

RESOLUTION NO. 2025- 77

**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 WATER AND SEWER SYSTEMS TO SERVE HOT SPOT YOGA LOCATED OFF A1A SOUTH.**

**RECITALS**

**WHEREAS**, Hot Spot Yoga, LLC, a Florida limited liability company, has executed and presented to the County a Bill of Sale with a Schedule of Values, conveying all personal property associated with the water and sewer systems to serve Hot Spot Yoga, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof; and

**WHEREAS**, C1 Constructors, 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 Hot Spot Yoga, 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 18<sup>th</sup> day of march, 2025.

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

Rendition Date MAR 18 2025

By:   
Krista Joseph, Chair

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

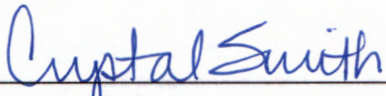
  
Deputy Clerk



Exhibit "A" to the Resolution

ST. JOHNS COUNTY UTILITY DEPARTMENT  
3F - CLOSEOUT - BILL OF SALE

PROJECT: Hot Spot Yoga  
Hot Spot Yoga, LLC 135 13<sup>th</sup> St. St. Augustine, FL 32080

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 20<sup>th</sup> of November, 2024.

WITNESS:

[Signature]  
Witness Signature  
Jennifer Saldivia  
Witness Print Name

OWNER:

[Signature]  
Owner Signature  
Brett Law Hot Spot Yoga  
Owner Print Name

STATE OF Florida  
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20<sup>th</sup> day of November, 2024, by Brett Law as owner for Hot Spot Yoga.

Madison Merckling  
Notary Public  
My Commission Expires: 8/8/2028

Personally Known or Produced Identification  
Type of Identification Produced

FL ID- L000 - 070 - 81 - 384 - 0



MADISON MERCKLING  
Notary Public  
State of Florida  
Comm# HS79885  
Expires 8/8/2028

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

Project Name: Hot Spot Yoga, LLC  
 Contractor: C1 Constructors, LLC  
 Developer:

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
8LF of CTS Blue PE	LF	8	\$ 12.00	\$ 96.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
2" Gate Valve	Ea	1	\$ 747.00	\$ 747.00
2" Corporation Stop	Ea	1	\$ 475.00	\$ 475.00
6" Gate Valve	Ea	1	\$ 1,722.00	\$ 1,722.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
6" Hydrant Assembly	Ea	1	\$ 6,336.00	\$ 6,336.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Water System Cost</b>			<b>\$</b>	<b>9,376.00</b>

**ST. JOHNS COUNTY UTILITY DEPARTMENT**

**ASSET MANAGEMENT**

**SCHEDULE OF VALUES - SEWER**

Project Name: Hot Spot Yoga, LLC  
 Contractor: C1 Constructors, LLC  
 Developer:

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
10LF of 2" Poly FM	LF	10	\$ 37.00	\$ 370.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
2" Gate Valve	Ea	2	\$ 747.00	\$ 1,494.00
	Ea		\$ -	\$ -
6"x2" Tapping Sleeve	Ea	1	\$ 688.00	\$ 688.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 2,552.00</b>



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

\$11,928.00

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

9/10/2024 to Brett Law  
Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR  
Hot Spot Yoga, LLC

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 14th day of February, 2025.

WITNESS: [Signature]  
Witness Signature  
Josh Hurley  
Print Witness Name

CONTRACTOR: [Signature]  
Lienor's Signature  
James W. Cannady, Jr.  
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 14th day of February, 2025, by James W. Cannady, Jr. as Managing Memebr for C.I Constructors, LLC

[Signature] Notary Public  
My Commission Expires: [Stamp]  
LISA P BASS  
Notary Public - State of Florida  
Commission # HH 435796  
My Comm. Expires Nov 16, 2027  
Bonded through National Notary Assn.

Personally Known or Produced Identification  
Type of Identification Produced

Exhibit "A"

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

Project Name: Hot Spot Yoga, LLC  
 Contractor: C1 Constructors, LLC  
 Developer:

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
8LF of CTS Blue PE	LF	8	\$ 12.00	\$ 96.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
2" Gate Valve	Ea	1	\$ 747.00	\$ 747.00
2" Corporation Stop	Ea	1	\$ 475.00	\$ 475.00
6" Gate Valve	Ea	1	\$ 1,722.00	\$ 1,722.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
6" Hydrant Assembly	Ea	1	\$ 6,336.00	\$ 6,336.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 9,376.00</b>

**ST. JOHNS COUNTY UTILITY DEPARTMENT**

**ASSET MANAGEMENT**

**SCHEDULE OF VALUES - SEWER**

Project Name: Hot Spot Yoga, LLC  
 Contractor: C1 Constructors, LLC  
 Developer:

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
10LF of 2" Poly FM	LF	10	\$ 37.00	\$ 370.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
2" Gate Valve	Ea	2	\$ 747.00	\$ 1,494.00
	Ea		\$ -	\$ -
6"x2" Tapping Sleeve	Ea	1	\$ 688.00	\$ 688.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 2,552.00</b>

Exhibit "C" of the Resolution

**ST. JOHNS COUNTY UTILITY DEPARTMENT**

Date: 09/05/2024 3E - CLOSEOUT - WARRANTY

Project Title: Hot Spot Yoga, LLC

FROM: C1 Constructors, LLC

Contractor's Name

Address: 2988 Plummer Cove Road

Jacksonville, Florida 32223

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:**

James W. Cannady Jr.

Print Contractor's Name

*James W. Cannady Jr.*  
Contractor's Signature

STATE OF Florida

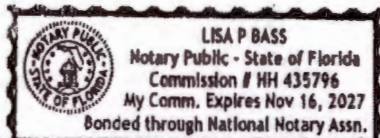
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of  physical presence or \_\_\_\_\_

on-line notarization, this 5<sup>th</sup> day of September, 2024, by

James W. Cannady Jr. as agent for

C1 Constructors, LLC.



*Lisa P Bass*  
Notary Public  
My Commission Expires: 11/16/2027

~~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:** December 11, 2024  
**SUBJECT:** Hot Spot Yoga (COSAB – 100 Rio Del Mar Rd)

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 Hot Spot Yoga.

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

Fountain of Youth Blvd

A1A S

Rio del Mar St

Sea Garden Ct

Sea Woods Dr N

Woodlake Ct

Seagate North Blvd

Sea Fair Dr



2024 Aerial Imagery

Date: 12/16/2024

Hot Spot Yoga

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.