

RESOLUTION NO. 2024-155

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 8165 STATE ROAD 207.

RECITALS

WHEREAS, Club 13 Holdings, 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 8165 State Road 207, Hastings, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof; and

WHEREAS, JW Site Development, Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at 8165 State Road 207, Hastings, 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 original 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 16th day of April, 2024.

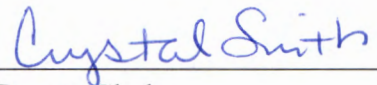
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

Rendition Date APR 17 2024

By: _____


Sarah Arnold, Chair

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



Deputy Clerk

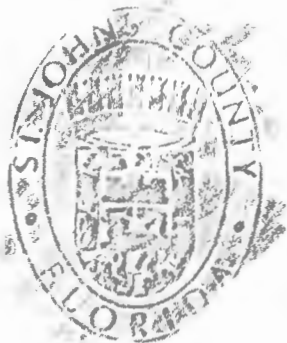


Exhibit "A" to the Resolution
ST. JOHNS COUNTY UTILITY DEPARTMENT
3F - CLOSEOUT - BILL OF SALE

PROJECT: Club 13 Holdings

Brian Del Rey, 8165 State Road 207 Hastings, FL 32145

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 August, 2023.

WITNESS:

[Signature]
Witness Signature
Clare Short
Witness Print Name

OWNER:

[Signature]
Owner Signature
Brian Del Rey
Owner Print Name

STATE OF FL
COUNTY OF St Johns

The foregoing instrument was acknowledged before me by means of physical presence or _____ online notarization, this 11 day of August, 2023, by Brian Del Rey as President for Club 13 Holdings.

[Signature]
Notary Public
My Commission Expires: HH119342

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 - WATER**

Project Name: Club 13 Holdings Utility Improvements
 Contractor: JW Site Development Inc.
 Developer: Club 13 Holdings LLC.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
2" Gate Valve Assembly	Ea	1	\$ 1,347.45	\$ 1,347.45
2" Curb Stop	Ea	1	\$ 410.80	\$ 410.80
8" x 2" Tapping Saddle	Ea	1	\$ 1,245.40	\$ 1,245.40
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
2" Polytubing	Ea	11	\$ 3.25	\$ 35.75
11" x 18" JEA Meter Box	Ea	1	\$ 154.70	\$ 154.70
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			Total Water System Cost	\$ 3,194.10



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
\$3,194.10

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

08/15/2023 to Club 13 Holdings LLC

Date (Developer's/Owner's Name)

to the following described property:

**"SEE EXHIBIT A SCHEDULE OF VALUES FOR
Club 13 Holdings Utility Improvements**

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 15th day of August, 2023.

WITNESS:

Jessica White

Witness Signature

Jessica White

Print Witness Name

CONTRACTOR:

Austin Schatz

Lienor's Signature

AUSTIN SCHATZ

Print Lienor's Name

STATE OF Florida

COUNTY OF Flagler

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15th day of August, 2023, by

Austin Schatz as Vice-President for TW Site Development, Inc.

Cara A. Brammer

Notary Public

My Commission Expires: June 26, 2025

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 - WATER**

Project Name: Club 13 Holdings Utility Improvements
 Contractor: JW Site Development Inc.
 Developer: Club 13 Holdings LLC.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
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8" x 2" Tapping Saddle	Ea	1	\$ 1,245.40	\$ 1,245.40
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
2" Polytubing	Ea	11	\$ 3.25	\$ 35.75
11" x 18" JEA Meter Box	Ea	1	\$ 154.70	\$ 154.70
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			Total Water System Cost	\$ 3,194.10

Exhibit "C" to the Resolution
ST. JOHNS COUNTY UTILITY DEPARTMENT
3E - CLOSEOUT - WARRANTY

Date: 07/18/2023
Project Title: Club 13 Holdings Utility Improvements
FROM: JW Site Development
Contractor's Name
Address: PO Box 817
Bunnell, FL 32110

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

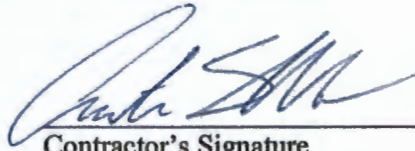
The undersigned warrants all its work performed in connection with the above project to be free from all defects in material and workmanship for a period of (1) year from the date of acceptance of the project by St. Johns County and agrees to remedy all defects arising with that period at its expense.

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:

Austin Schatz

Print Contractor's Name



Contractor's Signature

STATE OF Florida
COUNTY OF Flagler

The foregoing instrument was acknowledged before me by means of X physical presence or _____ on-line notarization, this 26th day of July, 2023, by Austin Schatz as Vice-President for JW Site Development, Inc.

Cara A. Brammer
Notary Public
My Commission Expires: June 26, 2025

Personally Known or Produced Identification
Type of Identification Produced





**ST. JOHNS COUNTY
UTILITIES**

1205 State Road 16
St. Augustine, Florida 32084

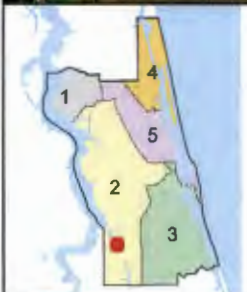
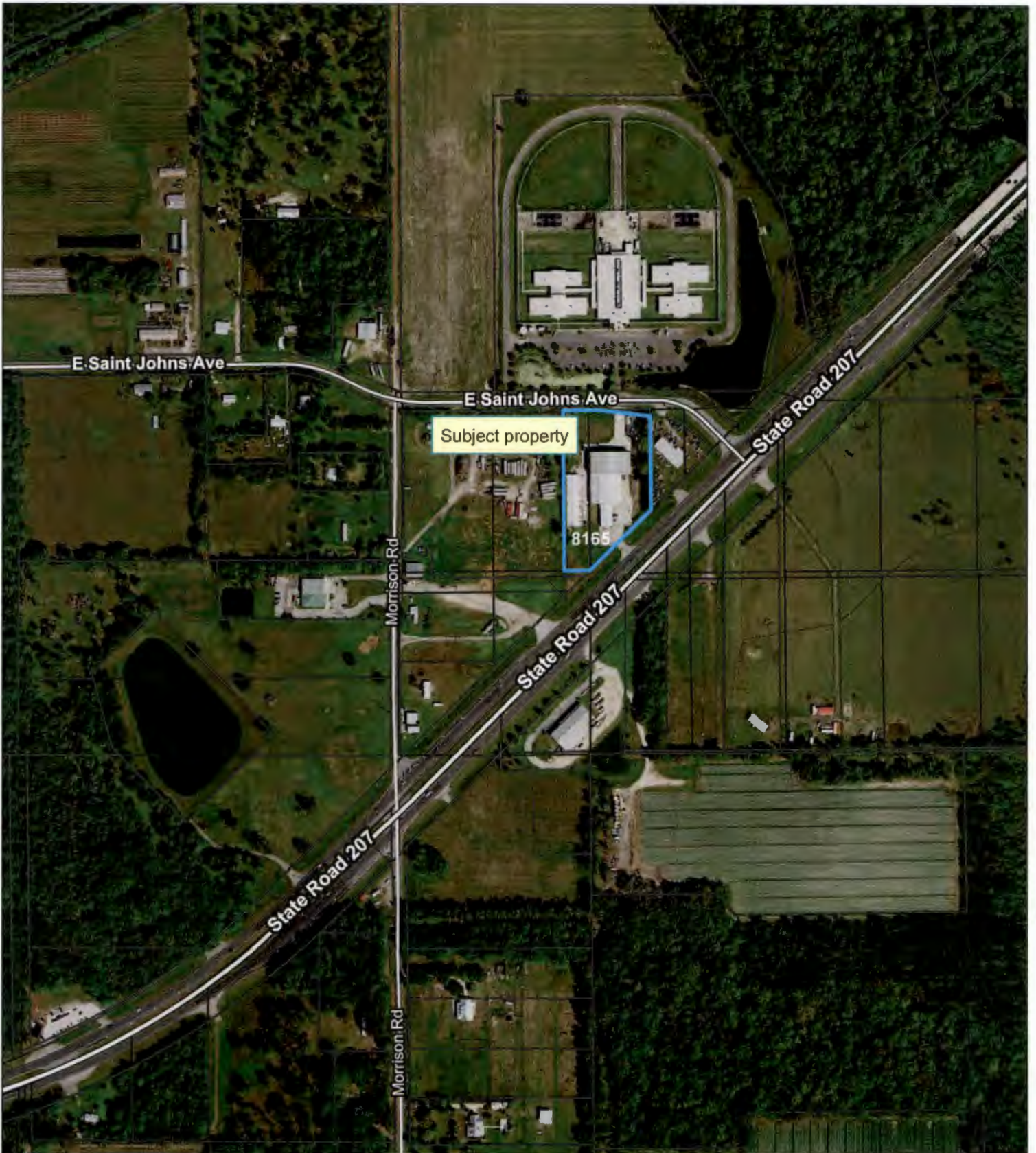
INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: January 30, 2024
SUBJECT: Club 13 Holdings Utility Improvements

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 Club 13 Holdings Utility Improvement.

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: 3/12/2024

Club 13 Holdings, LLC
8165 State Road 207
Hastings

**Bill of Sale, Final Release
of Lien and Warranty**



**Land Management
Systems**
(904) 209-0782

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.