

**RESOLUTION NO. 2024-\_\_\_\_\_ 355**

**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, RECLAIMED WATER AND SEWER SYSTEMS TO SERVE THE PRESERVE AT BANNON LAKES - PHASE 2E.**

**RECITALS**

**WHEREAS**, Pulte Home Company, LLC, a Foreign 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, reclaimed water and sewer systems to serve The Preserve at Bannan Lakes – Phase 2E; and

**WHEREAS**, Vallencourt Construction Co., Inc., a Florida Profit Corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at The Preserve at Bannan Lakes – Phase 2E, 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 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 3rd day of September, 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 **SEP 03 2024** \_\_\_\_\_

Robin L. Platt  
Deputy Clerk



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

**PROJECT:** The Preserve at Bannan Lakes - Phase 2E

Pulte Home Company, LLC, at 3350 Peachtree Road, NE, Atlanta, GA 30326 (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.

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 15<sup>th</sup> of April, 2024.

**WITNESS:**

[Signature]  
Witness Signature

Bramdon Shue  
Witness Print Name

**OWNER:**

[Signature]  
Owner Signature

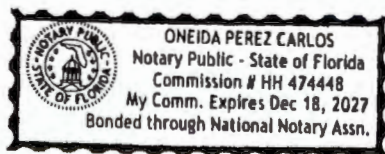
David Crosby  
Owner Print Name

STATE OF FL  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15<sup>th</sup> day of April, 2024, by David Crosby as Director Land Development for Pulte Home Company.

[Signature]  
Notary Public  
My Commission Expires: Dec 18, 2027

Personally Known or Produced Identification  
Type of Identification Produced



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

Project Name:	Bannon Lakes 2E			
Contractor:	Vallencourt Construction Co. Inc.			
Developer:	Pulte Homes			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
10" HDPE	LF	145	\$ 121.25	\$ 17,581.25
8" DR 18 PVC	LF	4350	\$ 72.80	\$ 316,680.00
6" DR 18 PVC	LF	70	\$ 118.81	\$ 8,316.70
2" SCH 40 PVC	LF	395	\$ 7.74	\$ 3,057.30
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
8" Gate Valve	Ea	8	\$ 4,399.79	\$ 35,198.30
6" Gate Valve	Ea	7	\$ 1,667.96	\$ 11,675.72
2" Gate Valve	Ea	3	\$ 835.58	\$ 2,506.74
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
Flushing Hydrant	Ea	3	\$ 1,372.03	\$ 4,116.09
Fire Hydrant	Ea	7	\$ 4,518.30	\$ 31,628.10
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
1" Single Water Services	Ea	91	\$ 1,003.32	\$ 91,302.12
2" Double Water Services	Ea	32	\$ 1,170.76	\$ 37,464.19
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Water System Cost</b>			<b>\$</b>	<b>559,526.51</b>



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

Project Name:	Bannon Lakes 2E			
Contractor:	Vallencourt Construction Co. Inc.			
Developer:	Pulte Homes			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Reuse Mains (Size, Type &amp; Pipe Class)</b>				
8" HDPE	LF	185	\$ 92.65	\$ 17,140.25
6" DR 18 PVC	LF	4430	\$ 51.55	\$ 228,366.50
4" DR 18 PVC	LF	400	\$ 40.00	\$ 16,000.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Reuse Valves (Size and Type)</b>				
6" Gate Valve	Ea	9	\$ 2,578.70	\$ 23,208.30
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
Flushing Hydrant	Ea	3	\$ 4,140.62	\$ 12,421.86
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
1" Single Service	Ea	83	\$ 986.99	\$ 81,920.17
2" Double Service	Ea	36	\$ 1,166.61	\$ 41,997.96
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Reuse System Cost</b>			<b>\$</b>	<b>421,055.04</b>

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

Project Name:	Bannon Lakes 2E			
Contractor:	Vallencourt Construction Co. Inc.			
Developer:	Pulte Homes			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
8" SDR 26	LF	6553	\$ 43.76	\$ 286,759.28
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
Sewer Services	EA	154	\$ 1,490.29	\$ 229,504.66
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
<b>Type A</b>				
0-6 foot deep	EA	6	\$ 6,940.76	\$ 41,644.56
6-8 foot deep	EA	7	\$ 8,100.71	\$ 56,704.97
8-10 foot deep	EA	2	\$ 12,641.19	\$ 25,282.38
10-12 foot deep	EA	1	\$ 13,332.74	\$ 13,332.74
			\$ -	\$ -
<b>Lined</b>				
0-6 foot deep	EA	4	\$ 8,915.61	\$ 35,662.44
6-8 foot deep	EA	1	\$ 10,937.30	\$ 10,937.30
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<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>\$</b>	<b>699,828.33</b>





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 \$1,680,409.88

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

04/17/2024 to Pulte Home Company, LLC  
 Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR

The Preserve at Bannock Lakes - Phase 2E

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 17th day of April, 2024.

WITNESS:

Witness Signature

Print Witness Name

STATE OF

COUNTY OF

CONTRACTOR:

Lienor's Signature

Print Lienor's Name

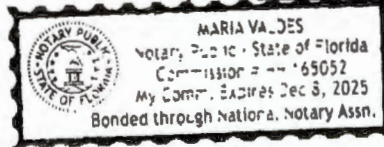
Florida  
Clay

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 17th day of April, 2024, by Kyle Gammon as CEO for Vallencourt Construction Co., Inc.

Notary Public

My Commission Expires: Nov 8, 2025

Personally Known or Produced Identification  
 Type of Identification Produced



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

Project Name:	Bannon Lakes 2E			
Contractor:	Vallencourt Construction Co. Inc.			
Developer:	Pulte Homes			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
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	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Water System Cost</b>			<b>\$</b>	<b>559,526.51</b>



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

Project Name:	Bannon Lakes 2E			
Contractor:	Vallencourt Construction Co. Inc.			
Developer:	Pulte Homes			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Reuse Mains (Size, Type &amp; Pipe Class)</b>				
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<b>Reuse Valves (Size and Type)</b>				
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2" Double Service	Ea	36	\$ 1,166.61	\$ 41,997.96
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			<b>Total Reuse System Cost</b>	<b>\$ 421,055.04</b>

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

Project Name:	Bannon Lakes 2E			
Contractor:	Vallencourt Construction Co. Inc.			
Developer:	Pulte Homes			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
8" SDR 26	LF	6553	\$ 43.76	\$ 286,759.28
	LF		\$ -	\$ -
	LF		\$ -	\$ -
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	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
<b>Type A</b>				
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8-10 foot deep	EA	2	\$ 12,641.19	\$ 25,282.38
10-12 foot deep	EA	1	\$ 13,332.74	\$ 13,332.74
			\$ -	\$ -
<b>Lined</b>				
0-6 foot deep	EA	4	\$ 8,915.61	\$ 35,662.44
6-8 foot deep	EA	1	\$ 10,937.30	\$ 10,937.30
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<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>\$</b>	<b>699,828.33</b>

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

Date: 2/12/2024  
Project Title: Bannon Lakes 2E  
FROM: Vallencourt Construction Company, Inc.  
Contractor's Name  
Address: 449 Center St.  
Green Cove Springs, FL 32043

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:**

Vallencourt Construction Company, Inc.

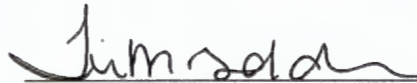
Print Contractor's Name

  
Contractor's Signature

STATE OF Florida  
COUNTY OF Clay

The foregoing instrument was acknowledged before me by means of  physical presence or \_\_\_\_\_ on-line notarization, this 12th day of February, 2024, by Michael Vallencourt II as Vice President for Vallencourt Construction Company, Inc.



  
Notary Public  
My Commission Expires: 03/18/25

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

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**INTEROFFICE MEMORANDUM**

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**TO:** Debbie Taylor, Real Estate Manager  
**FROM:** Melissa Caraway, Utility Review Coordinator  
**DATE:** July 29, 2024  
**SUBJECT:** Bannon Lakes Phase 2E (ASBULT 2024000053)

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 Bannon Lakes Phase 2E.

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 Area



2023 Aerial Imagery  
Date: 8/1/2024

The Preserve at  
Bannan Lakes - Phase 2E

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.