

RESOLUTION NO. 2020-357

**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 AND SEWER SYSTEMS TO SERVE TWIN CREEKS DRIVE EXTENSION LOCATED OFF COUNTY ROAD 210 W.**

**RECITALS**

**WHEREAS**, Twin Creeks Ventures, 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 and sewer systems to serve Twin Creeks Drive Extension located off County Road 210 W; and

**WHEREAS**, Besch and Smith Civil Group, Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Twin Creeks Drive Extension located off County Road 210 W, 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 15th day of September, 2020.

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

By: \_\_\_\_\_

Jeb S. Smith, Chair

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

**RENDITION DATE** SEP 17 2020

Robin L. Platt  
Deputy Clerk

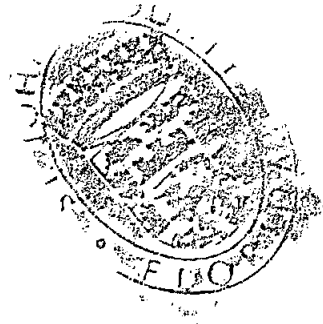


Exhibit "A" to Resolution



**BILL OF SALE**  
**UTILITY IMPROVEMENTS**  
for  
**Twin Creeks Drive Extension**  
**(WATER AND SEWER SYSTEM)**

Twin Creeks Ventures, LLC, One Town Center Road, Suite 600 Boca Raton, FL 33286 (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 dedicated utility infrastructure for:  
**Twin Creeks Drive Extension**

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.

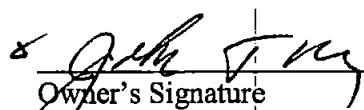
**IN WITNESS WHEREOF**, the Seller has caused this instrument to be duly executed and delivered by its duly authorized office on this 22 of May, 2019

**WITNESS:**

  
\_\_\_\_\_  
Witness Signature

Robert E. Furlong  
\_\_\_\_\_  
Print Witness Name

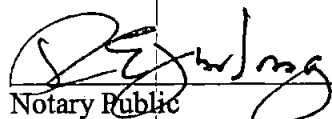
**OWNER:**

  
\_\_\_\_\_  
Owner's Signature

John T. Kinsey  
\_\_\_\_\_  
Print Owner's Name

State of FL  
County of St. Johns

The foregoing instrument was acknowledged before me this 22 day of May, 2019, by John T. Kinsey who is personally known to me or has produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
Notary Public

ROBERT E. FURLONG  
Notary Public, State of Florida  
My Comm. Expires 6/22/21  
Commission No. GG118007

Exhibit "A" to Bill of Sale

**St. Johns County Utility Department**  
**Asset Management**  
**Schedule of Values**

Project Name:	Twin Creeks Drive Extension
Contractor:	Besch and Smith Civil Group, Inc.
Developer:	Twin Creeks Ventures, LLC.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
6" DR 18 PVC	LF	86	\$ 16.35	\$ 1,406.10
10" DR 18 PVC	LF	432	\$ 29.92	\$ 12,925.44
12" DR 18 PVC	LF	1982	\$ 33.42	\$ 66,238.44
14" SDR-11 HDPE (DRILL)	LF	125	\$ 125.00	\$ 15,625.00
			\$ -	\$ -
			\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
6" GATE VALVE	EA	5	\$ 747.14	\$ 3,735.70
10" GATE VALVE	EA	1	\$ 1,750.35	\$ 1,750.35
12" GATE VALVE	EA	4	\$ 2,104.10	\$ 8,416.40
2" AIR RELEASE VALVE	EA	2	\$ 5,918.57	\$ 11,837.14
			\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
FLUSHING HYDRANT	EA	2	\$ 882.26	\$ 1,764.52
FIRE HYDRANT	EA	5	\$ 2,271.01	\$ 11,355.05
			\$ -	\$ -
<b>Sevices (Size and Type)</b>				
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Total Water System Cost</b>			<b>\$</b>	<b>135,054.14</b>



**St. Johns County Utility Department**  
**Asset Management**  
**Schedule of Values**

Project Name:	Twin Creeks Drive Extension
Contractor:	Besch and Smith Civil Group, Inc.
Developer:	Twin Creeks Ventures, LLC.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
6" DR 18 PVC	LF	2370	\$ 15.69	\$ 37,185.30
8" SDR-11 HDPE (DRILL)	LF	125	\$ 106.81	\$ 13,351.25
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
6" GATE VALVE	EA	3	\$ 847.30	\$ 2,541.90
2" AIR RELEASE VALVE	EA	3	\$ 6,171.75	\$ 18,515.25
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
			<b>Total Sewer System Cost</b>	<b>\$ 71,593.70</b>

Exhibit "B" to Resolution



**FINAL RELEASE OF LIEN**

**UTILITY IMPROVEMENTS**

The undersigned lienor, in consideration of the sum (\$206,647.84) hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through (September, 2019) to (Twin Creeks Ventures, LLC.) to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR (Twin Creeks Drive Extension)”

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 18<sup>th</sup> of 6, 2020

WITNESS:

Cierra Schmedes  
Witness Signature

Cierra Schmedes  
Print Witness Name

OWNER:

Nicole Besch  
Lienor's Signature

Nicole Besch  
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 18<sup>th</sup> day of June, 2020, by Nicole Besch as President for Besch and Smith Civil Group, Inc.

Sammie F. O  
Notary Public  
My Commission Expires: 11-03-2023

Personally Known or Produced Identification  
Type of Identification Produced

**SAMANTHA FAYE OSBORNE**  
Notary Public, State of Florida  
My Comm. Expires 11/03/2023  
Commission No. GG928293

Exhibit "A" to Final Release of Lien  
**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values

Project Name:	Twin Creeks Drive Extension
Contractor:	Besch and Smith Civil Group, Inc.
Developer:	Twin Creeks Ventures, LLC.

UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>			
6" DR 18 PVC	LF	\$ 16.35	\$ 1,406.10
10" DR 18 PVC	LF	\$ 29.92	\$ 12,925.44
12" DR 18 PVC	LF	\$ 33.42	\$ 66,238.44
14" SDR-11 HDPE (DRILL)	LF	\$ 125.00	\$ 15,625.00
		\$ -	\$ -
		\$ -	\$ -
<b>Water Valves (Size and Type)</b>			
6" GATE VALVE	EA	\$ 747.14	\$ 3,735.70
10" GATE VALVE	EA	\$ 1,750.35	\$ 1,750.35
12" GATE VALVE	EA	\$ 2,104.10	\$ 8,416.40
2" AIR RELEASE VALVE	EA	\$ 5,918.57	\$ 11,837.14
		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>			
FLUSHING HYDRANT	EA	\$ 882.26	\$ 1,764.52
FIRE HYDRANT	EA	\$ 2,271.01	\$ 11,355.05
		\$ -	\$ -
<b>Sevices (Size and Type)</b>			
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
<b>Total Water System Cost</b>			<b>\$ 135,054.14</b>



**St. Johns County Utility Department**  
**Asset Management**  
**Schedule of Values**

Project Name:	<u>Twin Creeks Drive Extension</u>
Contractor:	<u>Besch and Smith Civil Group, Inc.</u>
Developer:	<u>Twin Creeks Ventures, LLC.</u>

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
6" DR 18 PVC	LF	2370	\$ 15.69	\$ 37,185.30
8" SDR-11 HDPE (DRILL)	LF	125	\$ 106.81	\$ 13,351.25
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
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2" AIR RELEASE VALVE	EA	3	\$ 6,171.75	\$ 18,515.25
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 71,593.70</b>

Exhibit "C" to Resolution



**WARRANTY  
UTILITY IMPROVEMENTS**

Date: August 7, 2019  
Project Title: Twin Creeks Drive Extension  
St. Johns County, Florida

FROM: Besch and Smith Civil Group, Inc.  
345 Cumberland Industrial Court  
St. Augustine, FL 32095

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:

Nicole Besch  
Contractor's Signature

Nicole Besch  
Print Contractor's Name

State of Florida  
County of St. Johns

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of August, 2019, by Nicole Besch who is personally known to me or has produced \_\_\_\_\_ as identification.

REBECCA FARRA  
Notary Public, State of Florida  
My Comm. Expires 05/08/2023  
Commission No. GG332514

Rebecca Farrar  
Notary Public

Exhibit "D" to Resolution



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

Utility Department

**INTEROFFICE MEMORANDUM**

TO: Debbie Taylor, Real Estate Manager  
FROM: Melissa Caraway, Utility Review Coordinator  
SUBJECT: Twin Creeks Drive Extension  
DATE: June 16, 2020

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 Twin Creeks Drive Extension.

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.



2019 Aerial Imagery

0 230 460 920  
Feet

Date: 6/16/2020

Bill of Sale, Final  
Release of Lien &  
Warranty

Twin Creeks Drive Extension

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.

