

5**AGENDA ITEM
ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS***Deadline for Submission - Wednesday 9 a.m. – Thirteen Days Prior to BCC Meeting***10/6/2026****BCC MEETING DATE****TO:** Joy Andrews, County Administrator**DATE:** August 21, 2026**FROM:** Corey Bowens, Director, Land Management Systems**PHONE:** 904 209-0776**SUBJECT OR TITLE:** Resolution accepting a Bill of Sale with a Schedule of Values, Final Release of Lien, and Warranty associated with the water and sewer systems to serve Marsh Landing - Restrooms located off Marsh Landing Parkway.**AGENDA TYPE:** Consent Agenda, Resolution**BACKGROUND INFORMATION:**

Concert Marsh Landing, LLC executed and presented a Bill of Sale with a Schedule of Values conveying all personal property associated with the water and sewer systems to serve Marsh Landing - Restrooms. First Coast Electric, LLC has executed a Final Release of Lien and Warranty for work performed at Marsh Landing - Restrooms. St. Johns County Utility Department has reviewed and approved the documents as stated in the Memo included in this agenda package.

1. IS FUNDING REQUIRED? No**2. IF YES, INDICATE IF BUDGETED.** No**IF FUNDING IS REQUIRED, MANDATORY OMB REVIEW IS REQUIRED:****INDICATE FUNDING SOURCE:****SUGGESTED MOTION/RECOMMENDATION/ACTION:**

Motion to adopt Resolution 2026-_____, accepting a Bill of Sale with a Schedule of Values, Release of Lien, and Warranty for the water and sewer systems to serve Marsh Landing - Restrooms.

For Administration Use Only:**Legal:** Lex Taylor 8/26/2026**OMB:** CR 8/26/2026**Admin:** JDD 9/3/2026

RESOLUTION NO. 2026-_____

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE, FINAL
RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE
WATER AND SEWER SYSTEMS TO SERVE MARSH LANDING-
RESTROOMS LOCATED OFF MARSH LANDING PARKWAY.**

RECITALS

WHEREAS, Concert Marsh Landing, LLC, a foreign limited liability company, has executed and presented to the County a Bill of Sale with a Schedule of Values conveying all personal property associated with the water and sewer systems to serve Marsh Landing - Restrooms, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof, and

WHEREAS, First Coast Electric, LLC, a Florida limited liability company, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Marsh Landing - Restrooms, attached hereto as Exhibits “B” and “C”, 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 “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 above described Bill of Sale, Final Release of Lien and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

Section 3. To the extent that there are typographical, scrivener or administrative 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 of the Court is instructed to record the Final Release of Lien in the Official Records and file the Warranty and Bill of Sale in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this _____ day of _____, 2026.

**BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA**

By: _____
Clay Murphy, Chair

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

By: _____
Deputy Clerk

Exhibit "A" to the Resolution

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

PROJECT: Marsh Landing Restrooms

Concert Marsh Landing, LLC, 300 International Parkway, Ste 150, Lake Mary, FL 32746

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 20 of April, 20 26.

WITNESS:

Julie Kisha
Witness Signature

Julie Kisha
Witness Print Name

OWNER:

Sundria R. Ridgley
Owner Signature

Sundria Ridgley
Owner Print Name

STATE OF Florida
COUNTY OF Seminole

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 20 day of April, 20 26, by
Sundria Ridgley as Authorized Person for
Concert Marsh Landing, LLC.

Julie Kisha
Notary Public
My Commission Expires: 7/14/27

Personally Known or Produced Identification
Type of Identification Produced



Exhibit A - Schedule of Values

ST. JOHNS COUNTY UTILITY DEPARTMENT ASSET MANAGEMENT SCHEDULE OF VALUES - WATER				
Project Name:	Marsh Landing Restrooms			
Contractor:	First Coast Electric, LLC			
Developer:	CSLD, LLC			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
1" CTS Blue Tubing	LF	100	\$ 50.00	\$ 5,000.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
12"X12"X1" Tapping Saddle with Valve	Ea	1	\$ 2,150.00	\$ 2,150.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
17"X11"X12" METER BOX	Ea	1	\$ 572.00	\$ 572.00
1" Curb Stop	Ea	1	\$ 350.00	\$ 350.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost			\$	8,072.00

Exhibit A - Schedule of Values

ST. JOHNS COUNTY UTILITY DEPARTMENT ASSET MANAGEMENT SCHEDULE OF VALUES - SEWER				
Project Name:	Marsh Landing Restrooms			
Contractor:	First Coast Electric, LLC			
Developer:	CSLD, LLC			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
3" DR11 HDPE	LF	120	\$ 70.00	\$ 8,400.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
4" SS Triple Tapping sleeve	Ea	1	\$ 4,500.00	\$ 4,500.00
2" Gate Valve	Ea	1	\$ 1,550.00	\$ 1,550.00
3"X2" Reducer/Adapter	Ea	2	\$ 275.00	\$ 550.00
4" Tapping Valve	Ea	1	\$ 1,900.00	\$ 1,900.00
	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	\$ 16,900.00

Exhibit "B" to the Resolution



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

The undersigned lienor, in consideration of the sum **\$24,972.00**

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

3/24/2026

to

Concert Marsh Landing, LLC.

Date

(Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
Marsh Landing Restrooms

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 23rd day of April, 2026.

WITNESS:

Witness Signature

Print Witness Name

CONTRACTOR:

Lienor's Signature

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 20th day of April, 2026, by Kelly M. James as President for First Coast Electric, LLC.

Notary Public

My Commission Expires: _____

✓ Personally Known or Produced Identification
Type of Identification Produced _____

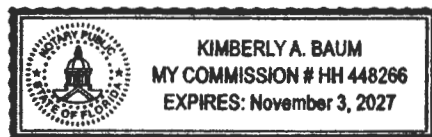


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	LF		\$ -	\$ -
	LF		\$ -	\$ -
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	EA		\$ -	\$ -
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10-12 foot deep	EA		\$ -	\$ -
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			\$ -	\$ -
			\$ -	\$ -
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Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
			Total Sewer System Cost	\$ 16,900.00

ST. JOHNS COUNTY UTILITY DEPARTMENT

Date: 4/20/2026 **3E – CLOSEOUT - WARRANTY**

Project Title: Marsh Landing Restrooms

FROM: First Coast Electric, LLC.

Contractor's Name

Address: 5465 Verna Boulevard

Jacksonville, Florida

32205

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:

Kelly M. James

Print Contractor's Name


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 20th day of April, 2026, by

Kelly M. James as President for

First Coast Electric, LLC.


Notary Public

My Commission Expires: _____

✓ Personally Known or Produced Identification
Type of Identification Produced

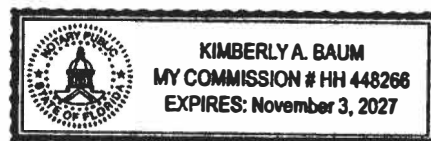




Exhibit "D" to the Resolution

**ST. JOHNS COUNTY
UTILITIES**

1205 State Road 16
St. Augustine, Florida 32084

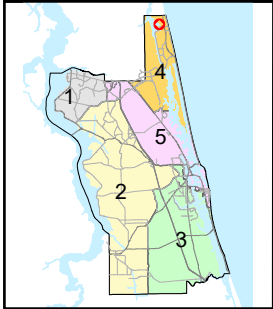
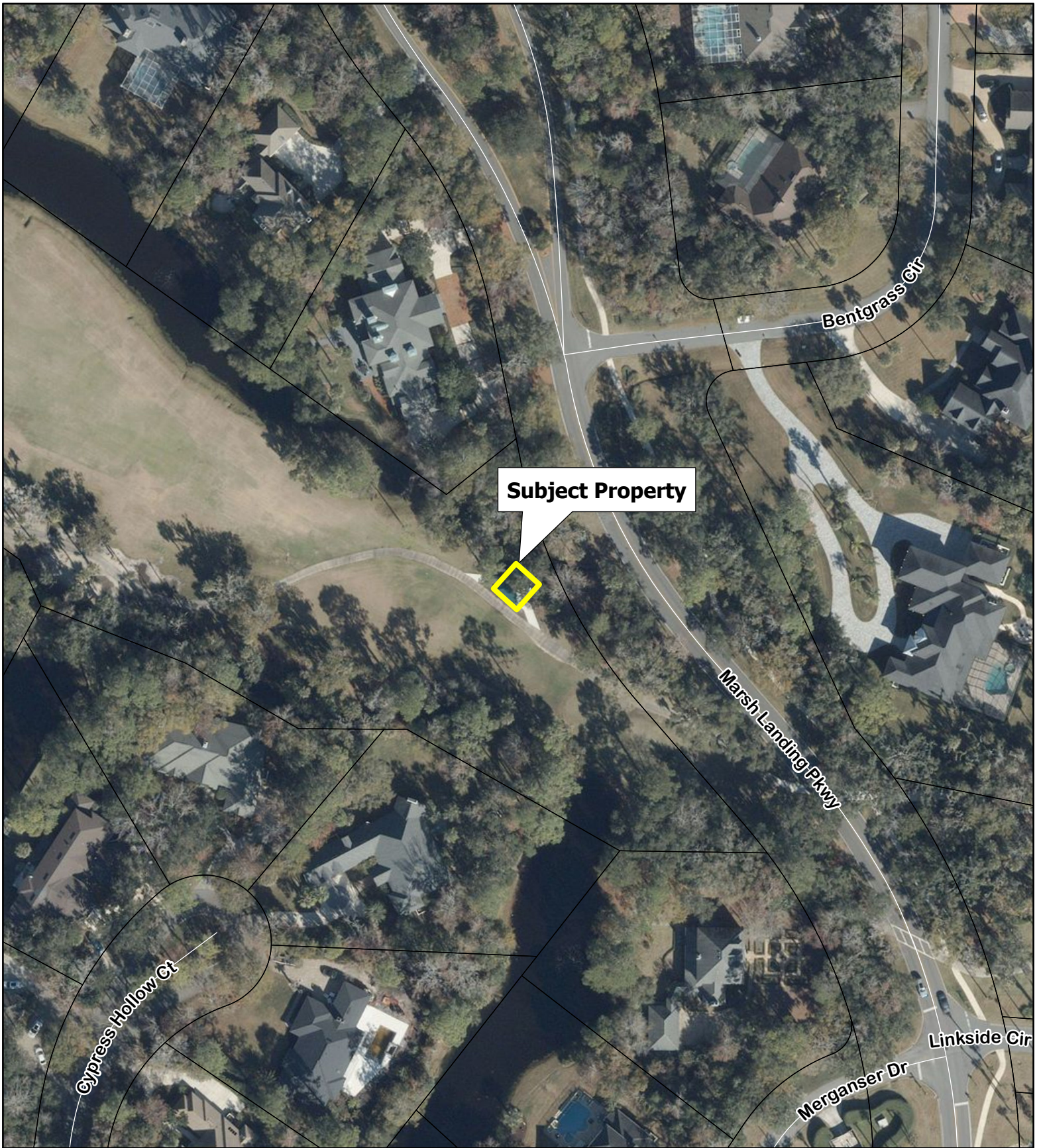
I N T E R O F F I C E M E M O R A N D U M

TO: David Kaufman, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: August 17, 2026
SUBJECT: Marsh Landing – Restrooms (NDRCSTPL 2025000119)

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 Marsh Landing - Restrooms.

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: 1/2026

Date: 8/21/2026

Marsh Landing – Restrooms
**Bill of Sale with Schedule of Values,
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 herein.