

RESOLUTION NO. 2026- 221

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 THE WATER SYSTEM AT MUSSALLEM BEACHFRONT PARK.

RECITALS

WHEREAS, E.B. Morris General Contractors Inc., a Florida Corporation, has executed and presented a Release of Lien with Schedule of Values and Warranty for the Water System at Mussallem Beachfront Park, 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 21st 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: Arthur H. A.

Deputy Clerk

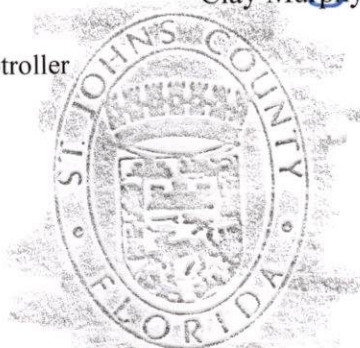


Exhibit "A" to the Resolution



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

The undersigned lienor, in consideration of the sum \$ 21,677.52
hereby waives and releases its lien and right to claim a lien for Water, Sewer, and Reclaimed Water labor, services or
materials furnished through
4/15/2025 to St Johns County Utility
Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
Mussallem Beachfront Park

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 30 day of July, 2025.

WITNESS:

Lona DeBellis

Witness Signature

Lona DeBellis

Print Witness Name

CONTRACTOR:

Eric Morris

Lienor's Signature

Eric Morris

Print Lienor's Name

STATE OF Florida

COUNTY OF St Johns

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization, this 30 day of July, 2025, by
Eric Morris as President for
E.B. Morris General Contractors, Inc.

Personally Known or Produced Identification
Type of Identification Produced



Notary Public
My Commission Expires:

[Signature]

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

Project Name: Mussallem Beachfront Park Phase III

Contractor: EB Morris General Contractors, Inc

Developer: SJC Parks and Recreation

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
6" DR 18 PVC	LF	40	\$ 218.49	\$ 8,739.60
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
6" Tapping Valve/SS Sleeve	Ea	1	\$ 4,982.45	\$ 4,982.45
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
5 1/4" Waterous	Ea	1	\$ 7,955.47	\$ 7,955.47
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost			\$	21,677.52

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

Date: 7/30/2025
Project Title: Mussallem Beachfront Park
FROM: E.B. Morris General Contractors, Inc.
Contractor's Name
Address: 238 Canal Blvd.
Suite 1
Ponte Vedra Beach, FL 32082

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:

Eric Morris

Print Contractor's Name

Eric Morris

Contractor's Signature

STATE OF Florida
COUNTY OF St Johns

The foregoing instrument was acknowledged before me by means of XX physical presence or _____
on-line notarization, this 30 day of July, 2025, by
Eric Morris as President for
E.B. Morris General Contractors, Inc.



Personally Known _____ Identification
Type of Identification Produced: _____

[Signature]
Notary Public

My Commission Expires: _____

Exhibit "C" to the Resolution



ST. JOHNS COUNTY UTILITIES

1205 State Road 16
St. Augustine, Florida 32084

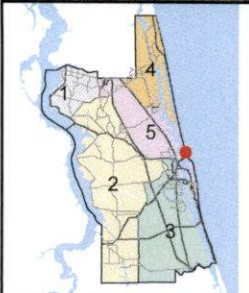
INTEROFFICE MEMORANDUM

TO: David Kaufman, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: May 27, 2026
SUBJECT: Mussallem Beachfront Park

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 Mussallem Beachfront Park.

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: 01/2026

Date: 6/12/2026

Mussallem Beachfront Park
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.