

RESOLUTION NO. 2025- 303

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 A WATER LINE EXTENSION ALONG COUNTY ROAD 13N.

RECITALS

WHEREAS, Thomas Hammond 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 line extension along County Road 13N; and

WHEREAS, Flamingo Septic & Utilities, LLC., has executed a Final Release of Lien and Warranty for work associated with the water line extension along County Road 13N, 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.

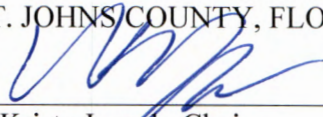
Section 3. To the extent that there are typographical errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

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 7th day of October, 2025.

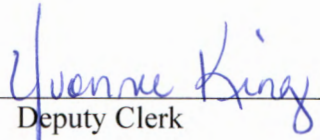
Rendition Date OCT 08 2025

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: Thomas Hammond Residence

Thomas Hammond - 7869 COUNTY ROAD 13 N, SAINT AUGUSTINE, FL 32092

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 June, 2025.

WITNESS:

[Signature]
Witness Signature

Taylor Bell
Witness Print Name

OWNER:

[Signature]
Owner Signature

Thomas Hammond
Owner Print Name

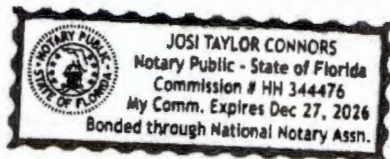
STATE OF Florida

COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or _____ online notarization, this 24th day of June, 2025, by Thomas Hammond as owner for Thomas Hammond Residence.

[Signature]
Notary Public
My Commission Expires: 12/27/26

Personally Known or Produced Identification
Type of Identification Produced





St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: *Thomas* Hammond Residence
 Contractor: Flamingo Septic & Utilities, LLC
 Developer: Thomas Hammond

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
2" DR-9 Poly	LF	240	\$ 26.16	\$ 6,278.40
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
2" Gate Valve	Ea	1	\$ 791.05	\$ 791.05
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
2" Flushing Hydrant	Ea	1	\$ 1,415.31	\$ 1,415.31
			\$ -	\$ -
			\$ -	\$ -
Sevices (Size and Type)				
1" Water Meter	Ea	1	\$ 1,814.43	\$ 1,814.43
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
			Total Water System Cost	\$ 10,299.19

Exhibit "B" to the Resolution



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

\$10,299.19

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

1/7/25

to

Thomas Hammond

Date

(Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
Hammond Residence

Thomas

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 7th day of January, 2025.

WITNESS:

CONTRACTOR:

Witness Signature

Josi Rhymes
Josi Rhymes

Lienor's Signature

Heather Mullis

Print Witness Name

Heather Mullis
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 7th day of January, 2025, by Heather Mullis as member for Flamingo Septic & Utilities, LLC

Mikaela Thomas

Notary Public

My Commission Expires: 6/17/25

Personally Known Produced Identification
Type of Identification Produced





St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: *Thomas* Hammond Residence
 Contractor: Flamingo Septic & Utilities, LLC
 Developer: Thomas Hammond

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
2" DR-9 Poly	LF	240	\$ 26.16	\$ 6,278.40
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	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
2" Flushing Hydrant	Ea	1	\$ 1,415.31	\$ 1,415.31
			\$ -	\$ -
			\$ -	\$ -
Services (Size and Type)				
1" Water Meter	Ea	1	\$ 1,814.43	\$ 1,814.43
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
Total Water System Cost				\$ 10,299.19

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

Date: 1/7/25
Project Title: Thomas Hammond Residence
FROM: Flamingo Septic & Utilities, LLC
Contractor's Name
Address: 10650 New Kings Rd
Jacksonville, FL 32219

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:

Heather Mullis
Print Contractor's Name

Heather Mullis
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 7th day of January, 2025, by

Heather Mullis as Member for
Flamingo Septic & Utilities, LLC

Mikaela Thomas
Notary Public
My Commission Expires: 6/17/2025

Personally Known or Produced Identification
Type of Identification Produced





**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 31, 2025
SUBJECT: Thomas Hammond Residence (In-House)

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 Thomas Hammond Residence.

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

County Road 13 N

Heritage Landing Pkwy

Heritage Landing Pkwy



Imagery Date: 12/2024
Date: 8/21/2025

**Water Line Extension Along
County Road 13 N**

**Bill of Sale with
Schedule of Values,
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 hereon.