

RESOLUTION NO. 2021-459

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY BILL OF SALE AND SCHEDULE OF VALUES CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE ENTRADA PHASE 1 UNIT 1 LOCATED OFF STATE ROAD 207.

RECITALS

WHEREAS, Entrada Community Development District, 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 Entrada Phase 1 Unit 1 located off State Road 207; and

WHEREAS, Earthworks of Florida, 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 Entrada Phase 1 Unit 1, 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 2nd day of November, 2021.

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

By: _____

Jeremiah R. Blocker
Jeremiah R. Blocker, Chair

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

RENDITION DATE NOV 04 2021

Robin J. Platt

Deputy Clerk





BILL OF SALE
UTILITY IMPROVEMENTS
for

Entrada Phase 1 - Units 1, 2 & 3

Entrada Community Development District, 2806 North Fifth Street, Unit 403 St. Augustine, Florida 32084, (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 ENTRADA PHASE 1 - UNIT 1"

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 15 of April 2021

WITNESS:

Deborah McClure
Witness Signature

Deborah McClure
Print Witness Name

OWNER:

R S Porter
Owner's Signature

Robert S. Porter, Chairman
Print Owner's Name

STATE OF FLORIDA
COUNTY OF ST. JOHNS COUNTY

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15 day of April, 2021, by Robert S Porter as Chairman for Entrada Community Dev. Distric



DEBORAH E. MCCLURE
Commission # GG 967814
Expires July 10, 2024
Bonded Thru Budget Notary Services

Deborah E. McClure
Notary Public
My Commission Expires: _____

Personally Known or Produced Identification
Type of Identification Produced



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name:	Entrada Phase 1 Unit 1
Contractor:	Earthworks of Florida, LLC
Developer:	D.R. Horton, Inc. - Jacksonville

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
12" DR18 PVC	LF	2200	\$ 62.72	\$ 137,984.00
8" DR18 PVC	LF	1490	\$ 39.20	\$ 58,408.00
6" DR18 PVC	LF	660	\$ 29.40	\$ 19,404.00
4" DR18 PVC	LF	800	\$ 23.52	\$ 18,816.00
2" Poly	LF	260	\$ 15.68	\$ 4,076.80
16" DR11 HDPE (hdd)	LF	130	\$ 126.00	\$ 16,380.00
10" DR11 HDPE (open cut)	LF	97	\$ 64.00	\$ 6,208.00
8" DR11 HDPE (open cut)	LF	59	\$ 57.00	\$ 3,363.00
Water Valves (Size and Type)				
12" MJ Gate Valve	EA	8	\$ 2,700.00	\$ 21,600.00
8" MJ Gate Valve	EA	5	\$ 2,250.00	\$ 11,250.00
6" MJ Gate Valve	EA	9	\$ 1,030.00	\$ 9,270.00
4" MJ Gate Valve	EA	1	\$ 950.00	\$ 950.00
			\$ -	\$ -
Hydrants Assembly (Size and Type)				
Fire Hydrany Assy	EA	6	\$ 3,500.00	\$ 21,000.00
			\$ -	\$ -
			\$ -	\$ -
Sevices (Size and Type)				
1" Short Single Services	EA	8	\$ 595.00	\$ 4,760.00
1" Short Double Services	EA	30	\$ 701.00	\$ 21,030.00
Long Single Services	EA	3	\$ 625.00	\$ 1,875.00
Long Double Services	EA	16	\$ 772.00	\$ 12,352.00
			\$ -	\$ -
Total Water System Cost			\$	368,726.80



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Entrada Phase 1 Unit 1
 Contractor: Earthworks of Florida, LLC
 Developer: D.R. Horton, Inc. - Jacksonville

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
10" DR18 PVC	LF	2250	\$ 40.85	\$ 91,912.50
6" DR18 PVC	LF	60	\$ 26.70	\$ 1,602.00
10" DR11 HDPE (open cut)	LF	103	\$ 82.78	\$ 8,526.34
6" DR11 HDPE (open cut)	LF	40	\$ 52.56	\$ 2,102.40
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
10" MJ Gate Valve	Ea	3	\$ 4,461.00	\$ 13,383.00
8" MJ Gate Valve	Ea	1	\$ 2,795.00	\$ 2,795.00
6" MJ Gate Valve	Ea	1	\$ 2,053.00	\$ 2,053.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" SDR26 PVC	LF	2686	\$ 27.00	\$ 72,522.00
10" SDR6 PVC	LF	257	\$ 34.00	\$ 8,738.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
6" SDR35 PVC	EA	105	\$ 596.00	\$ 62,580.00
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
Type A MH 4-6 foot deep	EA	3	\$ 8,563.00	\$ 25,689.00
Type A MH 6-8 foot deep	EA	1	\$ 4,895.00	\$ 4,895.00
Type A MH 8-10 foot deep	EA	3	\$ 5,767.00	\$ 17,301.00
Type A MH 10-12 foot deep	EA	3	\$ 7,112.00	\$ 21,336.00
Type A MH 12-14 foot deep	EA	2	\$ 7,700.00	\$ 15,400.00
Type C MH 4-6 foot deep	EA	2	\$ 6,775.00	\$ 13,550.00
Type A Junction MH 8-10 foot deep	EA	1	\$ 8,653.36	\$ 8,653.36
Type A Junction MH 14-16 foot deep	EA	2	\$ 11,412.00	\$ 22,824.00
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum	1	\$ 142,000.00	\$ 142,000.00
Process Piping	Lump Sum	1	\$ 49,900.00	\$ 49,900.00
Process Structure	Lump Sum	1	\$ 68,504.00	\$ 68,504.00
Process Electrical Equipment	Lump Sum	1	\$ 29,450.00	\$ 29,450.00
Other Improvements	Lump Sum	1	\$ 16,709.00	\$ 16,709.00
Total Sewer System Cost				\$ 702,425.60



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum \$1,071,152.40, One Million, Seventy-One Thousand, One Hundred Fifty-Two Dollars and Forty Cents, hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through April 13, 2021 to D.R. Horton, Inc. - Jacksonville to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR Entrada Phase 1 Unit 1”

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 13 of April 2021

WITNESS:

Bonnie Hartman
Witness Signature

Bonnie Hartman
Print Witness Name

OWNER:

Melissa Young
Lienor's Signature

Melissa Young
Print Lienor's Name

STATE OF FLORIDA
COUNTY OF Baker

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13th day of April, 2021, by Melissa Young, Member as Member for Partnerships of Florida LLC.

Robin Lynn Smith
Notary Public
My Commission Expires: _____

Personally Known or Produced Identification
Type of Identification Produced



ROBIN LYNN SMITH
Commission # GG 149986
Expires January 25, 2022
Bonded Thru Budget Notary Services



St. Johns County Utility Department
 Asset Management
 Schedule of Values

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St. Johns County Utility Department
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 Schedule of Values

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Other Improvements	Lump Sum	1	\$ 16,709.00	\$ 16,709.00
Total Sewer System Cost				\$ 702,425.60

Exhibit "C" to Resolution



WARRANTY
UTILITY IMPROVEMENTS

Date: April 13, 2021
Project Title: Entrada Phase 1 Unit 1
St. Johns County, Florida

FROM: Earthworks of Florida, LLC
11932 N. State Road 121
Macclenny, FL 32063

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:

[Signature]
Contractor's Signature

Joselyn T. Cook
Print Contractor's Name

STATE OF FLORIDA
COUNTY OF Baker

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13th day of April, 2021, by Joselyn T. Cook as Managing Member for Earthworks of Florida LLC.

[Signature]
Notary Public
My Commission Expires: _____

Personally Known or Produced Identification
Type of Identification Produced



ROBIN LYNN SMITH
Commission # GG 149986
Expires January 25, 2022
Bonded Thru Budget Notary Services



St. Johns County Board of County Commissioners

Utility Department

INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Entrada Phase 1 Unit 1
DATE: August 18, 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 Entrada Phase 1 Unit 1.

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.