

RESOLUTION NO. 2025- 198

**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, SEWER, AND RECLAIMED WATER SYSTEMS TO SERVE SILVER FALLS SILVERLEAF PARCEL 22A PHASE 1A.**

**RECITALS**

**WHEREAS**, AG EHC II (LEN) Multi State 1, LLC., of New York., has executed and presented to the County a Bill of Sale with a Schedule of Values conveying all personal property associated with the water, sewer, and reclaimed water systems to serve Silver Falls Silverleaf Parcel 22A Phase 1A, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof; and

**WHEREAS**, Petticoat-Schmitt Civil Contractors., a Florida for profit corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Silver Falls Silverleaf Parcel 22A Phase 1A, 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 Circuit 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 17th day of June, 2025.

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

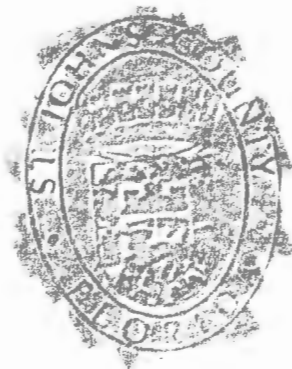
Rendition Date JUN 17 2025

By: \_\_\_\_\_

Krista Joseph, Chair

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

Crystal Smith  
Deputy Clerk



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

**PROJECT:** Parcel 22A phase 1A ( Silver Falls)

AG EHC II (LEN) Multi State 1, LLC. 245 Park Avenue 26th floor New York NY 10167

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 18<sup>th</sup> of December, 2024.

**WITNESS:**

Gina Melton  
Witness Signature

Gina Melton  
Witness Print Name

**OWNER:**

Chris McKinney  
Owner Signature

Chris McKinney  
Owner Print Name

STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of  physical presence or \_\_\_\_\_ online notarization, this 18<sup>th</sup> day of December, 2024, by G. Christopher McKinney as VP for Lennar Homes, LLC.

Gina Melton  
Notary Public  
My Commission Expires: 2/6/2025

Personally Known or Produced Identification  
Type of Identification Produced



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

Project Name:	SILVERLEAF PARCEL 22A PHASE 1A			
Contractor:	Petticoat-Schmitt Civil Contractors			
Developer:	AG EHC (LEN) MULTI STATE 1, LLC			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
12" DR18 FPVC	LF	40	\$ 190.00	\$ 7,600.00
12" DR18	LF	1463	\$ 135.00	\$ 197,505.00
8" DR 18	LF	1966	\$ 75.00	\$ 147,450.00
8" DR18 FPVC	LF	37	\$ 125.00	\$ 4,625.00
6" DR 18	LF	64	\$ 35.00	\$ 2,240.00
<b>Water Valves (Size and Type)</b>				
12" Gate Valves	Ea	4	\$ 6,750.00	\$ 27,000.00
8" Gate Valve	Ea	8	\$ 4,000.00	\$ 32,000.00
6" Gate Valve	Ea	7	\$ 3,000.00	\$ 21,000.00
			\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
Fire Hydrants	Ea	7	\$ 7,000.00	\$ 49,000.00
8" Flushing Hydrant	Ea	2	\$ 1,970.00	\$ 3,940.00
<b>Sevices (Size and Type)</b>				
Water Services	Ea	119	\$ 1,250.00	\$ 148,750.00
			\$ -	\$ -
			<b>Total Water System Cost</b>	<b>\$ 641,110.00</b>

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

Project Name:	SILVERLEAF PARCEL 22A PHASE 1A			
Contractor:	Petticoat-Schmitt Civil Contractors			
Developer:	AG EHC (LEN) MULTI STATE 1, LLC			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
8" SDR26	LF	2950	\$ 160.00	\$ 472,000.00
10" SDR 26	LF	554	\$ 250.00	\$ 138,500.00
			\$ -	\$ -
<b>Laterals (Size and Type)</b>				
6" SDR26	EA	119	\$ 2,350.00	\$ 279,650.00
			\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep Type A	EA	1	\$ 14,000.00	\$ 14,000.00
6-8 foot deep Type A	EA	1	\$ 14,000.00	\$ 14,000.00
8-10 foot deep Type A	EA	1	\$ 14,000.00	\$ 14,000.00
10-12 foot deep Type A	EA	2	\$ 14,000.00	\$ 28,000.00
> 12 foot deep Type A	EA	3	\$ 14,000.00	\$ 42,000.00
> 12 foot deep Type A 5' DIA	EA	6	\$ 14,000.00	\$ 84,000.00
4-6 foot deep Type A, Lined	EA	1	\$ 16,000.00	\$ 16,000.00
> 12 foot deep Type A, Lined	EA	1	\$ 16,000.00	\$ 16,000.00
> 12 foot deep Type A 5' DIA, Lined	EA	1	\$ 16,000.00	\$ 16,000.00
>12 foot deep Type B Lined	EA	1	\$ 16,000.00	\$ 16,000.00
			<b>Total Sewer System Cost</b>	<b>\$ 1,150,150.00</b>

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

Project Name:	SILVERLEAF PARCEL 22A PHASE 1A			
Contractor:	Petticoat-Schmitt Civil Contractors			
Developer:	AG EHC (LEN) MULTI STATE 1, LLC			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Reuse Mains (Size, Type &amp; Pipe Class)</b>				
12" DR18	LF	1496	\$ 135.00	\$ 201,960.00
8" DR 18	LF	2002	\$ 75.00	\$ 150,150.00
8" FPVC DR 18	LF	96	\$ 125.00	\$ 12,000.00
<b>Reuse Valves (Size and Type)</b>				
12" Gate Valve	Ea	5	\$ 7,000.00	\$ 35,000.00
8" Gate Valve	Ea	8	\$ 4,000.00	\$ 32,000.00
<b>Hydrants Assembly (Size and Type)</b>				
Flushing Hydrant	Ea	2	\$ 1,970.00	\$ 3,940.00
			\$ -	\$ -
<b>Sevices (Size and Type)</b>				
Reuse Services	Ea	119	\$ 1,250.00	\$ 148,750.00
			\$ -	\$ -
		<b>Total Reuse System Cost</b>		<b>\$ 583,800.00</b>



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

The undersigned lienor, in consideration of the sum **\$2,375,060.00**

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

January 10th, 2025 to AG EHC II (LEN) MULTI STATE 1 LLC  
Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR  
Silverleaf Parcel 22 Phase 1A

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 10th day of January, 2025.

WITNESS:  
Jenna Cutrone  
Witness Signature  
Jenna Cutrone  
Print Witness Name

CONTRACTOR:  
[Signature]  
Lienor's Signature  
Jeffrey Rumer  
Print Lienor's Name

STATE OF FL  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 10th day of January, 2025, by Jeffrey Rumer as Executive VP of Operations for Petrocoat-Schmitt Civil Contractors, Inc.



[Signature]  
Notary Public  
My Commission Expires: 06/01/2027

Personally Known or Produced Identification  
Type of Identification Produced

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

Project Name:	SILVERLEAF PARCEL 22A PHASE 1A			
Contractor:	Petticoat-Schmitt Civil Contractors			
Developer:	AG EHC (LEN) MULTI STATE 1, LLC			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
12" DR18 FPVC	LF	40	\$ 190.00	\$ 7,600.00
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Water Services	Ea	119	\$ 1,250.00	\$ 148,750.00
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			<b>Total Water System Cost</b>	<b>\$ 641,110.00</b>

**ST. JOHNS COUNTY UTILITY DEPARTMENT**

**ASSET MANAGEMENT**

**SCHEDULE OF VALUES - SEWER**

Project Name:	SILVERLEAF PARCEL 22A PHASE 1A
Contractor:	Petticoat-Schmitt Civil Contractors
Developer:	AG EHC (LEN) MULTI STATE 1, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
8" SDR26	LF	2950	\$ 160.00	\$ 472,000.00
10" SDR 26	LF	554	\$ 250.00	\$ 138,500.00
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<b>Laterals (Size and Type)</b>				
6" SDR26	EA	119	\$ 2,350.00	\$ 279,650.00
			\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep Type A	EA	1	\$ 14,000.00	\$ 14,000.00
6-8 foot deep Type A	EA	1	\$ 14,000.00	\$ 14,000.00
8-10 foot deep Type A	EA	1	\$ 14,000.00	\$ 14,000.00
10-12 foot deep Type A	EA	2	\$ 14,000.00	\$ 28,000.00
> 12 foot deep Type A	EA	3	\$ 14,000.00	\$ 42,000.00
> 12 foot deep Type A 5' DIA	EA	6	\$ 14,000.00	\$ 84,000.00
4-6 foot deep Type A, Lined	EA	1	\$ 16,000.00	\$ 16,000.00
> 12 foot deep Type A, Lined	EA	1	\$ 16,000.00	\$ 16,000.00
> 12 foot deep Type A 5' DIA, Lined	EA	1	\$ 16,000.00	\$ 16,000.00
>12 foot deep Type B Lined	EA	1	\$ 16,000.00	\$ 16,000.00
			<b>Total Sewer System Cost</b>	<b>\$ 1,150,150.00</b>

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

Project Name: SILVERLEAF PARCEL 22A PHASE 1A  
 Contractor: Petticoat-Schmitt Civil Contractors  
 Developer: AG EHC (LEN) MULTI STATE 1, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Reuse Mains (Size, Type &amp; Pipe Class)</b>				
12" DR18	LF	1496	\$ 135.00	\$ 201,960.00
8" DR 18	LF	2002	\$ 75.00	\$ 150,150.00
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			\$ -	\$ -
<b>Sevices (Size and Type)</b>				
Reuse Services	Ea	119	\$ 1,250.00	\$ 148,750.00
			\$ -	\$ -
<b>Total Reuse System Cost</b>				<b>\$ 583,800.00</b>

Exhibit "C" to the Resolution  
**ST. JOHNS COUNTY UTILITY DEPARTMENT**  
**3E - CLOSEOUT - WARRANTY**

Date: January 10th, 2025  
Project Title: Silverleaf Parcel 22A Phase 1A  
FROM: Petticoat-Schmitt Civil Contractors  
Contractor's Name  
Address: 6380 Philips Hwy  
Jacksonville, FL 32216

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:**  
Petticoat-Schmitt Civil Contractors  
Print Contractor's Name

  
Contractor's Signature

Jeffrey Rumer  
Vice President

STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or  
on-line notarization, this 10th day of January, 2025, by  
Jeffrey Rumer as Executive VP of Operations for  
Petticoat Schmitt Civil Contractors, Inc.



Jodi Marson  
Notary Public  
My Commission Expires: 06/01/2027

**Personally Known or Produced Identification**  
Type of Identification Produced



**ST. JOHNS COUNTY  
UTILITIES**

1205 State Road 16  
St. Augustine, Florida 32084

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**INTEROFFICE MEMORANDUM**

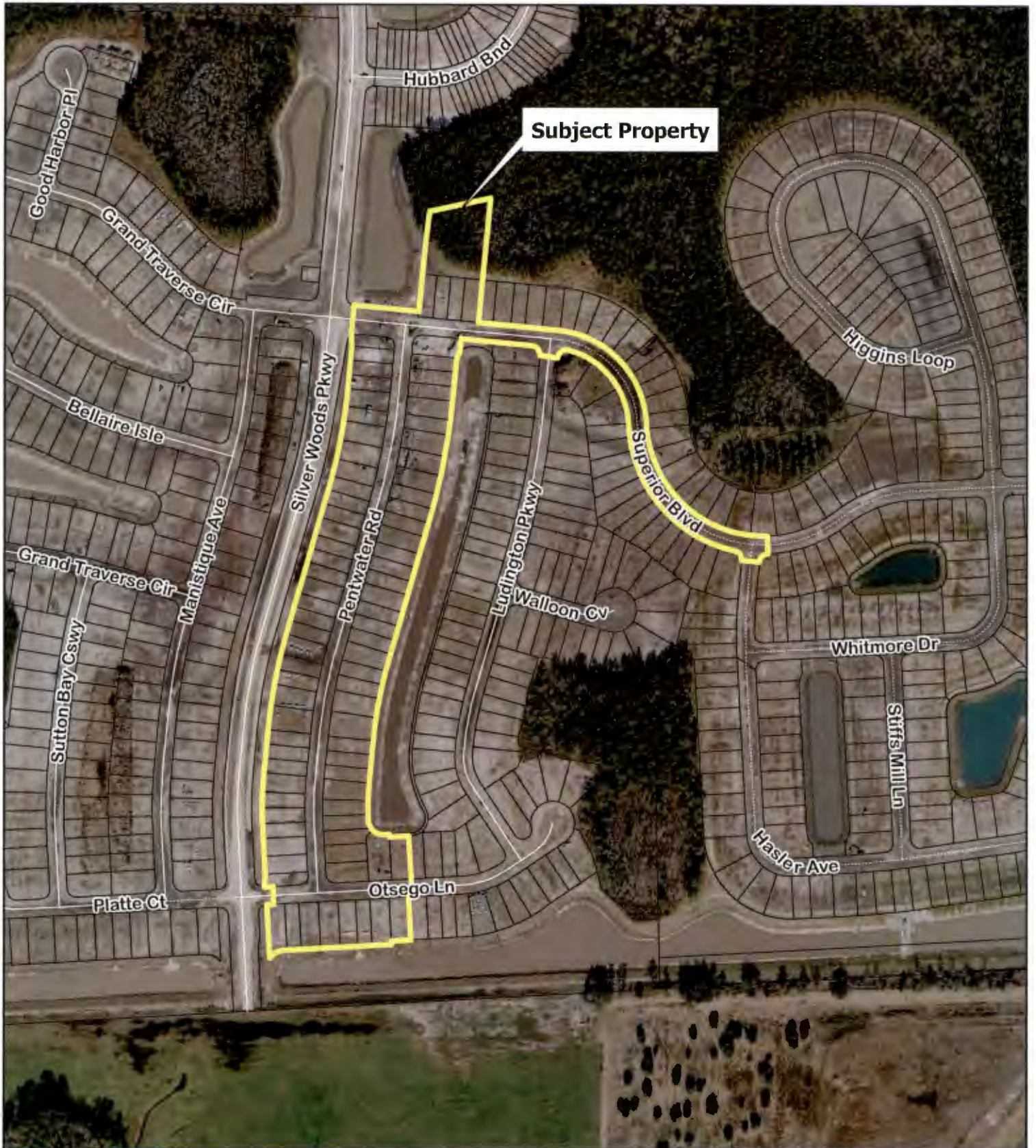
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**TO:** David Kaufman, Real Estate Manager  
**FROM:** Melissa Caraway, Utility Review Coordinator  
**DATE:** March 12, 2025  
**SUBJECT:** Silverleaf Parcel 22A Phase 1A (ASBULT 2025000017)

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 Silverleaf Parcel 22A Phase 1A.

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 Property**



2024 Aerial Imagery  
Date: 5/19/2025

Silver Falls Silverleaf Parcel 22A  
Phase 1A Replat  
Bill of Sale, Release of Lien and Warranty



Land Management  
Systems  
Real Estate Division  
(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.