

RESOLUTION NO. 2025- 295

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 THE WATER SYSTEM TO SERVE BRINKHOFF CHARTER SCHOOL.

RECITALS

WHEREAS, Red Apple Development LLC., a Florida limited liability company, 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 system to serve Brinkhoff Charter School; and

WHEREAS, Jax DirtWorks Inc., has executed a Final Release of Lien and Warranty for work associated with the water system to serve Brinkhoff Charter School, 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.

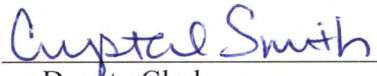
PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 2nd day of September, 2025.

Rendition Date SEP 02 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: Brinkhoff Charter School

Red Apple at Brinkhoff, LLC 800 Corporate Dr. Fort Lauderdale FL 33334 Suite 124
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 24th of April, 2025.

WITNESS:
[Signature]
Witness Signature
Jason P Gallucci
Witness Print Name

OWNER:
[Signature]
Owner Signature
Scott Woodrey
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 7th day of JULY, 2025, by SCOTT WOODREY as Authorized Person for Red Apple Development, LLC.

Jacara A. Marte
Notary Public
My Commission Expires: April 24th, 2025

Personally Known or Produced Identification
Type of Identification Produced
Drivers License



ST. JOHNS COUNTY UTILITY DEPARTMENT

ASSET MANAGEMENT

SCHEDULE OF VALUES - Water

Project Name:	Brinkhoff Charter School			
Contractor:	Jax Dirtworks Inc			
Developer:	Red Apple at Brinkhoff LLC			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
8" fire main PVC DR18	LF	34	\$ 56.72	\$ 1,928.48
6" firemain	LF	47	\$ 38.55	\$ 1,811.85
4" water main	LF	51	\$ 31.55	\$ 1,609.05
3" water main	LF	28	\$ 30.75	\$ 861.00
	LF		\$ -	\$ -
Water Valves (Size and Type)				
10" Gate Valve	Ea	1	\$ 5,532.00	\$ 5,532.00
8" Gate valve	Ea	2	\$ 3,412.00	\$ 6,824.00
6" Gate valve	Ea	3	\$ 2,539.00	\$ 7,617.00
4" Gate valve	Ea	2	\$ 2,301.00	\$ 4,602.00
3" Gate valve	Ea	4	\$ 2,123.00	\$ 8,492.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
6" Mueller 423	Ea	2	\$ 6,283.00	\$ 12,566.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
3" Long service	Ea	2	\$ 5,325.00	\$ 10,650.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost				\$ 62,493.38

Exhibit "B" to the Resolution



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

\$62,493.38

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

6/11/2025

to

Red Apple at Brinkhoff LLC

Date

(Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
Brinkhoff Charter School

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 25th day of June, 2025.

WITNESS:

Witness Signature

Mohamed Gamal

Print Witness Name

CONTRACTOR:

Lienor's Signature

Lauren Whitehead

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 30th day of JUNE, 2025, by LAUREN WHITEHEAD as ASST. PROJ. MGR for



Clinton A. McKee
Notary Public
State of Florida
Comm# HH374693
Expires 7/8/2027

Notary Public

My Commission Expires: 7/8/2027

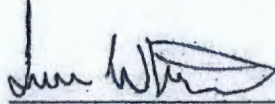
Personally Known or Produced Identification
Type of Identification Produced

CERTIFICATE OF SIGNATORY AUTHORITY

The undersigned Chief Executive Officer of Jax Dirtworks Inc, a corporation organized and existing under the laws of the State of Florida (the "Company"), hereby certifies that each of the following employees of the Company, individually, is authorized to execute and file on behalf of the Company, any affidavit, lien application, lien, lien waiver, payment application and release of lien necessary to preserve, protect, perfect or remove any encumbrances in or on real or personal property.

Lauren Whitehead

Name



Signature

Assistant Project Manager

Title

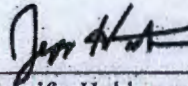
The authority referred to above shall remain in full force and effect until the earliest of (i) June 25, 2027, (ii) written notice of revocation of such authority is received or (iii) the above referenced individual terminates employment with the Company.

Subject to the foregoing, the Company's customer relying on this Certificate shall be permitted to treat as authorized all Documents signed by the above referenced individual in the Company's name.

The provisions of this Certificate are in conformity with a resolution adopted by the Board of Directors of the Company. Only the above referenced individuals and all other individuals specifically authorized by the Company, may exercise the authority granted herein.

In witness whereof, I have here unto subscribed my name and affixed the seal of the Company, this 25th day of June, 2025.

Jax Dirtworks Inc.



Jennifer Holdeman
CEO

Sworn to subscribed and acknowledged before me this 25th day of June 2025, by Jennifer Holdeman, personally known to me, in her capacity as CEO of Jax Dirtworks Inc, a Florida corporation company, on behalf of such company.

My Commission Expires:

7/8/2027

Notary Signature



Clayton A. McKee
Notary Public
State of Florida
Comm# HH374693
Expires 7/8/2027

(Notary Seal)

ST. JOHNS COUNTY UTILITY DEPARTMENT

ASSET MANAGEMENT

SCHEDULE OF VALUES - Water

Project Name:	Brinkhoff Charter School
Contractor:	Jax Dirtworks Inc
Developer:	Red Apple at Brinkhoff LLC

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

Total Water System Cost				\$ 62,493.38
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ST. JOHNS COUNTY UTILITY DEPARTMENT
3E - CLOSEOUT - WARRANTY

Date: 6/25/2025
Project Title: Brinkhoff Charter School
FROM: Jax Dirt Works
Contractor's Name
Address: 310 Mealy Drive
Atlantic Beach, Fl. 32233

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:

Lauren Whitehead
Print Contractor's Name

[Signature]
Contractor's Signature

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of X physical presence or _____ on-line notarization, this 26th day of June, 2025, by LAUREN WHITEHEAD as ASST. PROJ. MGR for JAX DIRT WORKS.



Gordon A. McKee
Notary Public
State of Florida
Comm# HH374693
Expires 7/8/2027

Notary Public
My Commission Expires: 7/8/27

Personally Known or Produced Identification
Type of Identification Produced

[Signature]

CERTIFICATE OF SIGNATORY AUTHORITY

The undersigned Chief Executive Officer of Jax Dirtworks Inc, a corporation organized and existing under the laws of the State of Florida (the "Company"), hereby certifies that each of the following employees of the Company, individually, is authorized to execute and file on behalf of the Company, any affidavit, lien application, lien, lien waiver, payment application and release of lien necessary to preserve, protect, perfect or remove any encumbrances in or on real or personal property.

<u>Lauren Whitehead</u>		<u>Assistant Project Manager</u>
Name	Signature	Title

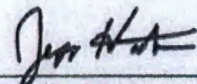
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Subject to the foregoing, the Company's customer relying on this Certificate shall be permitted to treat as authorized all Documents signed by the above referenced individual in the Company's name.

The provisions of this Certificate are in conformity with a resolution adopted by the Board of Directors of the Company. Only the above referenced individuals and all other individuals specifically authorized by the Company, may exercise the authority granted herein.

In witness whereof, I have here unto subscribed my name and affixed the seal of the Company, this 25th day of June, 2025.

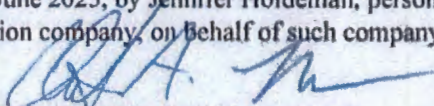
Jax Dirtworks Inc.




 Jennifer Holdeman
 CEO

Sworn to subscribed and acknowledged before me this 25th day of June 2025, by Jennifer Holdeman, personally known to me, in her capacity as CEO of Jax Dirtworks Inc, a Florida corporation company, on behalf of such company.

My Commission Expires: 7/8/2027



 Notary Signature

 Kristen A. McKee
 Notary Public
 State of Florida
 Comm# HH374693
 Expires 7/8/2027

(Notary Seal)



**ST. JOHNS COUNTY
UTILITIES**

1205 State Road 16
St. Augustine, Florida 32084

INTEROFFICE MEMORANDUM

TO: David Kaufman, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: July 22, 2025
SUBJECT: Brinkhoff Charter School (ASBULT 2025000089)

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 Brinkhoff Charter School.

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

Granite Ave

Brinkhoff Rd

Mustard Hill Ct



Imagery Date: 12/2024

Date: 7/29/2025

Brinkhoff Charter School
Bill of Sale, Release of Lien & 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 herein.