

RESOLUTION NO. 2025- 148

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DEED OF DEDICATION FOR PROPERTY TO BE USED FOR A UTILITY SITE LOCATED ON COUNTY ROAD 16A AND THE LETTER AGREEMENT CONFIRMING UTILITY CREDITS FOR THE PARCEL IN SILVERLEAF AS REQUIRED IN THE AMENDED AND RESTATED UTILITY SERVICE AND REFUND AGREEMENT AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE LETTER ON BEHALF OF THE COUNTY.**

**RECITALS**

**WHEREAS**, Trout Creek Joint Venture, LLC, a Florida limited liability company, has presented to St. Johns County, a Deed of Dedication, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof, conveying a 4.61-acre parcel of land for a utility site located in Silverleaf off County Road 16A; and

**WHEREAS**, the Letter Agreement Confirming Utility Credits for Reclaimed Water utility Site, is attached hereto as Exhibit “B”, incorporated by reference and made a part hereof, stating the entitled reimbursement for the value of the utility site; and

**WHEREAS**, this Resolution is a companion to Resolution authorizing the County Administrator to execute a Second Amendment to the Amended and Restated Utility Service and Refund Agreement in connection with the Silverleaf DRI; and

**WHEREAS**, it is in the best interest of the County to accept the Deed of Dedication for the health, safety and welfare of its citizens.

**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 into the body of this Resolution and such Recitals are adopted as findings of fact.

Section 2. The Board of County Commissioners hereby accepts the Deed of Dedication and Letter Agreement Confirming Utility Credits for the property. The County Administration, or designee is hereby authorized to execute the letter on behalf of the County.

Section 3. The Clerk is instructed to record the original Deed of Dedication in the public records of St. Johns County, Florida and file the Letter Agreement Confirming Utility Credits for the property in the Clerk's office.

Section 4. To the extent that there are typographical 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.

**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 6th day of may, 2025.

**Rendition Date** MAY 07 2025

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

By:   
Krista Joseph, Chair

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

By:   
Deputy Clerk



This document prepared by and Return to:

Ellen Avery-Smith, Esq.  
Rogers Towers, P.A.  
100 Whetstone Place, Suite 200  
St. Augustine, Florida 32086

**DEED OF DEDICATION**

**THIS INDENTURE**, made this 15<sup>th</sup> day of April, 2025, between **TROUT CREEK VENTURE, LLC**, a Florida limited liability company, whose address is 50 Silver Forest Drive, Suite 200, St. Augustine, Florida 32092 ("**Grantor**"), and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084 ("**Grantee**").

**WITNESSETH:** that for and in consideration of the acceptance of this Deed of Dedication by Grantee, Grantor does hereby give, grant, dedicate and convey to Grantee, its successors and assigns, the following described land, situate in St. Johns County, Florida, to wit:

PROPERTY AS DESCRIBED ON **EXHIBIT "A"** ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF (the "**Property**").

**TO HAVE AND HOLD** the same unto Grantee, its successors and assigns forever, in fee simple for the operation and maintenance of water and reclaimed water utility facilities.

**AND** Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to convey the Property, that Grantor hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, and not otherwise; and that the Property is free of all encumbrances, except taxes accruing subsequent to December 31, 2024 and those easements, restrictions, reservations and other matters of record, if any, but this instrument shall not operate to reimpose same.

IN WITNESS WHEREOF, the Grantor has hereunto set hand and seal the day and year first above written.

**WITNESSES:**

Signed, sealed and delivered in the presence of:

**TROUT CREEK VENTURE, LLC,** a Florida limited liability company

By: Hutson Management Inc., a Florida corporation  
Its: Manager

Kimberly S Bryan

Print Name: Kimberly S. Bryan

50 Silver Forest Dr. #200  
St. Augustine FL 32092

Beverly L. Cunningham

Print Name: Beverly L. Cunningham

50 Silver Forest Dr. #200  
St. Augustine, FL 32092  
STATE OF FLORIDA

By: John G. Metcalf

John G. Metcalf  
Vice President

COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 15<sup>th</sup> day of April, 2025, by John G. Metcalf, as Vice President of Hutson Management, Inc., a Florida corporation, as Manager of Trout Creek Venture, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has/have produced \_\_\_\_\_ as identification.



**BEVERLY L. CUNNINGHAM**  
Notary Public  
State of Florida  
Comm# HH445328  
Expires 11/20/2027

Beverly L. Cunningham  
NOTARY PUBLIC

Print Name Beverly L. Cunningham  
State of Florida at Large  
Commission # 11/20/2027  
My Commission Expires: HH445328

## EXHIBIT "A"

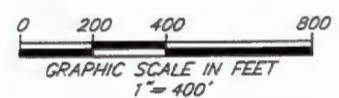
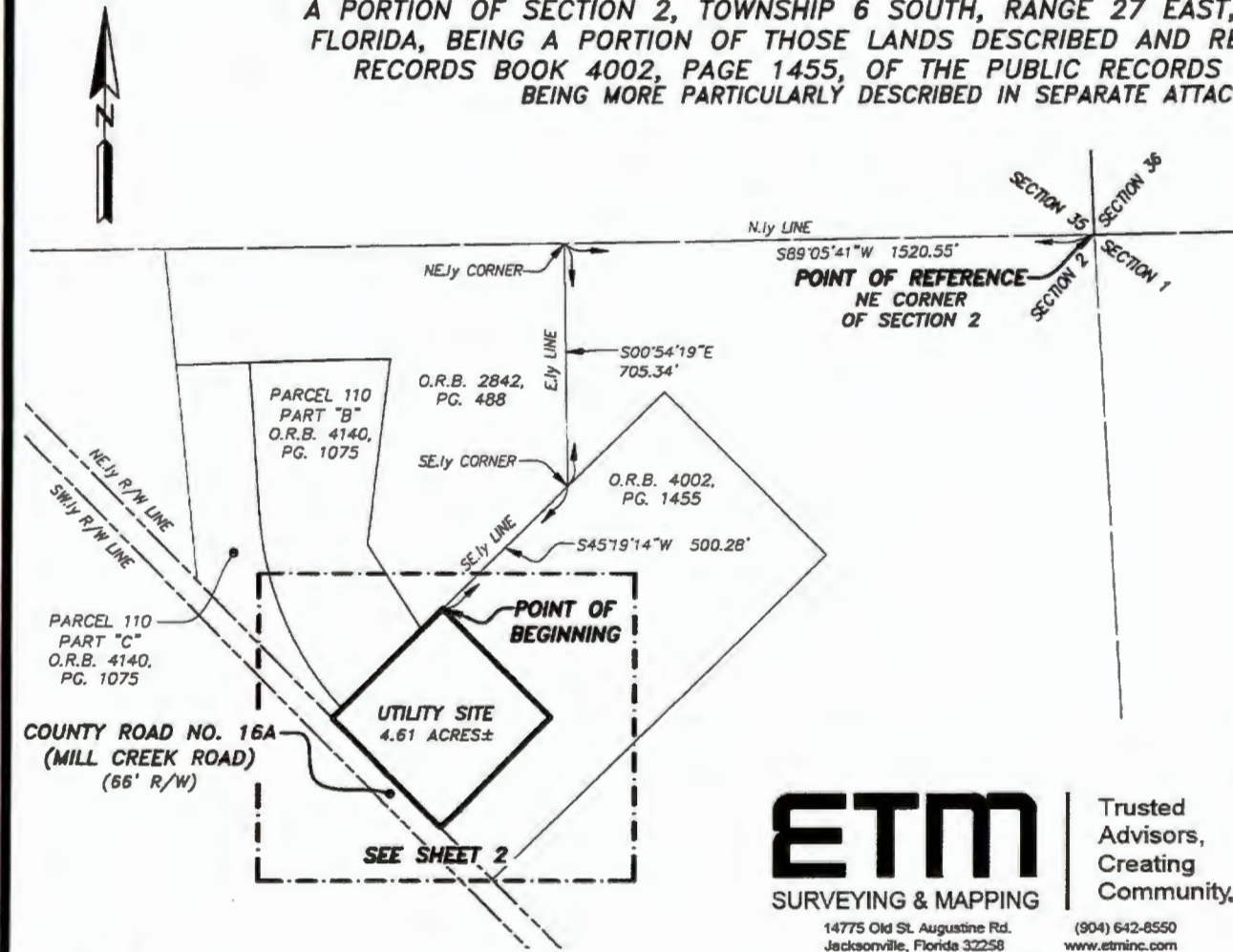
### Utility Site

A Portion of Section 2, Township 6 South, Range 27 East, St. Johns County, Florida, being a portion of those lands described and recorded in Official Records Book 4002, page 1455, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northeast corner of said Section 2; thence South  $89^{\circ}05'41''$  West, along the Northerly line of said Section 2, a distance of 1520.55 feet to the Northeasterly corner of those lands described and recorded in Official Records Book 2842, page 488, of said Public Records; thence South  $00^{\circ}54'19''$  East, departing said Northerly line and along the Easterly line of said Official Records Book 2842, page 488, a distance of 705.34 feet to the Southeasterly corner thereof; thence South  $45^{\circ}19'14''$  West, along the Southeasterly line of said Official Records Book 2842, page 488, a distance of 500.28 feet to the Point of Beginning.

From said Point of Beginning, thence South  $44^{\circ}38'42''$  East, departing said Southeasterly line of Official Records Book 2842, page 488, a distance of 440.71 feet; thence South  $43^{\circ}53'39''$  West, 375.12 feet; thence South  $45^{\circ}21'18''$  West, 75.00 feet to a point lying on the Northeasterly right of way line of County Road Number 16A (Mill Creek Road), a 66 foot right of way as presently established; thence North  $44^{\circ}38'42''$  West, along said Northeasterly right of way line, 450.00 feet to the Southerly most corner of Parcel 110, Part "C", as described and recorded in Official Records Book 4140, page 1075, of said Public Records; thence North  $45^{\circ}19'14''$  East, departing said Northeasterly right of way line, along the Southeasterly line of said Parcel 110, Part "C", along the Southeasterly line of Parcel 110, Part "B", as described and recorded in said Official Records Book 4140, page 1075, and along said Southeasterly line of Official Records Book 2842, page 488, a distance of 450.00 feet to the Point of Beginning.

**SKETCH TO ACCOMPANY DESCRIPTION OF  
A PORTION OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY,  
FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL  
RECORDS BOOK 4002, PAGE 1455, OF THE PUBLIC RECORDS OF SAID COUNTY,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



**LEGEND:**

O.R.B. OFFICIAL RECORDS BOOK  
PG. PAGE  
R/W RIGHT OF WAY

**GENERAL NOTES:**

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE NORTHERLY LINE OF SECTION 2 AS BEING SOUTH 89°05'41" WEST.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

**ETM**  
SURVEYING & MAPPING

Trusted Advisors,  
Creating Community,

14775 Old St. Augustine Rd. (904) 642-8550  
Jacksonville, Florida 32258 www.etm-inc.com  
Certificate of Authorization No: LB 3824



Digitally signed by  
Gilmore C Colyer III  
Date: December 13, 2024

**G. C. COLYER III**  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LS No. 6963

SCALE: 1"=400'  
DATE: DECEMBER 13, 2024

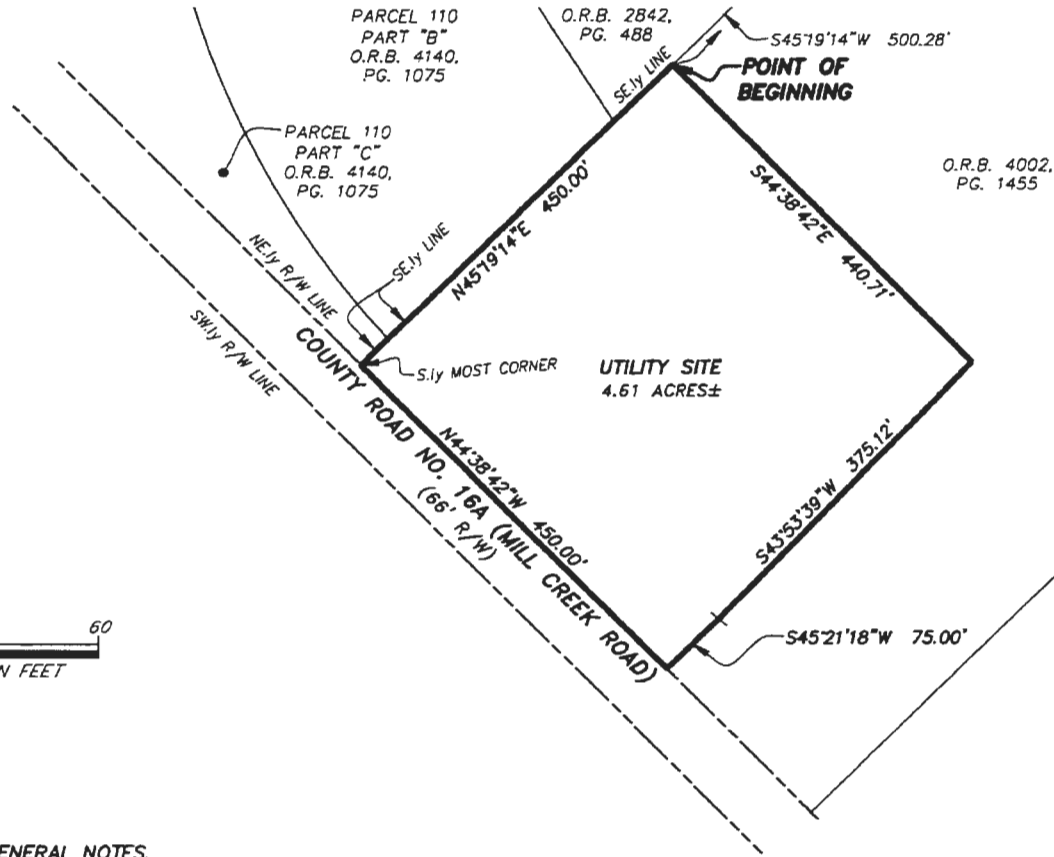
SHEET 1 OF 2

CAD FILE: I:\Survey\RMProj\Silverleaf\Sketches\Silverleaf\_Pcl 60 Utility Site.dwg

DRAWN BY: MRH ORDER NO.: 24-658.00 FILE NO.: 130G-28.00A

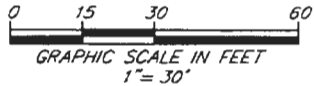
A PORTION OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 27 EAST,  
ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS  
DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4002,  
PAGE 1455, OF THE PUBLIC RECORDS OF SAID COUNTY,

MATCHLINE SEE SHEET 1



LEGEND:

O.R.B. OFFICIAL RECORDS BOOK  
PG. PAGE  
R/W RIGHT OF WAY



SHEET 2 OF 2  
SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
ETM SURVEYING & MAPPING, INC.  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3624

LAD FILE: I:\Survey\RMAprj\Silverleaf\Sketches\Silverleaf Pl 60 Utility Site.dwg

DRAWN BY: MRH ORDER NO.: 24-658.00 FILE NO.: 130G-28.00A

SilverLeaf Parkway ROW  
6190303\_1

Cody Hutson  
Trout Creek Venture, LLC  
50 Silver Forest Drive, Suite 200  
St. Augustine, Florida 32092

**Re: Letter Agreement Confirming Utility Credits for Reclaimed Water Utility Site**

Dear Mr. Hutson:

St. Johns County hereby accepts the deed from Trout Creek Venture, LLC ("Trout Creek") for the 4.61-acre site described on the attached Exhibit A ("Utility Site") for construction and operation of a reclaimed water utility facility by the County and agrees as follows:

1. The value of the Utility Site is agreed to be \$960,000.00;.
2. Trout Creek shall be entitled to reimbursement for the value of the Utility Site from 20 percent of 2/3rds of the applicable Unit Connection Fees, in accordance with the terms of that certain Amended and Restated Utility Service and Refund Agreement adopted November 11, 2016 by Resolution 2016-335, as amended by the First Amendment thereof dated September 12, 2023 adopted by Resolution 2023-321; and as amended by the Second Amendment thereof dated \_\_\_\_\_ adopted by Resolution \_\_\_\_\_.
3. The applicable unit connection fees shall be potable water and reclaimed water connection fees.

St. Johns County appreciates Trout Creek's cooperation in this matter.

Sincerely yours,

Joy Andrews, County Administrator

Agreed to by Trout Creek Venture, LLC, a Florida limited liability company, this 15 day of April, 2025.

By: Kimberly S Bryan  
Print Name: Kimberly S. Bryan  
Title: Vice President

EXHIBIT "A"

Legal Description of Utility Site

A Portion of Section 2, Township 6 South, Range 27 East, St. Johns County, Florida, being a portion of those lands described and recorded in Official Records Book 4002, page 1455, of the Public Records of said county, being more particularly described as follows:

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Subject Area

County Road 16A

Hardwood Landing Rd



2023 Aerial Imagery  
Date: 4/14/2025

### County Road 16A Silverleaf Northwest Utility Site Deed of Dedication



Land Management  
Systems  
(904) 209-0790

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.