

RESOLUTION NO. 2026-

220

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A RELEASE OF LIEN WITH SCHEDULE OF VALUES AND WARRANTY FOR UTILITIES ASSOCIATED WITH THE WATER SYSTEM AND LIFT STATION FOR NORTH BEACH PARK IMPROVEMENTS.

RECITALS

WHEREAS, Saboungi Construction, Inc., a Florida Corporation, has executed and presented a Release of Lien with Schedule of Values and Warranty associated with the water system and Lift Station for North Beach Park Improvements, attached hereto as Exhibit "A" and Exhibit "B", incorporated by reference and made a 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 "C" 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 Release of Lien with Schedule of Values 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 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 21 day of July, 2026.

Rendition Date JUL 21 2026

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Clay Murphy

Clay Murphy, Chair

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

By: Antonia A. [Signature]

Deputy Clerk

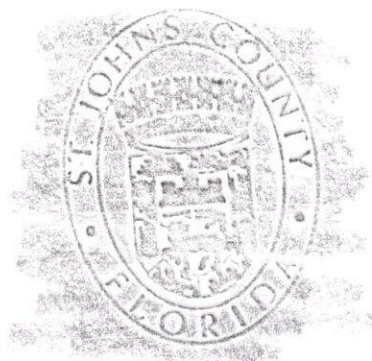


Exhibit "A" to the Resolution



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

The undersigned lienor, in consideration of the sum

\$ 26,110.98

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

November 21, 2025

to

County of St. Johns

Date

(Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR

North Beach Park Renovations

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 21 st day of November, 2025.

WITNESS:

Witness Signature

Mahmood Sabounji

Print Witness Name

CONTRACTOR:

Lienor's Signature

Hassan Sabounji

Print Lienor's Name

STATE OF Florida

COUNTY OF Volusia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21 st day of NOVEMBER, 2025, by

Hassan Sabounji as President

for

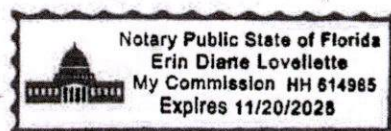
Sabounji Construction, Inc.

[Signature]
Notary Public

My Commission Expires: 11/20/2028

Personally Known or Produced Identification
Type of Identification Produced

NA



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

Project Name: North Beach Park Renovation

Contractor: Saboungi Construction, LLC

Developer: SJC Parks & Recreation

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
8" DR 18	LF	30	\$ 273.41	\$ 8,202.30
6" DR 18	LF	10	\$ 225.67	\$ 2,256.70
2" CTS DR9 HDPE	LF	6	\$ 100.59	\$ 603.54
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
8" Tapping Valve	Ea	1	\$ 6,084.35	\$ 6,084.35
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
Mueller 51/4"	Ea	1	\$ 8,276.51	\$ 8,276.51
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
2" with Meter Box	Ea	1	\$ 687.58	\$ 687.58
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost			\$	26,110.98



PSI Technologies
Lift Station startup report

* Private *

Project Name NORTH BEACH PARK

Street Name 3721 COASTAL HIGHWAY ST. AUGUSTINE, FL 32084

Date 10/31/2025 Test Completed By Kevin Young

Contractor FORTILINE Engineer BHIDE HALL

Owner _____ Panel No./ Mfg. DARSON TECH 212DEP

Pump Model No. LIBERTY LGV022 Horsepower 2.5 RPM 3450

Impeller Dia. _____ Pump 1 Serial No. _____
Pump 2 Serial No. _____

F.L.A.	17	Amp Draw	Pump No. 1	Pump No. 2
Phase	1	T1	10.16	T1 10.2
Voltage	230	T2	10	T2 10.1
		T3	6	T3 6.2

Discharge Size 2"

Actual Voltage	L1-L2	246	L1-L3	246	L2-L3	122
Design Point	45	Gpm	56	TDH		
Wet Well Dia.	4'	Gal./In.	7.83			

Pump 1 Start El. 45 Stop El. 53

Pump 2 Start El. 53 Stop El. 61

Pump 1 Gauge Data 0 PSI. = 0.0 Ft.

Pump 2 Gauge Data 0 PSI. = 0.0 Ft.

Pump 1 Drawdown 8 In. G.P.M. 62.6

Pump 2 Drawdown 8 In. G.P.M. 62.6

No. 1 Gauge to W/L 45 In. 3.8 Ft.

No. 2 Gauge to W/L 53 In. 4.4 Ft.

Pump 1 TDH. 3.8 PSI Representative KEVIN YOUNG

Pump 2 TDH. 4.4 Owner Representative _____

Exhibit "B" to the Resolution
ST. JOHNS COUNTY UTILITY DEPARTMENT
3E - CLOSEOUT - WARRANTY

Date: November 21, 2025
Project Title: North Beach Park Renovations
FROM: Saboungi Construction, Inc.
Contractor's Name
Address: 290A North U.S. 1
Ormond Beach
FL 32174
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:

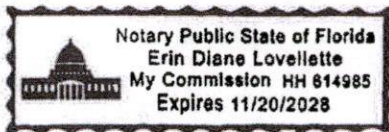
Saboungi Construction, Inc.

Print Contractor's Name

Hassan Saboungi
Contractor's Signature

STATE OF Florida
COUNTY OF Volusia

The foregoing instrument was acknowledged before me by means of X physical presence or _____
on-line notarization, this 21 st day of November, 20 25, by
Hassan Saboungi as President for
Saboungi Construction, Inc.



[Signature]
Notary Public
My Commission Expires: 11/20/2028

Personally Known or Produced Identification
Type of Identification Produced

Exhibit "C" to the Resolution



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: May 27, 2026
SUBJECT: North Beach Park Improvements (ASBULT 2025000161)

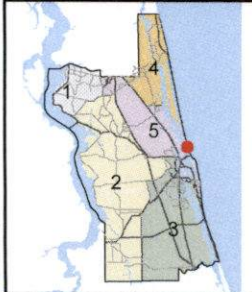
St. Johns County Utility Department has reviewed and approved the Schedule of Values, Release of Lien, and Warranty. Please present the documents to the Board of County Commissioners (BCC) for final approval and acceptance of North Beach Park Improvements.

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



Imagery Date: 01/2026

Date: 6/11/2026

North Beach Park Improvements

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.