

RESOLUTION NO. 2024-405

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 SILVERLEAF PARCEL 23 ACCESS DRIVEWAYS LOCATED OFF SILVERLEAF PARKWAY AND ST JOHNS PARKWAY.

RECITALS

WHEREAS, Land Planners Development II, Inc., a Florida Profit 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 system to serve Silverleaf Parcel 23 Access Driveways; and

WHEREAS, Petticoat-Schmitt Civil Contractors, Inc., a Florida Profit Corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Silverleaf Parcel 23 Access Driveways, 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 1st day of October, 2024.

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

Rendition Date OCT 07 2024

By: _____

Sarah Arnold, Chair

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

Crystal Smith
Deputy Clerk

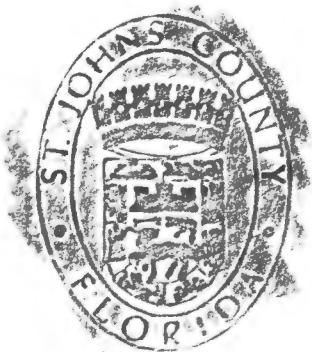


Exhibit "A" to the Resolution

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

PROJECT: RWCON22-12 Silverleaf 23 Access Driveways

Land Planners Development II, Inc., 50 Silver Forest Drive, Suite 200, St Augustine, FL 32092
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 29 of January, 20 24.

WITNESS:

[Signature]
Witness Signature

Tamara Vera Poo
Witness Print Name

OWNER:

Kimberly S. Bryan
Owner Signature

Kimberly S Bryan, VP
Owner Print Name

STATE OF Florida

COUNTY OF St Johns

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 29 day of January, 20 24, by Kimberly S Bryan as Vice President for Land Planners Development II Inc.

Beverly L. Cunningham
Notary Public
My Commission Expires: 11/20/2027

Personally Known or Produced Identification
Type of Identification Produced



BEVERLY L. CUNNINGHAM
Notary Public
State of Florida
Comm# HH445328
Expires 11/20/2027

ST. JOHNS COUNTY UTILITY DEPARTMENT

ASSET MANAGEMENT

SCHEDULE OF VALUES - WATER

Project Name:	RWCON22-12 Silverleaf 23 Access Driveways			
Contractor:	Petticoat-Schmitt Civil Contractors			
Developer:	Land Planners Development II, Inc.			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
16" HDPE	LF	390	\$ 256.41	\$ 100,000.00
12" PVC, DR18	LF	130	\$ 460.00	\$ 59,800.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
12" GV	Ea	2	\$ 6,396.00	\$ 12,792.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
Flushing Hydrant - 2"	Ea	2	\$ 2,250.00	\$ 4,500.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost				\$ 177,092.00

Exhibit "B" to the Resolution



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

\$ 177,092.00

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 17, 2024

to

Land Planners Development II, Inc.

Date

(Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
RWCON22-12 Silverleaf 23 Access Driveways

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 30th day of April, 2024.

WITNESS:

Jenna Cutrone

Witness Signature

Jenna Cutrone

Print Witness Name

CONTRACTOR:

[Signature]

Lienor's Signature

Jeff Rumer

Print Lienor's Name

STATE OF Florida

COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30 day of April, 2024, by

Jeff Rumer

as Vice President

for

Petticoat-Schmitt Civil Contractors

Mikki Gathercole

Notary Public

My Commission Expires: July 30, 2024

(Personally Known or Produced Identification
Type of Identification Produced



ST. JOHNS COUNTY UTILITY DEPARTMENT

ASSET MANAGEMENT

SCHEDULE OF VALUES - WATER

Project Name:	RWCON22-12 Silverleaf 23 Access Driveways			
Contractor:	Petticoat-Schmitt Civil Contractors			
Developer:	Land Planners Development II, Inc.			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
16" HDPE	LF	390	\$ 256.41	\$ 100,000.00
12" PVC, DR18	LF	130	\$ 460.00	\$ 59,800.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
12" GV	Ea	2	\$ 6,396.00	\$ 12,792.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
Flushing Hydrant - 2"	Ea	2	\$ 2,250.00	\$ 4,500.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost				\$ 177,092.00

Exhibit "C" to the Resolution
ST. JOHNS COUNTY UTILITY DEPARTMENT

Date: 1/11/24 **3E – CLOSEOUT - WARRANTY**
Project Title: RWCON22-12 Silverleaf Parcel 23 Access Driveways
FROM: Petticoat-Schmitt Civil Contractors
Contractor's Name
Address: 6380 Philips Hwy
Jacksonville, FL 32216


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:

Petticoat-Schmitt Civil Contractors
Print Contractor's Name


Contractor's Signature

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or _____
on-line notarization, this 30 day of April, 2024, by
Jeff Rumer as Vice President for
Petticoat-Schmitt Civil Contractors.


Notary Public
My Commission Expires: July 30, 2024

Personally Known or Produced Identification
Type of Identification Produced



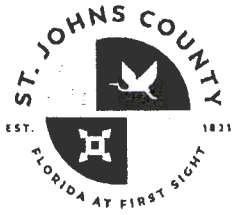


Exhibit "D" to the Resolution

**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: David Kaufman, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: August 20, 2024
SUBJECT: Silverleaf Parcel 23 Access Driveways (ASBULT 2024000069)

St. Johns County Utility Department has reviewed and approved the Bill of Sale, Schedule of Values, Release of Lien, and Warranty. Please present the documents to the Board of County Commissioners (BCC) for final approval and acceptance of Silverleaf Parcel 23 Access Driveways.

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: 8/23/2024

Silverleaf Parcel 23
Access Driveways

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.