

RESOLUTION NO. 2021- 102

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 ST. AUGUSTINE BEACH HOTEL AKA EMBASSY SUITES ST. AUGUSTINE BEACH LOCATED OFF A1A BEACH BOULEVARD.

RECITALS

WHEREAS, Key Beach North, 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 Embassy Suites St. Augustine Beach located off A1A Beach Boulevard; and

WHEREAS, Vallencourt, Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Embassy Suites St. Augustine Beach located off A1A Beach Boulevard, 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.

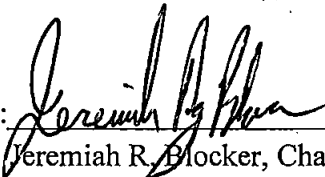
Section 2. The above described Bill of Sale and Schedule of Values, Final Release of Lien, and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

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 16 day of March, 2021.

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

By: 
Jeremiah R. Blocker, Chair

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


Deputy Clerk

RENDITION DATE 3/18/21





BILL OF SALE
UTILITY IMPROVEMENTS
for

EMBASSY SUITES ST. AUGUSTINE BEACH

KEY BEACH NORTH, LLC, (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 EMBASSY SUITES ST. AUGUSTINE BEACH"

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 19 of Sept., 2019.

WITNESS:

Witness Signature

Brian Hernandez

Print Witness Name

OWNER:

Owner's Signature

Diego Ardid

Print Owner's Name

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 19th day of September, 2019, by Diego Ardid who is personally known to me or has produced _____ as identification.



Johanna E. Stumbaugh
Comm. #GG332799
Expires: September 4, 2023
Bonded Thru Aaron Notary

Notary Public



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name:	St Augustine Beach Hotel - Embassy Suites
Contractor:	Vallencourt Inc.
Developer:	Zev Cohen & Associates

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
8" C900 DR-18 PVC Blue	LF	20	\$ 12.28	\$ 245.60
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
8" Tapping valve w/SS sleeve	Ea	2	\$ 1,050.00	\$ 2,100.00
8" MJ RS	Ea	2	\$ 695.00	\$ 1,390.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Sevices (Size and Type)				
8" w/Vault and 2" bypass	Ea	1	\$ 6,085.00	\$ 6,085.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
Total Water System Cost				\$ 9,820.60



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: St Augustine Beach Hotel - Embassy Suites
 Contractor: Vallencourt Inc.
 Developer: Zev Cohen & Associates

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" SDR26 PVC	LF	108	\$ 3.85	\$ 415.80
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep	EA	1	\$ 1,351.14	\$ 1,351.14
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	\$ 1,766.94

Exhibit "B" to Resolution



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum \$11,587.54 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through September 19, 2019 to Key Beach North LLC to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR Embassy Suites, St. Augustine Beach”

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 11 of June, 2020

WITNESS:

[Signature]
Witness Signature

Robert Tribbey
Print Witness Name

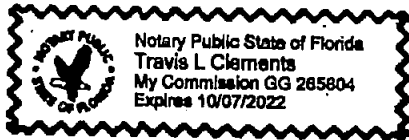
OWNER:

[Signature]
Lienor's Signature

David Vallencourt
Print Lienor's Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11 day of June, 2020, by Travis Clements as _____ for _____.



[Signature]

Notary Public
My Commission Expires: _____

Personally Known or Produced Identification
Type of Identification Produced



St. Johns County Utility Department
 Asset Management
 Schedule of Values

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 Contractor: Vallencourt Inc.
 Developer: Zev Cohen & Associates

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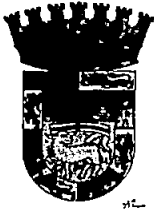


St. Johns County Utility Department
 Asset Management
 Schedule of Values

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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				\$ 1,766.94

Exhibit "C" to Resolution



WARRANTY
UTILITY IMPROVEMENTS

Date: 12/3/18

Project Title: **Embassy Suites Hotel**
St. Johns County, Florida

FROM: Vallencourt, Inc.
6834 Pickettville Rd
Jacksonville, FL 32220

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

David Vallencourt

Print Contractor's Name

State of FLORIDA
County of DUVAL

The foregoing instrument was acknowledged before me this 3 day of December, 2018, by David Vallencourt who is personally known to me or has produced n/a as identification.



Notary Public



St. Johns County Board of County Commissioners

Utility Department

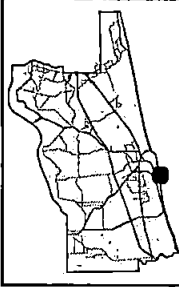
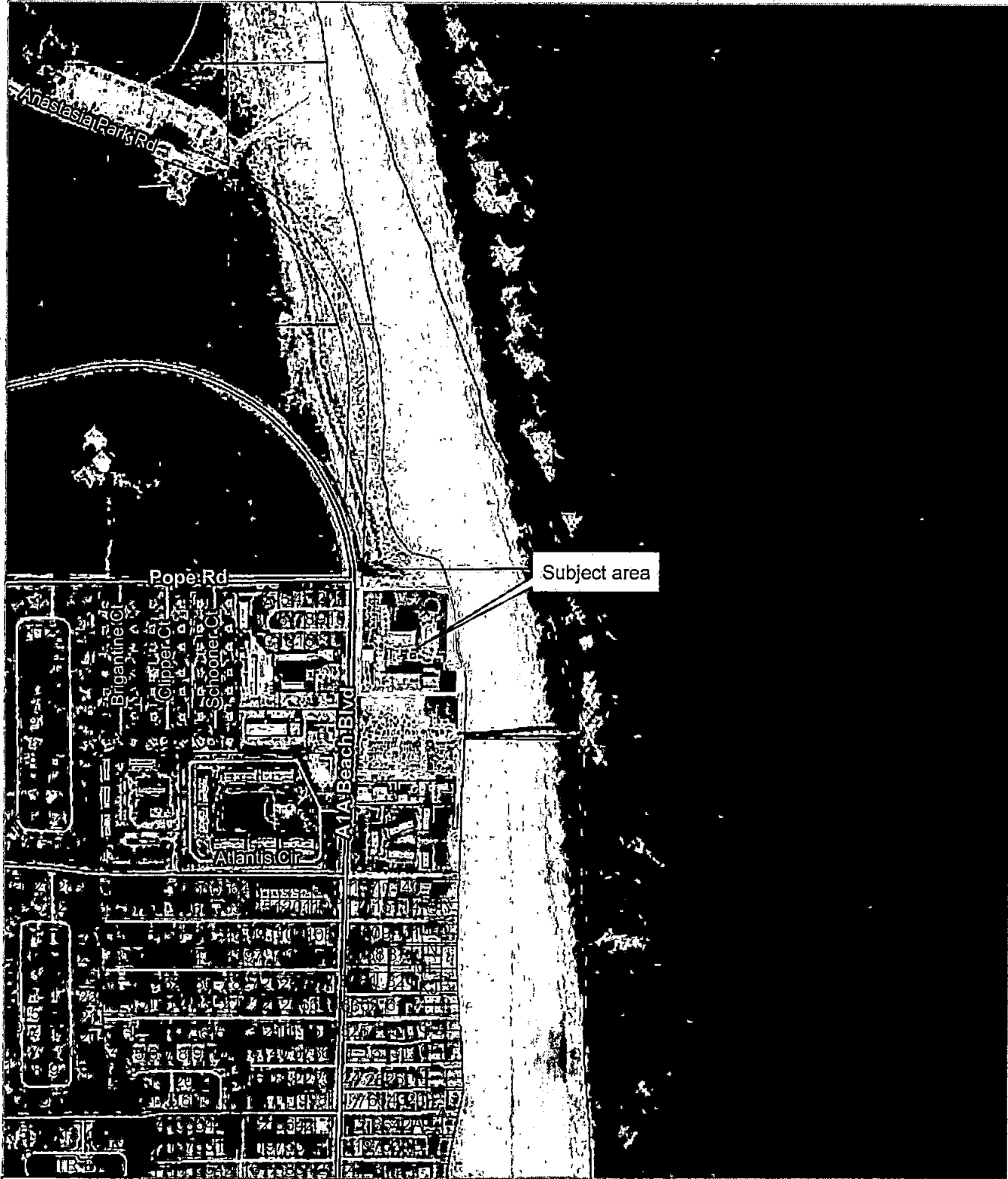
INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: St. Augustine Beach Hotel
DATE: January 19, 2021

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 St. Augustine Beach Hotel.

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

0 160 320 640
Feet

Date: 2/5/2021

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

St. Augustine Beach Hotel
aka Embassy Suites St.
Augustine Beach

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 hereon.

