

RESOLUTION NO. 2025- 195

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE, FINAL RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE SEWER SYSTEM TO SERVE 11 N. ROSCOE BLVD FORCEMAIN.

RECITALS

WHEREAS, a certain property owner has executed and presented to the County a Bill of Sale with a Schedule of Values, conveying all personal property associated with the sewer system to serve 11 N. Roscoe Blvd Forcemain, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof; and

WHEREAS, Flamingo Septic and Utilities, LLC, a Florida limited liability company, has executed and presented to the County a Final Release of Lien and Warranty for work performed at 11 N. Roscoe Blvd Forcemain, 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, 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 Final Release of Lien in the Official Records and file the Warranty and Bill of Sale in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 17th day of June, 2025.

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

Rendition Date JUN 17 2025

By: 
Krista Joseph, Chair

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

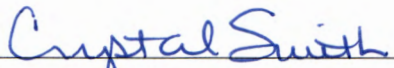

Deputy Clerk



Exhibit "A" to the Resolution
ST. JOHNS COUNTY UTILITY DEPARTMENT
3F - CLOSEOUT - BILL OF SALE

PROJECT: 11 N. ROSCOE FM EXTENSION

Robert and Elizabeth Morgan - 1340 NORTHWOOD RD, JACKSONVILLE, FL 32207

Owners Name and Address, (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 project listed above. *(Note: The description listed should match the description listed on the "Release of Lien")*

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 23rd of January, 2025.

WITNESS:




Witness Signature

Montrell Robinson

Witness Print Name 101 Marketside Ave
#404 PV FL. 32081

OWNER:



Owner Signature

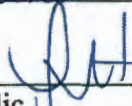
Liz Morgan

Owner Print Name

STATE OF Florida

COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of Y physical presence or _____ online notarization, this 23rd day of January, 2025, by Elizabeth Morgan as owner for 11 N. Roscoe FM Extension.



Notary Public
My Commission Expires: 10/02/2028

Personally Known or Produced Identification
Type of Identification Produced FIDL



**ST. JOHNS COUNTY UTILITY DEPARTMENT
ASSET MANAGEMENT
SCHEDULE OF VALUES - SEWER**

Project Name:	11 N. Roscoe FM Extention
Contractor:	Flamingo Septic & Utilities, LLC
Developer:	McAneny Builders, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
4" HDPE DR 11 FM	LF	851	\$ 85.33	\$ 72,615.83
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -

Sewer Valves (Size and Type)				
Wet Tap 8"x4" Valve	Ea	1	\$ 6,007.45	\$ 6,007.45
2" Emergency Pump Out/ Flushing Hydra	Ea	1	\$ 5,393.85	\$ 5,393.85
2" Air Release Valve	Ea	2	\$ 9,775.04	\$ 19,550.08
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -

Gravity Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -

Laterals (Size and Type)				
2" DR9 Sewer Service	EA	1	\$ 2,450.00	\$ 2,450.00
	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				\$ 106,017.21
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Exhibit "B" to the Resolution



ST. JOHNS COUNTY UTILITY DEPARTMENT
3C - CLOSEOUT - RELEASE OF LIEN UTILITY IMPROVEMENTS

\$106,017.21

The undersigned lienor, in consideration of the sum

hereby waives and releases its lien and right to claim a lien for Water, Sewer, and Reclaimed Water labor, services or materials furnished through

1/23/25 to Liz Morgan
Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR

// N. Roscoe FM Extension

PROJECT NAME

Note: The description listed should match the description listed on the "Bill of Sale".

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 23rd day of January, 2025.

WITNESS:

[Signature]
Witness Signature

Montrell Robinson
Print Witness Name 101 Maricelside Ave #401
PR FL 3208

CONTRACTOR:

Heather Mullis
Lienor's Signature

Heather Mullis
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 23rd day of January, 2025, by

Heather Mullis as President for
Flamingo Septic and Utilities, LLC.

[Signature]
Notary Public
My Commission Expires: 10/02/2028

Personally Known or Produced Identification
Type of Identification Produced

FIDL



**ST. JOHNS COUNTY UTILITY DEPARTMENT
ASSET MANAGEMENT
SCHEDULE OF VALUES - SEWER**

Project Name:	11 N. Roscoe FM Extention
Contractor:	Flamingo Septic & Utilities, LLC
Developer:	McAneny Builders, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
4" HDPE DR 11 FM	LF	851	\$ 85.33	\$ 72,615.83
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -

Sewer Valves (Size and Type)				
Wet Tap 8"x4" Valve	Ea	1	\$ 6,007.45	\$ 6,007.45
2" Emergency Pump Out/ Flushing Hydra	Ea	1	\$ 5,393.85	\$ 5,393.85
2" Air Release Valve	Ea	2	\$ 9,775.04	\$ 19,550.08
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -

Gravity Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -

Laterals (Size and Type)				
2" DR9 Sewer Service	EA	1	\$ 2,450.00	\$ 2,450.00
	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				\$ 106,017.21
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Exhibit "C" to the Resolution
ST. JOHNS COUNTY UTILITY DEPARTMENT

Date: 1/23/25 **3E - CLOSEOUT - WARRANTY**

Project Title: N. Roscoe FM Extension

FROM: Flamingo Septic & Utilities, LLC

Contractor's Name

Address: 10650 New Kings Rd

Jacksonville, FL 32219

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:

Heather Mullis

Print Contractor's Name

Heather Mullis

Contractor's Signature

STATE OF Florida

COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of x physical presence or _____ on-line notarization, this 23rd day of January, 2025, by Heather Mullis as President for Flamingo Septic and Utilities, LLC

[Signature]
Notary Public

My Commission Expires: 10/02/2028

Personally Known or Produced Identification
Type of Identification Produced





Exhibit "D" to the Resolution

**ST. JOHNS COUNTY
UTILITIES**

1205 State Road 16
St. Augustine, Florida 32084

I N T E R O F F I C E M E M O R A N D U M

TO: David Kaufman, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: April 23, 2025
SUBJECT: 11 N. Roscoe Blvd Forcemain (ASBULT2025000030)

St. Johns County Utility Department has reviewed and approved the Bill of Sale, Schedule of Values, Release of Lien, and Warranty. Please present the documents to the Board of County Commissioners (BCC) for final approval and acceptance of 11 N. Roscoe Blvd Forcemain.

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.



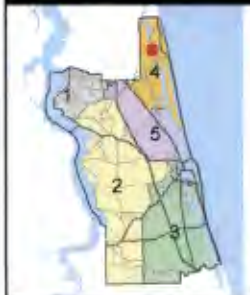
Subject Area

N Roscoe Blvd

Canal Blvd

Canal Blvd

S Roscoe Blvd



2024 Aerial Imagery
Date: 5/9/2025

11 N. Roscoe Blvd
Forcemain

Bill of Sale, Final Release
of Lien and Warranty



Land Management
Systems
(904) 209-0798

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.