

RESOLUTION NO. 2022- 236

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE AND SCHEDULE OF VALUES, FINAL RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE WATER SYSTEM TO SERVE EMBASSY SUITES PHASE 2 LOCATED OFF A1A BEACH BLVD.

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 system to serve Embassy Suites Phase 2 located off A1A Beach Blvd.; and

WHEREAS, Jax Underground Utilities, 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 Phase 2, 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 19 day of July, 2022.

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

By: 
Henry Dean, Chair

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


Deputy Clerk

Rendition Date 7/21/22





BILL OF SALE
UTILITY IMPROVEMENTS
for
Key Beach North Expansion

Key Beach North, LLC whose address is 848 Brickell Avenue, Suite 1100, Miami, Florida 33131, (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 Key Beach North Expansion"

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 11th of March, 2022.

WITNESS:

Witness Signature

Dan Mathason

Print Witness Name

OWNER:

Owner's Signature

Key Beach North, LLC Inigo Ardid, Vice President

Print Owner's Name

STATE OF FLORIDA
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11th day of MARCH, 2022, by Inigo Ardid as Vice President for Key Beach North LLC.

Notary Public

My Commission Expires: _____

Personally Known or Produced Identification
Type of Identification Produced



Ivonne Alfonso
Commission # GG209726
Expires: April 22, 2022
Bonded thru Aaron Notary



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name:	<u>KEY BEACH NORTH EXPANSION</u>
Contractor:	<u>JAX UNDERGROUND UTILITIES, INC.</u>
Developer:	<u>KEY INTERNATIONAL</u>

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
6" DR18 FIRE MAIN	LF	6.4	\$ 185.93	\$ 1,189.95
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
PROSELECT PSVB461SW VALVE BOX	Ea	1	\$ 499.68	\$ 499.68
8" JCM 432 SS TAPPING SLEEVE	Ea	1	\$ 1,950.44	\$ 1,950.44
6" AMERICAN FLOW SERIES 2500-1 TAPPING VALVE	Ea	1	\$ 3,841.62	\$ 3,841.62
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
5-1/4" AMERICAN FLOW WATEROUR PACER	Ea	1	\$ 5,561.08	\$ 5,561.08
			\$ -	\$ -
			\$ -	\$ -
Sevices (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
Total Water System Cost				\$ 13,042.77



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum \$13,042.77 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through 12/31/2021 to Floridian Builders II LLC / Key Beach North LLC to the following described property:

Embassy Suites St. Augustine
300 AIA Beach Blvd.
St. Augustine, FL 32080

“SEE EXHIBIT A SCHEDULE OF VALUES FOR Key Beach North Expansion

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 30 of March 2022

WITNESS:

[Signature]

Witness Signature

HOWARD ROSE

Print Witness Name

OWNER:

[Signature]

Lienor's Signature

Dorothy Nozzolillo

Print Lienor's Name

STATE OF FLORIDA
COUNTY OF FLORIDA, Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30th day of March, 2022, by Dorothy Nozzolillo as PRESIDENT for JK UNDERGROUND UTILITIES INC.

DAWN R. SNYDER
Notary Public, State of Florida
My Comm. Expires 12/04/2024
Commission No. HH65688

[Signature]

Notary Public
My Commission Expires: 12/04/2024

Personally Known or Produced Identification.
Type of Identification Produced



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name:

KEY BEACH NORTH EXPANSION

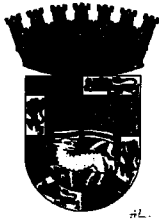
Contractor:

JAX UNDERGROUND UTILITIES, INC.

Developer:

KEY INTERNATIONAL

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
6" DR18 FIRE MAIN	LF	6.4	\$ 185.93	\$ 1,189.95
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			\$ -	\$ -
			\$ -	\$ -
Sevices (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
Total Water System Cost				\$ 13,042.77



WARRANTY
UTILITY IMPROVEMENTS

Date: 03/10/2022

Project Title: Key Beach North Expansion
St. Johns County, Florida

FROM: Jax Underground Utilities, Inc.
2260 St. Johns Bluff Road S
Jacksonville, FL 32246

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:

Dorothy Nozzolillo
Contractor's Signature

Dorothy Nozzolillo
Print Contractor's Name

STATE OF FLORIDA
COUNTY OF DUAL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30th day of MARCH, 2022, by DOROTHY NOZZOLILLO as PRESIDENT for JAX UNDERGROUND UTILITIES INC.

DAWN R. SNYDER
Notary Public, State of Florida
My Comm. Expires 12/04/2024
Commission No. HH65688

Dawn R. Snyder
Notary Public
My Commission Expires: 12/04/2024

Personally Known or Produced Identification
Type of Identification Produced



St. Johns County Board of County Commissioners

Utility Department

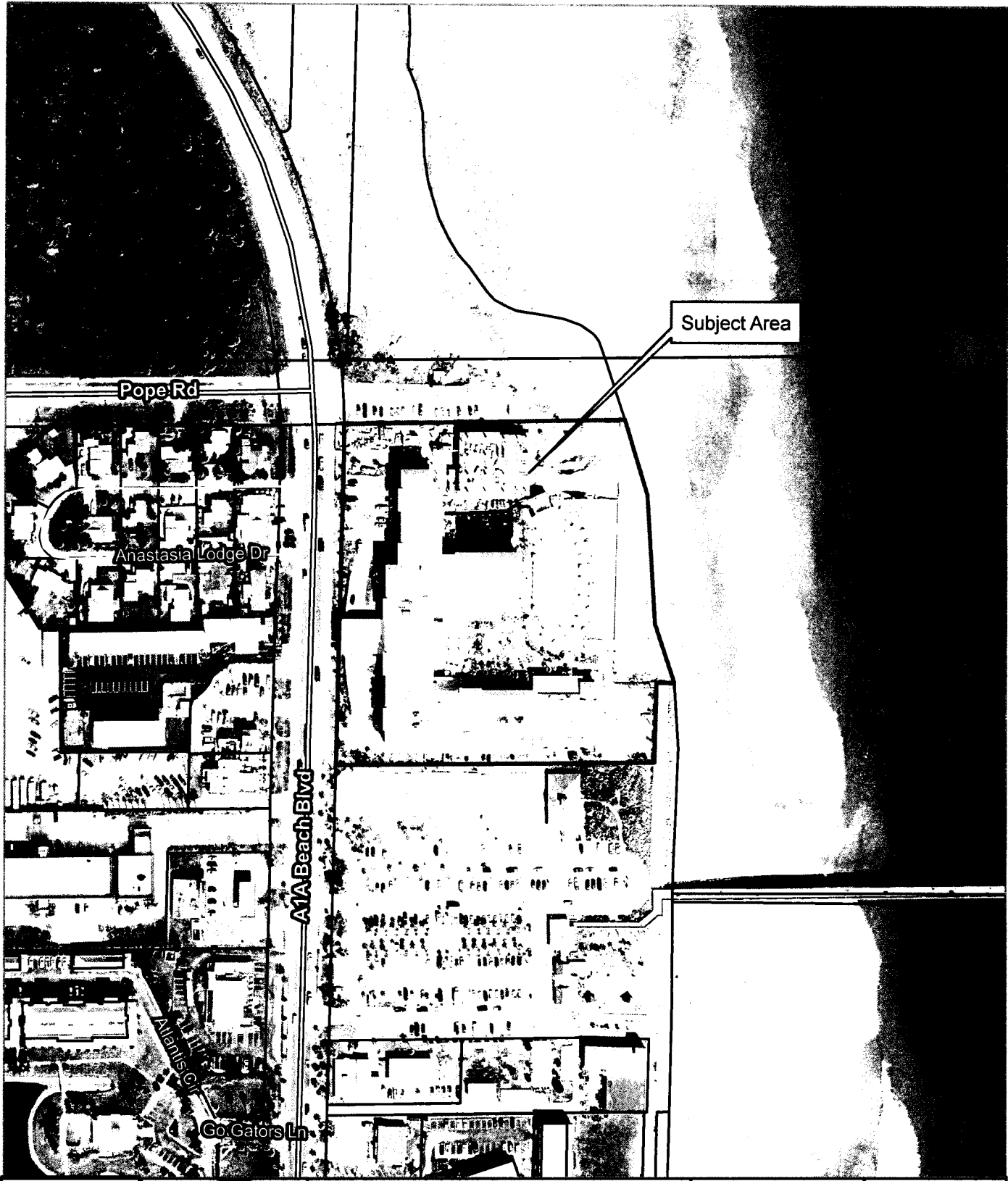
INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Embassy Suites Phase 2
DATE: May 12, 2022

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 Embassy Suites Phase 2.

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.



Subject Area

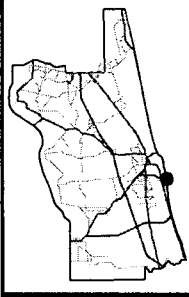
Pope Rd

Anastasia Lodge Dr

A1A Beach Blvd

Alamo Ln

Go Gators Ln



Aerial Photography 2021

0 50 100 200
Feet

Date: 6/10/2022

Bill of Sale, Final Release
of Lien, & Warranty

Embassy Suites Phase 2

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.

