

RESOLUTION NO. 2024-446

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE AND FINAL RELEASE OF LIEN ASSOCIATED WITH THE WATER REUSE SYSTEM TO SERVE BEACON LAKE PHASE 3B.**

**RECITALS**

**WHEREAS**, The Meadow View at Twin Creeks, a community development district, 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 reuse system to serve Beacon Lake Phase 3B; and

**WHEREAS**, Hughes Brothers Construction, Inc., a Florida profit corporation, has executed and presented to the County a Final Release of Lien for work performed at Beacon Lake Phase 3B, attached hereto as Exhibit “B”, 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 “C”, 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 and Final Release of Lien, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

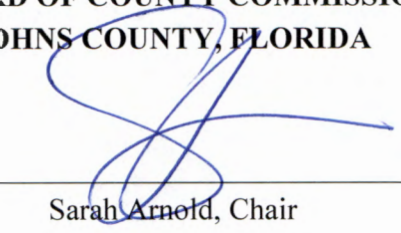
Section 3. To the extent that there are typographical, scrivener or administrative errors that do not change the tone, tenor or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

Section 4. The Clerk of the Court is instructed to record the Final Release of Lien in the Official Records and file the Bill of Sale in the Public Records of St. Johns County, Florida.

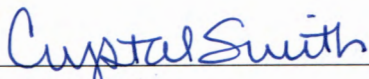
**PASSED AND ADOPTED** this 15th day of October, 2024.

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

By: \_\_\_\_\_

  
Sarah Arnold, Chair

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

  
Deputy Clerk

**Rendition Date** OCT 15 2024

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

PROJECT: Beacon Lake Phase 3B - Reuse Only

Heartwood 23, LLC - 201 East Olas Boulevard, Suite 1900 Fort Lauderdale, Florida 33301

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 20<sup>th</sup> of September, 2022.

WITNESS:

Marcy McBride  
Witness Signature

Marcy McBride  
Witness Print Name

OWNER:

Bruce J. Parker  
Owner Signature

Bruce J. Parker  
Owner Print Name

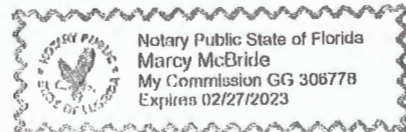
STATE OF Florida

COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of  physical presence or \_\_\_\_\_ online notarization, this 20<sup>th</sup> day of September, 2022, by Bruce J. Parker as VP for Heartwood 23, LLC.

Marcy McBride  
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:	Beacon Lakes 3B			
Contractor:	W. Gardner, LLC			
Developer:	BBX Capital			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Reuse Mains (Size, Type &amp; Pipe Class)</b>				
8" DR18	LF	778	\$ 40.52	\$ 31,524.56
6" DR18	LF	4701	\$ 24.90	\$ 117,054.90
4" DR18	LF	1098	\$ 25.22	\$ 27,691.56
2" Poly	LF	521	\$ 11.88	\$ 6,189.48
10" DR11 HDPE	LF	30	\$ 102.83	\$ 3,084.90
8" DR11 HDPE	LF	33	\$ 66.51	\$ 2,194.83
6" DR11 HDPE	LF	63	\$ 53.45	\$ 3,367.35
	LF		\$ -	\$ -
<b>Reuse Valves (Size and Type)</b>				
8" Gate Valve	Ea	1	\$ 3,416.32	\$ 3,416.32
6" Gate Valve	Ea	9	\$ 1,850.91	\$ 16,658.19
4" Gate Valve	Ea	3	\$ 1,493.32	\$ 4,479.96
	Ea			\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
1" Double	Ea	89	\$ 1,049.05	\$ 93,365.45
1" Single	Ea	23	\$ 776.68	\$ 17,863.64
Flushing Hydrants	Ea	3	\$ 1,197.81	\$ 3,593.43
	Ea		\$ -	\$ -
				\$ 330,484.57





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

**\$330,484.57**

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

September 6, 2022 to Meadow View at Twin Creeks CDD

Date Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR  
**Beacon Lake - Phase 3B - Reuse Only**

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 11<sup>th</sup> day of October, 2022.

**WITNESS:**

[Signature]

Witness Signature

Judson C. HS

Print Witness Name

**OWNER:**

[Signature]

Lienor's Signature

ELLIOT JONES

Print Lienor's Name

STATE OF Florida  
 COUNTY OF Duval

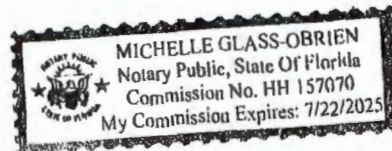
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 11<sup>th</sup> day of October, 2022, by Elliot Jones as President for W. Gardner, LLC.

[Signature]

Notary Public

My Commission Expires: 6-17-24 7/22/2025

Personally Known or Produced Identification  
 Type of Identification Produced



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

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				\$ 330,484.57

Exhibit "C" 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:** David Kaufman, Real Estate Manager  
**FROM:** Melissa Caraway, Utility Review Coordinator  
**DATE:** September 9, 2024  
**SUBJECT:** Beacon Lake Phase 3B (ASBULT 2022000116)

St. Johns County Utility Department has reviewed and approved the Bill of Sale, Schedule of Values and Release of Lien for Reuse. Please present the documents to the Board of County Commissioners (BCC) for final approval and acceptance of Beacon Lake Phase 3B.

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: 9/13/2024

Beacon Lake  
Phase 3B  
  
Bill of Sale and Final  
Release of Lien



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.