

RESOLUTION NO. 2024-160

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 REUSE SYSTEMS TO SERVE FIFTH THIRD BANK – BEACHWALK, LOCATED OFF COUNTY ROAD 210.

RECITALS

WHEREAS, Fifth Third Bank, an Ohio corporation, 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 reuse systems to serve Fifth Third Bank; 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 Fifth Third Bank, 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.

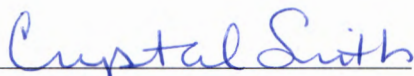
PASSED AND ADOPTED this 16th day of April, 2024.

**BOARD OF COUNTY COMMISSIONERS
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



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

PROJECT: Fifth Third Bank Beachwalk BC

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 8 of December, 2023.

WITNESS:

Sasha Greene
Witness Signature

Sasha Greene
Witness Print Name

OWNER:

Tammala Brooks
Owner Signature

Tammala Brooks, VP
Owner Print Name

STATE OF Ohio
COUNTY OF Butler

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 8 day of December, 2023, by Tammala Brooks as Vice President for Fifth Third Bank

[Signature]
Notary Public
My Commission Expires: Dec 29 2027

Personally Known or Produced Identification
Type of Identification Produced



ZACHARY S.J. SCHEYER
Notary Public, State of Ohio
My Commission Expires
December 29, 2027
COMMISSION: 2022-RE-057076

ST. JOHNS COUNTY UTILITY DEPARTMENT

ASSET MANAGEMENT

SCHEDULE OF VALUES - WATER

Project Name:	Fifth Third Bank Beachwalk
Contractor:	Premier American Construction
Developer:	Fifth Third Bank

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
10" x 2" Tapping Saddle	Ea	1	\$ 450.00	\$ 450.00
2" Gate Valve	Ea	1	\$ 550.00	\$ 550.00
1" Curb Stop	Ea	1	\$ 135.00	\$ 135.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
2" Poly SDR9	LF	12	\$ 41.80	\$ 501.60
2" x 1" Reducer	Ea	1	\$ 35.00	\$ 35.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			Total Water System Cost	\$ 1,671.60

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

Project Name:	Fifth Third Bank Beachwalk			
Contractor:	Premier American Construction Inc.			
Developer:	Fifth Third Bank			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Reuse Valves (Size and Type)				
10"x 2" Tapping Saddle	Ea	1	\$ 450.00	\$ 450.00
2" Gate Valve	Ea	1	\$ 550.00	\$ 550.00
1" Curb Stop	Ea	1	\$ 135.00	\$ 135.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
2" Poly SDR9	LF	20	\$ 41.80	\$ 836.00
2" x 1" Reducer	Ea	1	\$ 35.00	\$ 35.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Reuse System Cost			\$	2,006.00



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

The undersigned lienor, in consideration of the sum

\$3,677.60

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

12/06/2023

to Fifth Third Bank

Date

(Developer's/Owner's Name)

to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR

Fifth Third Bank - Beachwalk

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 6 day of December, 2023.

WITNESS:

Nicole Davis

Witness Signature

Nicole Davis

Print Witness Name

CONTRACTOR:

Christopher Turner

Lienor's Signature

Christopher 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 6 day of December, 2023, by Christopher Turner as Vice President for Premier American Construction, Inc.

Samantha A Hiller
Notary Public

My Commission Expires:

Personally Known or Produced Identification
Type of Identification Produced



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

Project Name:	Fifth Third Bank Beachwalk			
Contractor:	Premier American Construction			
Developer:	Fifth Third Bank			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
10" x 2" Tapping Saddle	Ea	1	\$ 450.00	\$ 450.00
2" Gate Valve	Ea	1	\$ 550.00	\$ 550.00
1" Curb Stop	Ea	1	\$ 135.00	\$ 135.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
2" Poly SDR9	LF	12	\$ 41.80	\$ 501.60
2" x 1" Reducer	Ea	1	\$ 35.00	\$ 35.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost			\$	1,671.60

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

Project Name: Fifth Third Bank Beachwalk
 Contractor: Premier American Construction Inc.
 Developer: Fifth Third Bank

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Reuse Valves (Size and Type)				
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2" Poly SDR9	LF	20	\$ 41.80	\$ 836.00
2" x 1" Reducer	Ea	1	\$ 35.00	\$ 35.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Reuse System Cost			\$	2,006.00

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

Date: 12/06/2023
Project Title: Fifth Third Bank, Beachwalk
FROM: Premier American Construction, Inc.
Contractor's Name
Address: P.O. Box 8668
Fleming Island, FL 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 6 day of December, 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: March 5, 2024
SUBJECT: Fifth Third Bank – Beachwalk (ASBULT2023000195)

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 Fifth Third Bank – Beachwalk.

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: 3/13/2024

Fifth Third Bank - Beachwalk

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 hereon.