

RESOLUTION NO. 2025- 272

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 AND RECLAIMED WATER SYSTEMS TO SERVE BEACHWALK MARKET PARCEL 6A3.

RECITALS

WHEREAS, 4th Avenue Partners, 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 and reclaimed water to serve Beachwalk Market Parcel 6A3; and

WHEREAS, Coastal Utility Constructors of Jacksonville, Inc., has executed a Final Release of Lien and Warranty for work associated with water and reclaimed water systems to serve Beachwalk Market Parcel 6A3, 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 5th day of August, 2025.

Rendition Date AUG 05 2025

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 
Krista Joseph, Chair

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

By: 
Deputy Clerk



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

PROJECT: Beachwalk Market Parcel 6A3

4th Avenue Partners, LLC 7900 GLADES ROAD SUITE 600 BOCA RATON, FL 33434
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 29th of May, 2025.

WITNESS:

[Signature]
Witness Signature

Kim Mareira
Witness Print Name

OWNER:

[Signature]
Owner Signature

Ian Weiner, Authorized Person
Owner Print Name

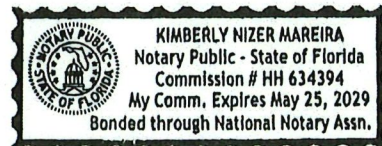
STATE OF Florida

COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or _____ online notarization, this 29th day of May, 2025, by Ian Weiner as Authorized Person for 4th Avenue Partners, LLC.

[Signature]
Notary Public
My Commission Expires: 5/25/2029

Personally Known or Produced Identification
Type of Identification Produced



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

Project Name: Beachwalk Market Parcel 6A3				
Contractor:		Coastal Utility Constructors of Jacksonville Inc		
Developer:		4th Avenue Partners, LLC		
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
2in poly services	Ea	3	\$ 3,500.00	\$ 10,500.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost				\$ 10,500.00

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

Project Name: Beachwalk Market Parcel 6A3

Contractor:

Coastal Utility Constructors of Jacksonville Inc

Developer:

4th Avenue Partners , LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Reuse Valves (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
1in poly	Ea	3	\$ 750.00	\$ 2,250.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Reuse System Cost			\$	2,250.00

Exhibit "B" to the Resolution



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

TWELVE THOUSAND SEVEN HUNDRED FIFTY DOLLARS

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

04/17/2025 to 4th Avenue Partners, LLC
Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
Beachwalk Market Parcel 6A3

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.

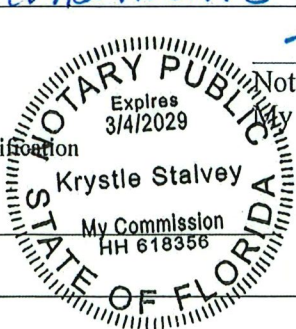
IN WITNESS WHEREOF, the Lienor has caused this instrument to be duly executed and delivered by its duly authorized office on this 17TH day of APRIL, 2025.

WITNESS:
Lane Eunice [Signature]
Witness Signature
LANE EUNICE
Print Witness Name

CONTRACTOR:
Joe Maguire
Lienor's Signature
[Signature]
Print Lienor's Name

STATE OF FL
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17 day of April, 2025, by Joe Maguire as Vice President for Coastal Utility Constructors.



[Signature]
Notary Public
My Commission Expires: 3/4/29

Personally Known or Produced Identification
Type of Identification Produced

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

Project Name: Beachwalk Market Parcel 6A3

Contractor: Coastal Utility Constructors of Jacksonville Inc

Developer: 4th Avenue Partners, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
2in poly services	Ea	3	\$ 3,500.00	\$ 10,500.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			Total Water System Cost	\$ 10,500.00

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

Project Name: Beachwalk Market Parcel 6A3				
Contractor:		Coastal Utility Constructors of Jacksonville Inc		
Developer:		4th Avenue Partners , LLC		
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Reuse Valves (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
1in poly	Ea	3	\$ 750.00	\$ 2,250.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Reuse System Cost			\$	2,250.00

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

Date: 04/17/2025
Project Title: Beachwalk Market Parcel 6A3
FROM: Coastal Utility Constructors of Jacksonville Inc
Contractor's Name
Address: 821 Mamie Rd
Jacksonville FL 32205

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:

Joe Maguire, V.P.
Print Contractor's Name

Joe Maguire, V.P.
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 17 day of April, 2025 by
Joe Maguire as Vice President for
Coastal Utility Constructors.

K. Stalvey
Notary Public
My Commission Expires: 3/4/29

Personally Known or Produced Identification
Type of Identification Produced





**ST. JOHNS COUNTY
UTILITIES**

1205 State Road 16
St. Augustine, Florida 32084

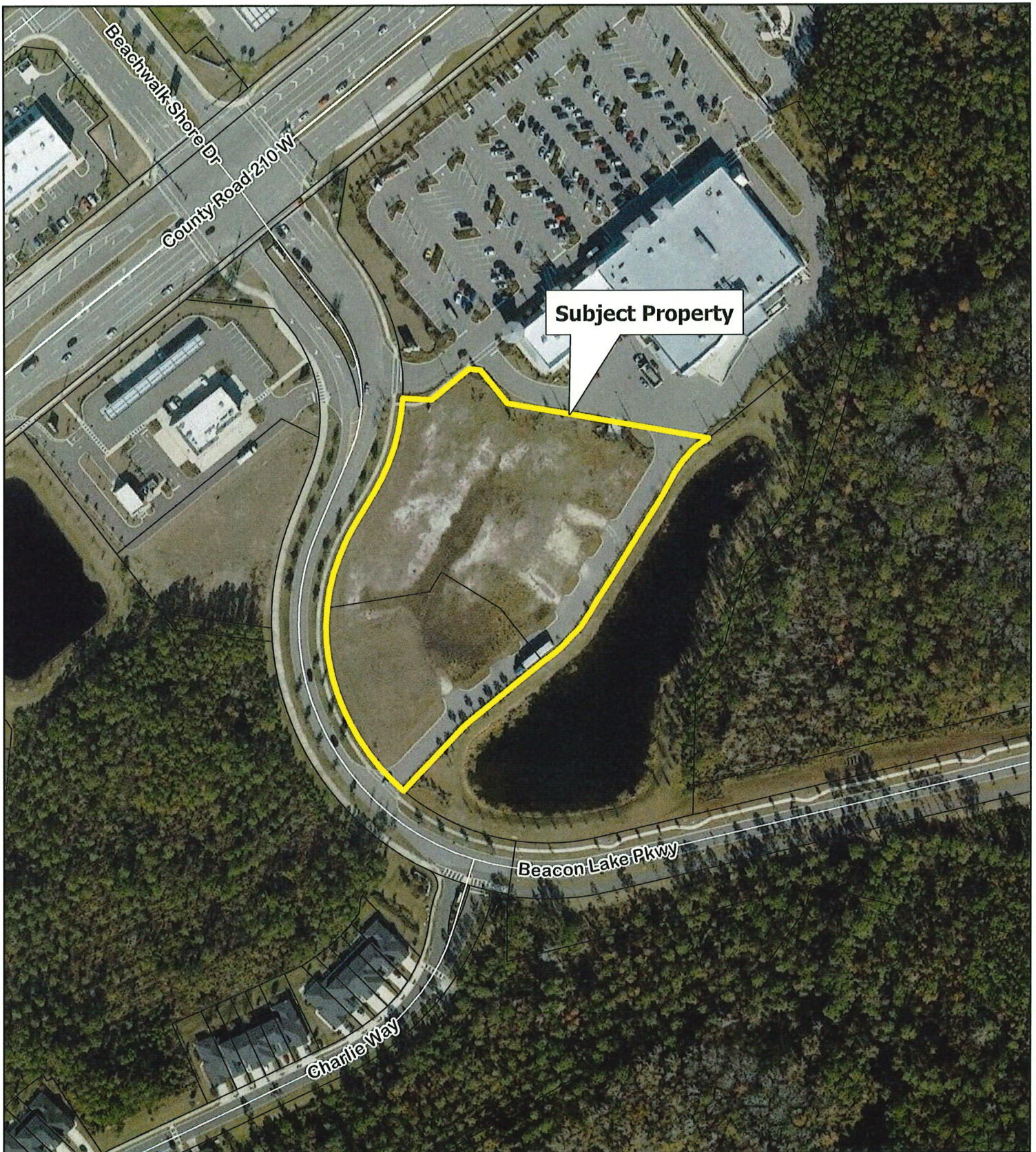
I N T E R O F F I C E M E M O R A N D U M

TO: David Kaufman, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: July 7, 2025
SUBJECT: Beachwalk Market Parcel 6A3 (ASBULT 2025000076)

St. Johns County Utility Department has reviewed and approved the Bill of Sale, Release of Lien, Schedule of Values and Warranty. Please present the documents to the Board of County Commissioners (BCC) for final approval and acceptance of Beachwalk Market Parcel 6A3.

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.



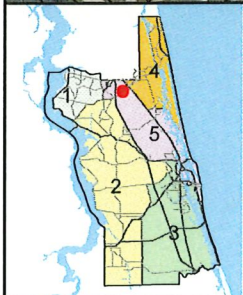
Subject Property

Beachwalk Shore Dr

County Road 210 W

Beacon Lake Pkwy

Charlie Way



Imagery Date: 12/2024

Date: 7/10/2025

**Beachwalk Market
Parcel 6A3**

**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.