

RESOLUTION NO. 2024-306

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, SEWER AND REUSE SYSTEMS TO SERVE TWIN CREEKS CR 210 WEST.

RECITALS

WHEREAS, Twin Creeks Development Associates, 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, sewer and reuse systems to serve Twin Creeks CR 210 West, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof; and

WHEREAS, Twin Creeks Development Associates, LLC, a Florida limited liability company, has executed and presented to the County a Final Release of Lien and Warranty for work performed at Twin Creeks CR 210 West, 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 6th day of August, 2024.

Rendition Date AUG 09 2024

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: _____
Sarah Arnold, Chair

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

Brandon J. Patty
Deputy Clerk

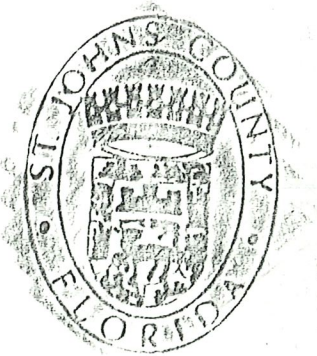


Exhibit "A" to the Resolution
ST. JOHNS COUNTY UTILITY DEPARTMENT
3F - CLOSEOUT - BILL OF SALE

PROJECT: Twin Creeks CR210 West

Twin Creeks Development Associates, LLC, One Town Center Road, Suite 600, Boca Raton, FL 33486

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"*) Twin Creeks CR210 West

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 25th of October, 2023.

WITNESS:

OWNER:

[Signature]
Witness Signature

[Signature]
Owner Signature

Rayson Kinsey
Witness Print Name

John Kinsey, Manager
Owner Print Name

STATE OF Florida

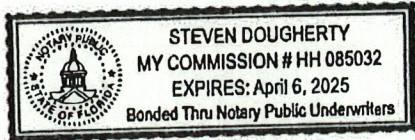
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or _____ online notarization, this 25th day of October, 2023, by

John T. Kinsey as Manager for
Twin Creeks Development Associates, LLC

[Signature]
Notary Public
My Commission Expires: _____

Personally Known or Produced Identification
Type of Identification Produced



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

Project Name: Twin Creeks CR210 West
 Contractor: Vallencourt Construction Company
 Developer: Twin Creeks Development Associates, LLC. One Town Center Road Suite 600

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
24" DR-11 HDPE	LF	100	\$ 175.00	\$ 17,500.00
20" DR25 PVC	LF	20	\$ 146.00	\$ 2,920.00
16" DR-25 PVC	LF	1464	\$ 74.61	\$ 109,229.04
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Reuse Valves (Size and Type)				
16" Gate Valve	Ea	2	\$ 4,909.00	\$ 9,818.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Reuse System Cost			\$	121,967.04



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
 \$121,967.04

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

10-18-23 to John Kinsey- Twin Creeks Development Associates, LLC.
 Date (Developer's/Owner's Name)

to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR
Twin Creeks CR210 West

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 25th day of October,
2023.

WITNESS:

[Signature]
 Witness Signature
Bryan Kinsey
 Print Witness Name

OWNER:

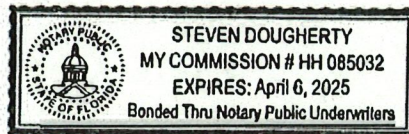
[Signature]
 Lienor's Signature
John T. Kinsey
 Print Lienor's Name

STATE OF Florida
 COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of physical
 presence or online notarization, this 25th day of October, 20 23, by
John T. Kinsey as Manager for
Twin Creeks Development Associates, LLC

[Signature]
 Notary Public
 My Commission Expires: _____

Personally Known or Produced Identification
 Type of Identification Produced



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

Project Name: Twin Creeks CR210 West
 Contractor: Vallencourt Construction Company
 Developer: Twin Creeks Development Associates, LLC. One Town Center Road Suite 600

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
24" DR-11 HDPE	LF	100	\$ 175.00	\$ 17,500.00
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	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Reuse System Cost			\$	121,967.04

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

Date: 10-18-23
Project Title: Twin Creeks CR210 West
FROM: Twin Creeks Development Associates, LLC
Owner Name:
Address: One Town Center Road, Suite 600
Boca Raton, FL 33486

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.

Owner:

John T. Kinsey
Print Owner's Name:

[Signature]
Owner's Signature:

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or _____ on-line notarization, this 25th day of October, 2023, by John T. Kinsey as Manager for Twin Creeks Development Associates, LLC

[Signature]
Notary Public
My Commission Expires: _____

Personally Known or Produced Identification
Type of Identification Produced

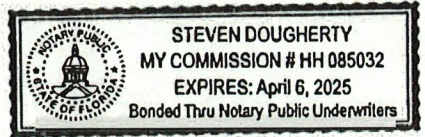




Exhibit "D" to the Resolution

**ST. JOHNS COUNTY
UTILITIES**

1205 State Road 16
St. Augustine, Florida 32084

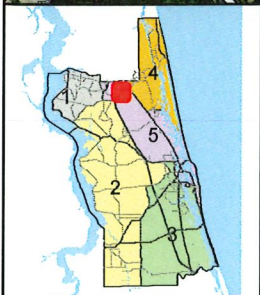
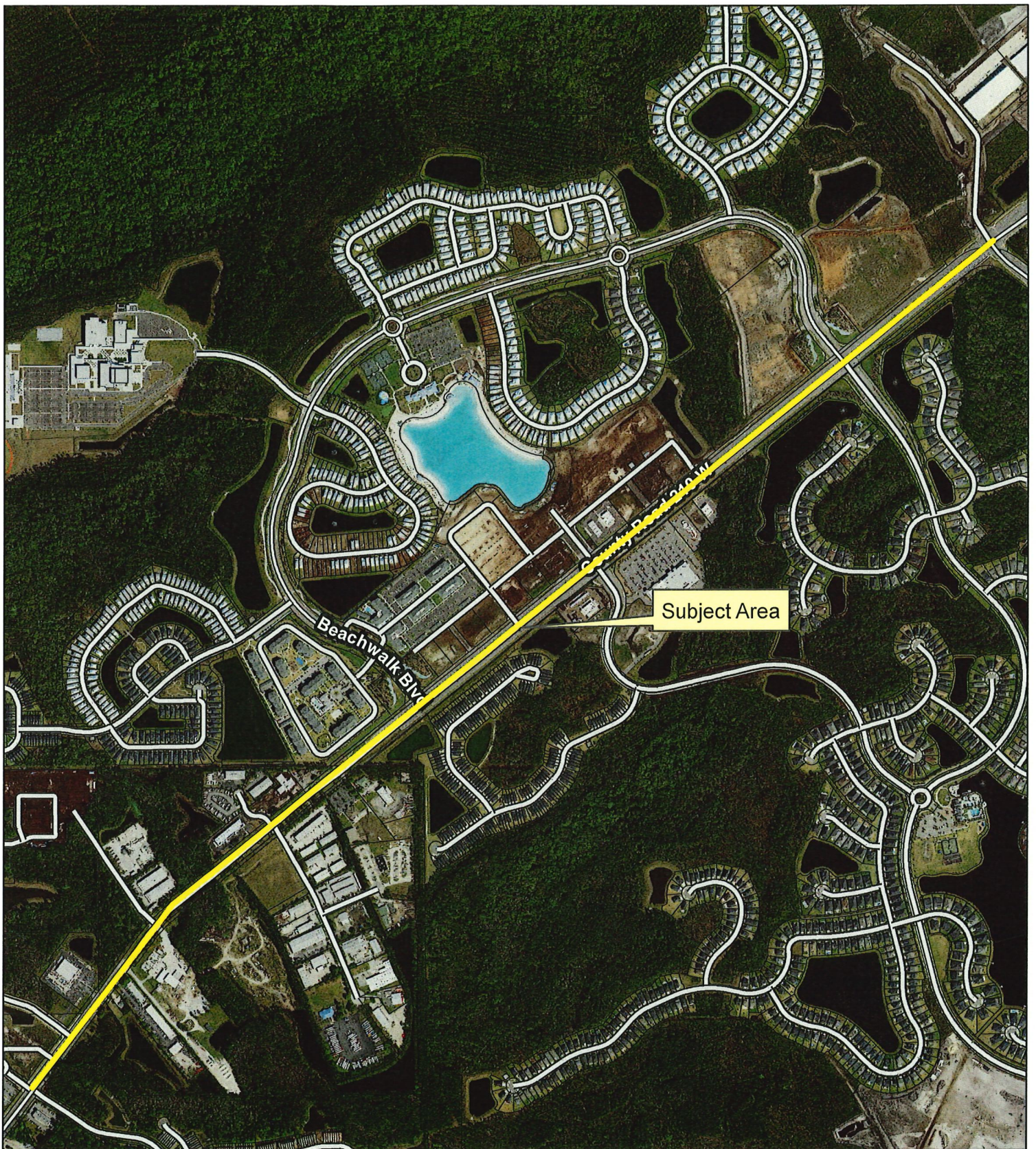
I N T E R O F F I C E M E M O R A N D U M

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: July 11, 2024
SUBJECT: Twin Creeks CR 210 Reconst & CR 210W 6 Lane (ASBULT 2021000073)

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 Twin Creeks CR 210 Reconst & CR 210W 6 Lane.

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: 7/11/2024

Twin Creeks CR 210 West

Bill of Sale, Final Release
of Lien and Warranty



Land Management
Systems

(904) 209-0798

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.