

RESOLUTION NO. 2024-279

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 IGP PLACE LOCATED OFF INTERNATIONAL GOLF PARKWAY.

RECITALS

WHEREAS, the Zambito Jax, 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 IGP Place located off International Golf Parkway; and

WHEREAS, P & S Paving, Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at IGP Place, 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.

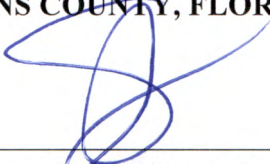
Section 3. To the extent that there are typographical, scrivener or administrative errors that do not change the tone, tenor or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

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 July, 2024.

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

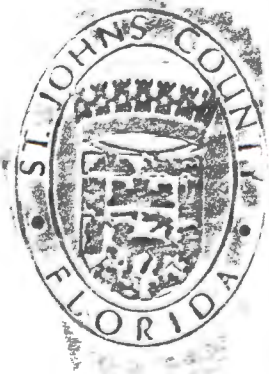
Rendition Date JUL 16 2024

By: 

Sarah Arnold, Chair

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

Crystal Smith
Deputy Clerk



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

PROJECT: IGP Place - West Twincourt Trail, Saint Augustine, FL 32095

Zambito Jax LLC, 8650-12 Old Kings Road South, Jacksonville, FL 32217

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 23rd of February, 2024.

WITNESS:

Pamela D Howard

Witness Signature

Pamela D Howard

Witness Print Name

OWNER:

Leonard R. Setzer

Owner Signature

Leonard R. Setzer, Manager

Owner Print Name

STATE OF FLORIDA

COUNTY OF DUVAL

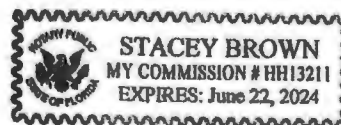
The foregoing instrument was acknowledged before me by means of physical presence this 23rd day of February, 2024, by Leonard R. Setzer as manager for Zambito Jax LLC.

Stacey Brown

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:	IGP Place			
Contractor:	P&S Paving Inc			
Developer:	TSG Reality			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
2" PVC SCH 40	LF	60	\$ 11.00	\$ 660.00
1" PVC SCH 40	LF	90	\$ 10.00	\$ 900.00
3/4" Pipe	LF	266	\$ 8.25	\$ 2,194.50
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
12" by 2" Tap	Ea	1	\$ 1,500.00	\$ 1,500.00
2" X 1" X 2" Tee	Ea	5	\$ 110.00	\$ 550.00
3/4" BFP	Ea	6	\$ 250.00	\$ 1,500.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost				\$ 7,304.50



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

\$7,304.50 - Seven Thousand, Three Hundred Four Dollars and Fifty Cents

The undersigned lienor, in consideration of the sum

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

January 10, 2024 to P & S Paving, Inc.
Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
IGP Place, Twincourt Trail

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 10th day of January, 2024.

WITNESS:

Cole Dunagan
Witness Signature
Print Witness Name

CONTRACTOR:

Diana L. West
Lienor's Signature
Print Lienor's Name

STATE OF Florida
COUNTY OF Volusia

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10th day of January, 2024, by Diana L. West as Secretary for P & S Paving, Inc.

[Signature]
Notary Public
My Commission Expires:

Personally Known or Produced Identification
Type of Identification Produced
Personally Known

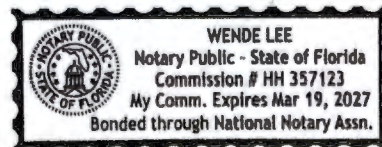


Exhibit "A" to the Final Release of Lien

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

Project Name:	IGP Place			
Contractor:	P&S Paving Inc			
Developer:	TSG Reality			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
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Water Valves (Size and Type)				
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	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			Total Water System Cost	\$ 7,304.50

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

Date: January 10, 2024
Project Title: IGP Place, Twin Court Trail
FROM: P & S Paving, Inc.
Contractor's Name
Address: 3701 Olson Drive
Daytona Beach, FL 32124

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:

P & S Paving, Inc.
Print Contractor's Name

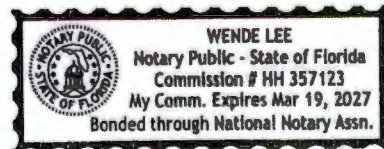
Diana L. West
Contractor's Signature

STATE OF Florida
COUNTY OF Volusia

The foregoing instrument was acknowledged before me by means of X physical presence or _____ on-line notarization, this 10th day of January, 2024, by Diana L. West as Corporate Secretary for P & S Paving, Inc.

Wende Lee
Notary Public
My Commission Expires: March 19, 2027

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: May 21, 2024
SUBJECT: IGP Place (ASBULT 2024000024)

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 IGP Place.

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: 6/3/2024

IGP Place
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.