

RESOLUTION NO. 2025- 296

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 PALM VALLEY FORCE MAIN EXTENSION.

RECITALS

WHEREAS, Fox Signature Homes, 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 Palm Valley Force Main Extension; and

WHEREAS, Gruhn May, Inc., has executed a Final Release of Lien and Warranty for work associated with the Palm Valley Force Main Extension, 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.

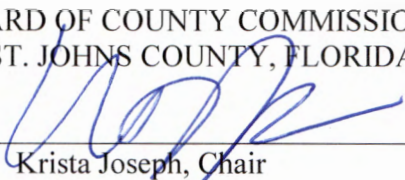
Section 4. The Clerk is instructed to record the Final Release of Lien and file the Bill of Sale and Warranty in the Official Records of St. Johns County, Florida.

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: Crystal Smith
Deputy Clerk



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

PROJECT: Palm Valley FM Extension

Fox Signature Homes, LLC 1234 Nrch Road
Owners Name and Address, (the "Seller") Porto Vador Beach FL 32082

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 20th of August, 2024.

WITNESS:
[Signature]
Witness Signature
Sebastian Rodriguez
Witness Print Name

OWNER:
[Signature]
Owner Signature
Michael Fox
Owner Print Name

STATE OF Florida
COUNTY OF St Johns

The foregoing instrument was acknowledged before me by means of physical presence or _____ online notarization, this 20 day of August, 2024, by Michael Fox as Owner for Fox Signature Homes.

[Signature]
Notary Public
My Commission Expires: July 26, 2025

Personally Known ~~or~~ Produced Identification
Type of Identification Produced Drivers License



ST. JOHNS COUNTY UTILITY DEPARTMENT

ASSET MANAGEMENT

SCHEDULE OF VALUES - SEWER

Project Name: GRA PALM VALLEY FORCE MAIN Extension
 Contractor: GRUBB MAY, INC
 Developer: FOX SIGNATURE HOMES

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
4" DR 18	LF	165	\$ 514	\$84,810
2" HDPE DR9	LF	70	\$ 145	\$10,150
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
2" Gate Valve	Ea	1	\$5,000	\$5,000
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -

Total Sewer System Cost \$99,999-100

Exhibit "B" to the Resolution



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

GROHN MAY, INC \$99,999.60

The undersigned lienor, in consideration of the sum NINETY NINE THOUSAND NINE HUNDRED NINETY NINE 60/100 hereby waives and releases its lien and right to claim a lien for Water, Sewer, and Reclaimed Water labor, services or materials furnished through

Date 7/10/24 to Fox Signature Homes
(Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
PALM VALLEY FM EXTENSION
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 10 day of July, 2024

WITNESS: [Signature]
Witness Signature
Ronald May
Print Witness Name

CONTRACTOR: [Signature]
Lienor's Signature
Gordon G. Grohn
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 10th day of July, 2024, by Gordon G. Grohn as VD for Grohn May, Inc.

[Signature]
Notary Public
My Commission Expires: May 6, 2028

Personally Known or Produced Identification
Type of Identification Produced



KENNETH KIRK THOMPSON
Commission # HH 516852
Expires May 6, 2028

ST. JOHNS COUNTY UTILITY DEPARTMENT

ASSET MANAGEMENT

SCHEDULE OF VALUES - SEWER

Project Name: SRA PALM VALLEY FORCE MAIN EXTENSION
 Contractor: GRAND MAY, INC
 Developer: FOX SIGNATURE HOMES

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
4" DR 18	LF	165	\$ 514	\$84,810
2" HDPE DR9	LF	70.00	\$ 145	\$10,150
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -

Sewer Valves (Size and Type)				
2" Gate Valve	Ea	1	\$5000	\$5000
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -

Gravity Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -

Laterals (Size and Type)				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -

Manholes (Size and Type)				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -

Lift Station				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -

Total Sewer System Cost **\$99,999-00**

Exhibit "C" to the Resolution

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

Date: 1/9/24
Project Title: 4640 Palm Valley Force MAIN
FROM: GRUHN MAY, INC
Contractor's Name
Address: 16897 Philips Pkwy. DR. N.
JACKSONVILLE, FL
32256

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 (2) 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:

Gordon Gruhn [Signature]
Print Contractor's Name Contractor's Signature

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or _____
on-line notarization, this 9th day of January, 2024, by
Gordon Gruhn as owner - v o for
Gruhn May Inc.

Cindy M Lowe
Notary Public
My Commission Expires: 2/6/24

Personally Known or Produced Identification
Type of Identification Produced



FLDL# G650-287-62-257-0 exp 7/17/26



**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 24, 2025
SUBJECT: Palm Vally FM Extension (ASBULT 2024000163)

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 Palm Valley FM Extension.

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.



Imagery Date: 12/2024

Date: 7/29/2025

Palm Valley Force Main Extension

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.