Ocean Hammock Park Ph 2 (COSAB)

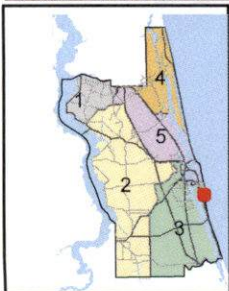
Please present the Bill of Sale, Schedule of Values, Release of Lien, and Warranty to the Board of County Commissioners (BCC) for final approval and acceptance of Ocean Hammock Park Ph 2.

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



2023 Aerial Imagery

Date: 12/14/2023

Ocean Hammock Park  
(COSAB)

Bill of Sale, Final Release  
of Lien and Warranty



Land Management  
Systems  
(904) 209-1276

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.