3	**AGENDA ITEM** **ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS**
	Deadline for Submission - Wednesday 9 a.m. – Thirteen Days Prior to BCC Meeting

11/17/2026

BCC MEETING DATE

TO: **Joy Andrews, County Administrator** **DATE:** **October 21, 2026**

FROM: **Corey Bowens, Director, Land Management Systems** **PHONE:** **904 209-0776**

SUBJECT OR TITLE: **Resolution accepting a Bill of Sale with Schedule of Values, a Release of Lien, and Warranty for water to serve 1350 Davis Warehouses located off Northwood Drive.**

AGENDA TYPE: **Consent Agenda, Resolution**

BACKGROUND INFORMATION:

Richard J. Davis and Deborah M. Davis, Trustees of the Richard J. Davis Living Trust has executed and presented a Bill of Sale with Schedule of Values conveying all personal property associated with the water to serve 1350 Davis Warehouses. Allsite Contracting Inc., has executed a Final Release of Lien and Warranty for work performed at 1350 Davis Warehouses. St. Johns County Utility Department has reviewed and approved the documents mentioned in the attached Memo.

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 Schedule of Values, a Release of Lien, and Warranty for water to serve 1350 Davis Warehouses located off Northwood Drive.

For Administration Use Only:
Legal: Lex Taylor 10/22/2026 **OMB: ARM 10/22/2026** **Admin: JDD 11/2/2026**

RESOLUTION NO. 2026-_____

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 WATER TO SERVE 1350 DAVIS WAREHOUSES LOCATED OFF NORTHWOOD DRIVE.

RECITALS

WHEREAS, Richard J. Davis and Deborah M. Davis, Trustees of the Richard J. Davis Living Trust have executed and presented to St. Johns County 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 to serve 1350 Davis Warehouses; and

WHEREAS, Allsite Contracting Inc., has executed a Final Release of Lien and Warranty for work performed at 1350 Davis Warehouses, 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 _____ day of _____, 2026.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: _____

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

_____
CHAIR

By: _____
Deputy Clerk

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

PROJECT: 1350 Davis Warehouses

Richard J Davis and Deborah M Davis, Trustees of the Richard J Davis Living Trust
3449 Old Moultrie Road, St. Augustine, FL 32086

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 29 of May, 20 26.

WITNESS:

Deborah M. Davis
Witness Signature

Deborah M Davis, Trustee
Witness Print Name

Witness

OWNER:

Richard J Davis
Owner Signature

Richard J Davis, Trustee
Owner Print Name

Deborah M DAVIS

STATE OF Florida Heather Littger

COUNTY OF St Johns

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 29 day of May, 20 26, by Richard Davis, Trustee & Deborah M Davis, Trustee as Owner for Richard J Davis and Deborah M Davis, Trustees of the Richard J Davis Living Trust.

Christine Davis
Notary Public
My Commission Expires: 11-28-2026

Personally Known or Produced Identification
Type of Identification Produced
Florida Driver License.

Notary Public State of Florida
Christine Marie Davis
My Commission HH 335736
Expires 11/28/2026

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

Project Name:	1350 Davis Warehouses
Contractor:	Allsite Contracting Inc
Developer:	Richard J Davis and Deborah M Davis, Trustees of the Richard J Davis Living Trust

	UNIT	QUANITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
2" PE DR9	LF	18	$ 4.85	$ 87.30
3/4" PE DR9	LF	11	$ 1.91	$ 21.01
	LF		$ -	$ -
	LF		$ -	$ -
	LF		$ -	$ -
Water Valves (Size and Type)				
2" Corp Stop	Ea	2	$ 498.57	$ 997.14
2" Gate Valve	Ea	2	$ 687.43	$ 1,374.86
	Ea		$ -	$ -
	Ea		$ -	$ -
	Ea		$ -	$ -
Hydrants Assembly (Size and Type)				
	Ea		$ -	$ -
	Ea		$ -	$ -
	Ea		$ -	$ -
Sevices (Size and Type)				
3/4 Single Water Service	Ea	2	$ 1,501.20	$ 3,002.40
	Ea		$ -	$ -
	Ea		$ -	$ -
	Ea		$ -	$ -
			Total Water System Cost	$ 5,482.71

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 **Five Thousand Four Hundred Eighty-Two Dollars and Seventy-One Cent ($5,482.71)**
Hereby waives and releases its lien and right to claim a lien for Water, Sewer, and Reclaimed Water labor, services or materials furnished through

4/28/2026 (Date) to Richard J Davis and Deborah M Davis, Trustees of the Richard J Davis Living Trust (Developer's/Owner's Name)

to the following described property: **1480/1490 Northwood Dr, Saint Augustine, FL 32084**

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
1350 Davis Warehouses
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 28 day of April, 20 26.

WITNESS:
Witness Signature
Debbie Carter
Print Witness Name

CONTRACTOR:
Lienor's Signature
Daniel Bell
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 28 day of April, 20 26, by Daniel Bell as President for Allsite Contracting Inc.

ANDREA JEAN DENNIS-MANISCALCO
NOTARY PUBLIC • STATE OF FLORIDA
COMMISSION #HH 361044
My Commission Expires February/28/2027

Notary Public
My Commission Expires: 2/28/2027

Personally Known or Produced Identification
Type of Identification Produced

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

Project Name:	1350 Davis Warehouses
Contractor:	Allsite Contracting Inc
Developer:	Richard J Davis and Deborah M Davis, Trustees of the Richard J Davis Living Trust

	UNIT	QUANITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
2" PE DR9	LF	18	$ 4.85	$ 87.30
3/4" PE DR9	LF	11	$ 1.91	$ 21.01
	LF		$ -	$ -
	LF		$ -	$ -
	LF		$ -	$ -
Water Valves (Size and Type)				
2" Corp Stop	Ea	2	$ 498.57	$ 997.14
2" Gate Valve	Ea	2	$ 687.43	$ 1,374.86
	Ea		$ -	$ -
	Ea		$ -	$ -
	Ea		$ -	$ -
Hydrants Assembly (Size and Type)				
	Ea		$ -	$ -
	Ea		$ -	$ -
	Ea		$ -	$ -
Sevices (Size and Type)				
3/4 Single Water Service	Ea	2	$ 1,501.20	$ 3,002.40
	Ea		$ -	$ -
	Ea		$ -	$ -
	Ea		$ -	$ -
			Total Water System Cost	$ 5,482.71

Exhibit "C" to the Resolution

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

Date: 4/28/2026

Project Title: 1350 Davis Warehouses

FROM: Allsite Contracting Inc
Contractor's Name

Address: 5845 Cisco Dr W
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:

Daniel Bell
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 28 day of April, 2026, by Daniel Bell as President for Allsite Contracting Inc.

Notary Public
My Commission Expires: 2/28/2027

Personally Known or Produced Identification
Type of Identification Produced

ANDREA JEAN DENNIS-MANISCALCO
NOTARY PUBLIC • STATE OF FLORIDA
COMMISSION #HH 361044
My Commission Expires February 28, 2027

Exhibit "D" 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: September 8, 2026

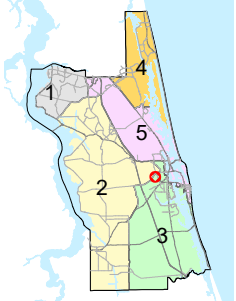
SUBJECT: 1350 Davis Warehouses (ASBULT 2026000083)

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 1350 Davis Warehouses.

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: 10/20/2026

1350 Davis Warehouses

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 hereon.