

RESOLUTION NO. 2019- 284

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, AND BILL OF SALE AND SCHEDULE OF VALUES CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER SYSTEM TO SERVE WINDWARD RANCH LOCATED OFF COUNTY ROAD 208.**

**RECITALS**

**WHEREAS**, Lennar Homes, LLC, a Florida limited liability company, has executed and presented to the County a Bill of Sale and Schedule of Values attached hereto as Exhibit "A" incorporated by reference and made a part hereof, conveying all personal property associated with the water system to serve Windward Ranch located off County Road 208; and

**WHEREAS**, Vallencourt Construction Co., Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Windward Ranch, 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 and Schedule of Values, 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 original Final Release of Lien and file the Warranty and Bill of Sale in the Public Records of St. Johns County, Florida.

**PASSED AND ADOPTED** this 12<sup>th</sup> day of September, 2019.

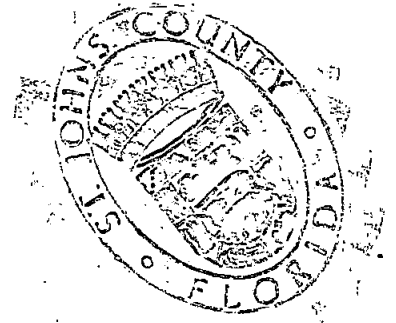
**BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA**

By: Paul M. Waldron  
Paul M. Waldron, Chair

**ATTEST:** Hunter S. Conrad, Clerk

Sam Hatterman  
Deputy Clerk

RENDITION DATE 9/17/19





**BILL OF SALE**  
**UTILITY IMPROVEMENTS**  
for

**(Windward Ranch CR-208 Work (fka. Encanta PUD))**

(Lennar Homes, LLC; 9440 Philips Highway, Suite 7, Jacksonville, FL 32256), (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)

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 14 of DEC. 2018.

**WITNESS:**

*Shirley Keeling*  
Witness Signature

Ginny FEINER  
Print Witness Name

**OWNER:**


*[Signature]*  
Owner's Signature

Scott Keeling  
Print Owner's Name

State of FLORIDA  
County of DUNALD

The foregoing instrument was acknowledged before me this 14th day of DECEMBER, 2018, by Scott Keeling who is personally known to me or has produced \_\_\_\_\_ as identification.

*[Signature]*  
Notary Public

 GABRIELLE BARRA  
Commission # GG 223970  
Expires June 3, 2022  
Bonded Thru Budget Notary Services

# Exhibit "A" to Bill of Sale

## St. Johns County Utility Department

Asset Mangement

Schedule of Values



Project Name: Windward Ranch CR208

Contractor: Vallencourt Construction Company Inc

Developer: Lennar

Asset Type	Item	Unit	Quantity	Unit Cost	Total Cost
(1)	Water Mains (Size, Type & Pipe Class)				
	16" DR18 PVC	LF	7,040.00	\$ 79.96	\$ 562,918.40
	12" DR18 PVC	LF	110.00	\$ 29.24	\$ 3,216.40
	6" DR18 PVC	LF	120.00	\$ 43.07	\$ 5,168.40
	20" HDPE	LF	1,490.00	\$ 243.30	\$ 362,517.00
				\$	-
				\$	-
				\$	-
				\$	-
(1)	Water Valves (Size and Type)				
	16" Gate Valve	EA	13.00	\$ 5,002.18	\$ 65,028.34
	12" Gate Valve	EA	2.00	\$ 2,241.63	\$ 4,483.26
	6" Gate Valve	EA	14.00	\$ 778.56	\$ 10,899.84
				\$	-
				\$	-
				\$	-
(1)	Hydrants Assembly (Size and Type)				
	Fire Hydrant	EA	14.00	\$ 2,115.77	\$ 29,620.78
	Flushing Hydrant	EA	1.00	\$ 813.29	\$ 813.29
				\$	-
				\$	-
(1)	Services (Size and Type)				
	2" Water Service	EA	1	\$ 813.29	\$ 813.29
				\$	-
				\$	-
				\$	-
<b>Total Water System Cost</b>					<b>\$ 1,045,479.00</b>

Note: Asset Type (1) Water Pipeline and Appurteances



**FINAL RELEASE OF LIEN**

**UTILITY IMPROVEMENTS**

The undersigned lienor, in consideration of the sum \$1,045,479.00 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through 11-30-2018 to Lennar Homes to the following described property:

See Exhibit A

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 1 of Nov, 2018

WITNESS: [Signature]  
Witness Signature

Gabe Powers  
Print Witness Name

OWNER: [Signature]  
Lienor's Signature

Michael Vallencourt II  
Print Lienor's Name

State of Florida  
County of Clay

The foregoing instrument was acknowledged before me this 1st day of November, 2018, by Michael A. Vallencourt II who is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public

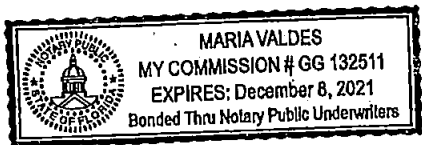


Exhibit "A" to Final Release of Lien



St. Johns County Utility Department

Asset Management

Schedule of Values

Project Name: Windward Ranch CR208

Contractor: Vallencourt Construction Company Inc

Developer: Lennar

Asset Type	Item	Unit	Quantity	Unit Cost	Total Cost
(1)	Water Mains (Size, Type, & Pipe Class)				
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(1)	Services (Size and Type)				
	2" Water Service	EA	1	\$ 813.29	\$ 813.29
					\$ -
					\$ -
					\$ -
<b>Total Water System Cost</b>					<b>\$ 1,045,479.00</b>

Note: Asset Type (1) Water Pipeline and Appurtenances

Exhibit "C" to Resolution



**WARRANTY**  
**UTILITY IMPROVEMENTS**

Date: 11-30-2018

Project Title: Windward Ranch CR208  
St. Johns County, Florida

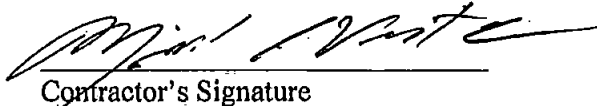
FROM: Vallencourt Construction Company Inc.  
1701 Blanding Blvd  
Middleburg, FL 32068

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:**



Contractor's Signature

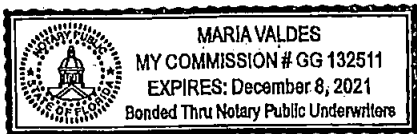
Michael Vallencourt II

Print Contractor's Name

State of Florida  
County of Clay

The foregoing instrument was acknowledged before me this 1st day of November, 2018, by Michael A. Vallencourt II who is personally known to me or has produced \_\_\_\_\_ as identification.

  
Notary Public





**St. Johns County Board of County Commissioners**

Utility Department

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INTEROFFICE MEMORANDUM

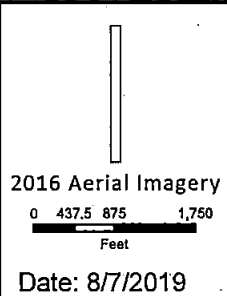
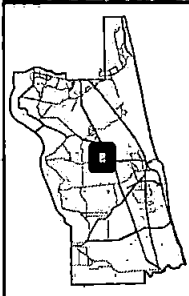
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TO: Debbie Taylor, Real Estate Manager  
FROM: Melissa Caraway, Utility Review Coordinator  
SUBJECT: Windward Ranch CR 208 – Off Site  
DATE: May 9, 2019

Please present the Bill of Sale, Schedule of Values, Release of Lien, and Warranty to the Board of County Commissioners (BCC) for final approval and acceptance of Windward Ranch CR 208 – Off Site.

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.

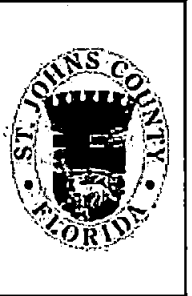


*Bill of Sale, Schedule of Values, Final Release of Lien, and Warranty*

**Windward Ranch  
CR 208**

Land Management Systems  
Real Estate  
Division  
(904) 209-0782

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.



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**AGENDA ITEM  
ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS**

*Deadline for Submission - Wednesday 9 a.m. - Thirteen Days Prior to BCC Meeting*

9/12/2019

**BCC MEETING DATE**

**TO:** Michael D. Wanchick, County Administrator

**DATE:** August 9, 2019

**FROM:** Gail Oliver, Land Management Systems Department  
Director

**PHONE:** 904 209-0770

**SUBJECT OR TITLE:** A Resolution accepting a Final Release of Lien, Warranty, and Bill of Sale and Schedule of Values conveying all personal property associated with the water system to serve Windward Ranch located off County Road 208.

**AGENDA TYPE:** Consent Agenda, Resolution

**BACKGROUND INFORMATION:**

Lennar Homes, LLC, has executed and presented to the County a Bill of Sale and Schedule of Values conveying all personal property associated with the water system to serve Windward Ranch located off County Road 208. Vallencourt Construction Co., Inc., has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Windward Ranch. St. Johns County Utility Department has reviewed the documents mentioned above and requests final approval by the BOCC, as stated in a memo attached hereto.

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 2019-\_\_\_\_\_, accepting a Final Release of Lien, Warranty, and Bill of Sale and Schedule of Values conveying all personal property associated with the water system to serve Windward Ranch located off County Road 208.

**For Administration Use Only:**

Legal: RDR-8/19/2019

OMB: N/A

Admin: DML 8/21/2019