

RESOLUTION NO. 2025-227

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE WITH SCHEDULE OF VALUES, A RELEASE OF LIEN, AND WARRANTY FOR WATER TO SERVE CALIBER COLLISION ST. AUGUSTINE LOCATED OFF COMMERCE LAKE DRIVE.**

**RECITALS**

**WHEREAS**, MP CC St. Augustine FL, LLC., has executed and presented a Bill of Sale with Schedule of values, attached hereto as Exhibit "A", incorporated by reference and made a part hereof; conveying all personal property associated with the water to serve Caliber Collision St. Augustine; and

**WHEREAS**, ACO Construction DBA Whitestone, has executed a Final Release of Lien and Warranty for work performed at Caliber Collision St. Augustine, attached hereto as Exhibits "B" and "C" incorporated by reference and made 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 Board of County Commissioners hereby accepts the Bill of Sale with Schedule of Values, Release of Lien, and Warranty.

**Section 3.** To the extent that there are typographical 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 is instructed to record the Final Release of Lien and file the Bill of Sale and Warranty in the Official Records of St. Johns County, Florida.

**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 22nd day of July, 2025.

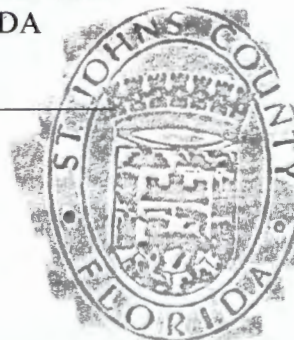
**Rendition Date** JUL 24 2025

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

By: Crystal Smith  
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: [Signature]  
Krista Joseph, Chair



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

**PROJECT:** Caliber Collision St. Augustine

MP CC St. Augustine FL, LLC  
1330 Lady St Ste 200, Columbia, SC 29201

**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 13<sup>th</sup> of March, 2025.

**WITNESS:**

Judi Gillespie  
Witness Signature

Judi Gillespie  
Witness Print Name

**OWNER:**

[Signature]  
Owner Signature

Walter M. Keenan, Jr  
Owner Print Name

STATE OF South Carolina

COUNTY OF Richland

The foregoing instrument was acknowledged before me by means of  physical presence or \_\_\_\_\_ online notarization, this 13<sup>th</sup> day of March, 2025, by Walter M. Keenan, Jr. as President for MP CC St. Augustine FL, LLC.

Rachael L. Davis  
Notary Public

My Commission Expires: December 7, 2030

Personally Known or Produced Identification  
Type of Identification Produced



**ST. JOHNS COUNTY UTILITY DEPARTMENT**

**ASSET MANAGEMENT**

**SCHEDULE OF VALUES - WATER**

Project Name:	Caliber Collision
Contractor:	Whitestone Construction
Developer:	Rogers & Willard

	UNIT	QUANTITY	UNIT COST	TOTAL COST
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**Water Mains (Size, Type & Pipe Class)**

	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -

**Water Valves (Size and Type)**

12"x6" Tapping Sleeve and Valve	Ea	1	\$ 5,303.28	\$ 5,303.28
2" Gate Valve	Ea	1	\$ 480.00	\$ 480.00
6" Gate Valve	Ea	1	\$ 990.00	\$ 990.00
2" Meter Box Assembly	Ea	1	\$ 2,009.44	\$ 2,009.44
6"x2" Tee	Ea	1	\$ 472.00	\$ 472.00
	Ea		\$ -	\$ -

**Hydrants Assembly (Size and Type)**

	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -

**Sevices (Size and Type)**

	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -

<b>Total Water System Cost</b>			<b>\$</b>	<b>9,254.72</b>
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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 \$9,254.72

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

5/15/25

to

MP CC ST. Augustine FL, LLC

Date

(Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR Caliber Collision ST. Augustine FL

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 15th day of May, 2025.

WITNESS:

CONTRACTOR:

Handwritten signature of Bradford Douglas

Handwritten signature of Kevin O'Donnel

Witness Signature

Lienor's Signature

Bradford Douglas

Kevin O'Donnel

Print Witness Name

Print Lienor's Name

STATE OF Florida

COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 15th day of May, 2025, by Kevin O'Donnel as President for ACO Construction DBA Whitestone.

Notary Public

My Commission Expires: 02/09/2029

Personally Known or Produced Identification
Type of Identification Produced



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

Project Name:	Caliber Collision
Contractor:	Whitestone Construction
Developer:	Rogers & Willard

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
12"x6" Tapping Sleeve and Valve	Ea	1	\$ 5,303.28	\$ 5,303.28
2" Gate Valve	Ea	1	\$ 480.00	\$ 480.00
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2" Meter Box Assembly	Ea	1	\$ 2,009.44	\$ 2,009.44
6"x2" Tee	Ea	1	\$ 472.00	\$ 472.00
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			<b>Total Water System Cost</b>	<b>\$ 9,254.72</b>

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

Date: 5/15/25

Project Title: Caliber Collision St Augustine FL

FROM: ACO Construction, LLC dba Whitestone Construction

Address: Contractor's Name  
1906 River Oaks Road  
Jacksonville FL  
32207-4139

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:**

Kevin O'Donnel  
Print Contractor's Name

*Kevin O'Donnel*  
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 16th day of May, 2025, by Kevin O'Donnel as President for ACO Construction, LLC dba Whitestone Construction.

*Jesse Knowles*  
Notary Public  
My Commission Expires: 02/09/2029

Personally Known or Produced Identification  
Type of Identification Produced





**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:** June 2, 2025  
**SUBJECT:** Caliber Collision (ASBULT 2025000068)

St. Johns County Utility Department has reviewed and approved the Release of Lein, Bill of Sale, Schedule of Values and Warranty. Please present the documents to the Board of County Commissioners (BCC) for final approval and acceptance of Caliber Collision.

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 Property**

Commerce Lake Dr

Center Place Way



Imagery Date: 12/2024  
Date: 6/6/2025

**Caliber Collision  
Commerce Lake Drive**

**Bill of Sale, Release of Lien  
and Warranty**



**Land Management  
Systems  
Real Estate Division  
(904) 209-0790**

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 hereon.