

RESOLUTION NO. 2022- 423

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 AND SEWER SYSTEMS TO SERVE PALENCIA PET CLINIC LOCATED OFF U.S. HIGHWAY 1.

RECITALS

WHEREAS, Veterinary Associates of North FL, 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 Palencia Pet Clinic located off U.S. Highway 1; and

WHEREAS, Brown & Luke Contracting Company, Inc. a Florida corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Palencia Pet Clinic, 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.

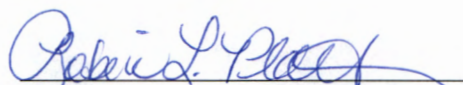
Section 4. The Clerk of the Court is instructed to record the original Final Release of Lien and file the Warranty and Bill of Sale in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 15th day of November, 2022.

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

By: 
Chair

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


Deputy Clerk

Rendition Date NOV 17 2022



Exhibit "A" to Resolution



**BILL OF SALE
UTILITY IMPROVEMENTS
for**

Palencia Pet Clinic

Veterinary Associates of North FL, LLC 121 Marshall Creek Dr, St. Augustine, FL 32095, (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 Palencia Pet Clinic"

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 12th of May, 2022

WITNESS:

Corinne Prusinski
Witness Signature

Corinne Prusinski
Print Witness Name

OWNER:

[Signature]
Owner's Signature

Dr. Jacob Vencil
Print Owner'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 12, day of May, 2022, by Jacob Vencil as manager for Veterinary Associates of North FL, LLC

Corinne Prusinski
Notary Public
My Commission Expires: July 12, 2022

Personally Known or Produced Identification
Type of Identification Produced
FLDL





St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Palencia Pet Clinic
 Contractor: Brown & Luke
 Developer: Terwisscha

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
4 inch C-900 Green	LF	20	\$ 75.00	\$ 1,500.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
Connection to existing 8" sewer line	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
na	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep	EA		\$ -	\$ -
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				\$ 1,500.00



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Palencia Pet Clinic
 Contractor: Brown & Luke
 Developer: Terwisscha

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
2 inch SDR-9 Blue	LF	40	\$ 40.00	\$ 1,600.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
2 inch Mueller Gate Valve	Ea	1	\$ 1,500.00	\$ 1,500.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Sevices (Size and Type)				
2 inch	Ea	1	\$ 1,750.00	\$ 1,750.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
Total Water System Cost			\$	4,850.00



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum \$6,350.00 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through 3/23/2022 to Veterinary Associates of North FL, LLC to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR Palencia Pet Clinic”

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 15 of June 2022

WITNESS:

Witness Signature

Tillman H. Evans III

Print Witness Name

OWNER:

Lienor's Signature

Thomas L. Luke

Print Lienor's Name

STATE OF FLORIDA
COUNTY OF Duval

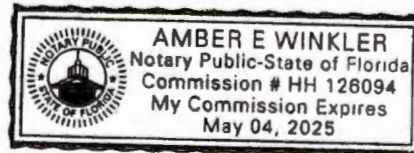
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15th day of June, 2022, by

Thomas Luke as President
for Brown & Luke Contracting Co Inc.

Notary Public

My Commission Expires: May, 04, 2025

Personally Known or Produced Identification
Type of Identification Produced





St. Johns County Utility Department

Asset Management

Schedule of Values

Project Name: Palencia Pet Clinic
 Contractor: Brown & Luke
 Developer: Terwisscha

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	Ea		\$ -	\$ -
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			\$ -	\$ -
			\$ -	\$ -
Sevices (Size and Type)				
2 inch	Ea	1	\$ 1,750.00	\$ 1,750.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
Total Water System Cost				\$ 4,850.00



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Palencia Pet Clinic
 Contractor: Brown & Luke
 Developer: Terwisscha

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Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
			Total Sewer System Cost	\$ 1,500.00



WARRANTY
UTILITY IMPROVEMENTS

Date: 03/11/2022
Project Title: Palencia Pet Clinic
St. Johns County, Florida

FROM: Brown & Luke Contracting Co.
PO Box 26068
Jacksonville, FL 32226

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: Brown & Luke Contracting

[Signature]
Contractor's Signature

Thomas L. Luke
Print Contractor's Name

STATE OF FLORIDA
COUNTY OF FL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23 day of March, 2022, by Thomas Luke as President for Brown & Luke Contracting Co, Inc.

[Signature]

Notary Public
My Commission Expires: 5,4,2025

Personally Known or Produced Identification
Type of Identification Produced

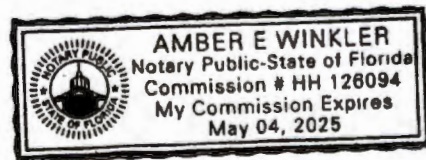




Exhibit "D" to Resolution

St. Johns County Board of County Commissioners

Utility Department

INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Palencia Pet Clinic
DATE: September 15, 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 Palencia Pet Clinic.

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.




 Aerial Photography 2021
 0 50 100 200
 Feet
 Date: 10/18/2022

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

 Palencia Pet Clinic

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.

