

RESOLUTION NO. 2025- 224

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 SILVERLEAF PARCEL 33 PHASE 2 (SILVER MEADOWS) LOCATED OFF SILVERLAKE DRIVE.

RECITALS

WHEREAS, AG EHC II (LEN) MULTI STATE 1, LLC, a foreign 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, sewer and reclaimed water systems to serve Silverleaf Parcel 33 Phase 2 (Silver Meadows), attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

WHEREAS, Pipeline Constructors, Inc, a Florida profit corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Silverleaf Parcel 33 Phase 2 (Silver Meadows), 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 22nd day of July, 2025.

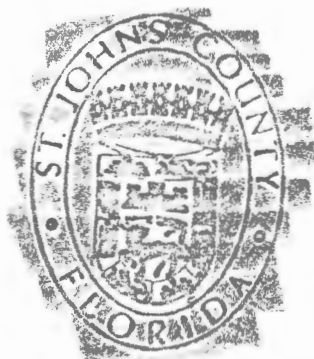
**BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA**

Rendition Date JUL 24 2025

By: 
Krista Joseph, Chair

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


Deputy Clerk



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

PROJECT: Silverleaf Parcel 33 Phase 2 (Silver Meadows)

AG EHC II (LEN) MULTI STATE LLC - 245 Park Ave.
Owners Name and Address, (the "Seller") 26th Floor NY, NY 10167

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 19th of March, 2025.

WITNESS:

[Signature]
Witness Signature

Vincent Bendina
Witness Print Name

OWNER:

[Signature]
Owner Signature

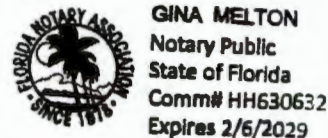
CHRISTOPHER MCKINNEY
Owner Print Name

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or _____ online notarization, this 19th day of March, 2025, by G. Christopher McKinney as VP for AG EHC II (LEN) Multi State LLC

[Signature]
Notary Public
My Commission Expires: 2/6/2029

Personally Known or Produced Identification
Type of Identification Produced



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

Project Name:	Silver Meadows aka Silverleaf Parcel 33 PH2			
Contractor:	Pipeline Constructors, Inc.			
Developer:	Lennar			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
12" DR18	LF	1268	\$ 68.02	\$ 86,249.36
8" DR18	LF	2133	\$ 37.69	\$ 80,392.77
12" Fusible PVC	LF	89	\$ 95.96	\$ 8,540.44
8" Fusible PVC	LF	84	\$ 51.34	\$ 4,312.56
	LF		\$ -	\$ -
Water Valves (Size and Type)				
12" Gate Valve	Ea	4	\$ 4,810.20	\$ 19,240.80
8" Gate Valve	Ea	8	\$ 2,705.20	\$ 21,641.60
6" Gate Valve	Ea	6	\$ 1,859.50	\$ 11,157.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
6" Fire Hydrant	Ea	6	\$ 3,917.60	\$ 23,505.60
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
Double Long - 2" SDR9	Ea	20	\$ 1,853.70	\$ 37,074.00
Single Long - 2" SDR9	Ea	6	\$ 1,269.56	\$ 7,617.36
Single Short - 1" SDR9	Ea	55	\$ 1,062.63	\$ 58,444.65
	Ea		\$ -	\$ -
Total Water System Cost				\$ 358,176.14

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

Project Name: Silver Meadows aka Silverleaf Parcel 33 PH2
 Contractor: Pipeline Constructors, Inc.
 Developer: Lennar

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" SDR26	LF	3775	\$ 70.48	\$ 266,062.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
6" SDR26	EA	115	\$ 1,412.50	\$ 162,437.50
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep	EA	7	\$ 7,089.25	\$ 49,624.75
6-8 foot deep	EA	2	\$ 13,220.00	\$ 26,440.00
8-10 foot deep	EA	4	\$ 14,978.00	\$ 59,912.00
10-12 foot deep	EA	3	\$ 11,603.35	\$ 34,810.05
> 12 foot deep	EA	2	\$ 11,738.20	\$ 23,476.40
			\$ -	\$ -
			\$ -	\$ -
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	\$ 622,762.70

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

Project Name:	Silver Meadows aka Silverleaf Parcel 33 PH2			
Contractor:	Pipeline Constructors, Inc.			
Developer:	Lennar			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
12" DR18	LF	1240	\$ 91.52	\$ 113,484.80
12" Fusible PVC	LF	90	\$ 119.45	\$ 10,750.50
8" DR18	LF	2700	\$ 46.98	\$ 126,846.00
8" Fusible PVC	LF	135	\$ 60.63	\$ 8,185.05
	LF		\$ -	\$ -
Reuse Valves (Size and Type)				
12" Gate Valve	EA	3	\$ 4,828.90	\$ 14,486.70
8" Gate Valve	EA	8	\$ 2,723.90	\$ 21,791.20
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Sevices (Size and Type)				
Double Long - 2" SDR9	EA	24	\$ 1,868.62	\$ 44,846.88
Single Long - 2" SDR9	EA	2	\$ 1,290.10	\$ 2,580.20
Single Short - 1" SDR9	EA	49	\$ 1,084.85	\$ 53,157.65
	EA		\$ -	\$ -
Total Reuse System Cost				\$ 396,128.98



Exhibit "B" to the Resolution

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

The undersigned lienor, in consideration of the sum
\$1,377,067.82

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

3/28/2025 to Lennar
Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
Silver Meadows aka Silverleaf Parcel 33 PH2

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 28th day of March 2025.

WITNESS: [Signature]
Witness Signature
Paul A. Huff
Print Witness Name

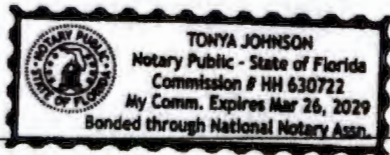
CONTRACTOR: [Signature]
Lienor's Signature
Ron Denmark, President
Print Lienor's Name

STATE OF Florida
COUNTY OF Bradford

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28th day of March, 20 25, by Ronald Denmark as President for Pipeline Constructors, Inc.

[Signature]
Notary Public
My Commission Expires:

Personally Known or Produced Identification Type of Identification Produced



ST. JOHNS COUNTY UTILITY DEPARTMENT

ASSET MANAGEMENT

SCHEDULE OF VALUES - WATER

Project Name:	Silver Meadows aka Silverleaf Parcel 33 PH2
Contractor:	Pipeline Constructors, Inc.
Developer:	Lennar

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			Total Water System Cost	\$ 358,176.14

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

Project Name: Silver Meadows aka Silverleaf Parcel 33 PH2
 Contractor: Pipeline Constructors, Inc.
 Developer: Lennar

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
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			\$ -	\$ -
			\$ -	\$ -
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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	\$ 622,762.70

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

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Contractor:	Pipeline Constructors, Inc.			
Developer:	Lennar			
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Single Long - 2" SDR9	EA	2	\$ 1,290.10	\$ 2,580.20
Single Short - 1" SDR9	EA	49	\$ 1,084.85	\$ 53,157.65
	EA		\$ -	\$ -
			Total Reuse System Cost	\$ 396,128.98

ST. JOHNS COUNTY UTILITY DEPARTMENT

Date: 4/22/2024 **3E - CLOSEOUT - WARRANTY**

Project Title: Silver Meadows aka Silverleaf Parcel 33 Ph1

FROM: Pipeline Constructors, Inc.

Contractor's Name

Address: 2117 N Temple Ave

Starke, FL 32091

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:

Ron Denmark, President

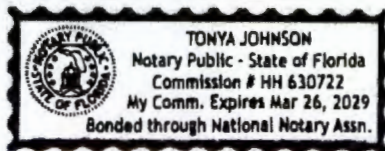
Print Contractor's Name

Contractor's Signature

STATE OF Florida

COUNTY OF Bradford

The foregoing instrument was acknowledged before me by means of X physical presence or _____ on-line notarization, this 22nd day of April, 2024, by Ron Denmark as President for Pipeline Constructors, Inc.



Tonya Johnson
Notary Public
My Commission Expires: 3/26/29

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

INTEROFFICE MEMORANDUM

TO: David Kaufman, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: June 4, 2025
SUBJECT: Silverleaf Parcel 33 Phase 2 (Silver Meadows) (ASBULT 2025000049)

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 33 Phase 2 (Silver Meadows).

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.



Imagery Date: 12/2024

Date: 6/5/2025

**Silverleaf Parcel 33 Phase 2
(Silver Meadows)**

**Bill of Sale, Final 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 herein.