

RESOLUTION NO. 2025- 231

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE WITH SCHEDULE OF VALUES, A RELEASE OF LIEN, AND WARRANTY FOR WATER, SEWER, AND RECLAIMED WATER TO SERVE SILVERLEAF PARCEL 22A PHASE 2 (SILVER FALLS).**

**RECITALS**

**WHEREAS**, AG EHC II (LEN) Multi State 1, LLC., has executed and presented a Bill of Sale with Schedule of values, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof; conveying all personal property associated with the water, sewer, and reclaimed water to serve Silverleaf Parcel 22A Phase 2 (Silver Falls); and

**WHEREAS**, Petticoat-Schmitt Civil Contractors, Inc., has executed a Final Release of Lien and Warranty for work associated with water, sewer, and reclaimed water systems to serve Silverleaf Parcel 22A Phase 2 (Silver Falls), attached hereto as Exhibits “B” and “C” incorporated by reference and made 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 Board of County Commissioners hereby accepts the Bill of Sale with Schedule of Values, Release of Lien, and Warranty.

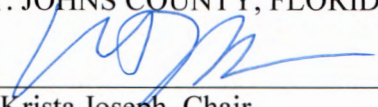
**Section 3.** To the extent that there are typographical errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

**Section 4.** The Clerk is instructed to record the Final Release of Lien and file the Bill of Sale and Warranty in the Official Records of St. Johns County, Florida.

**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 22nd day of July, 2025.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

Rendition Date JUL 24 2025

By:   
Krista Joseph, Chair

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

By:   
Deputy Clerk



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

PROJECT: Parcel 22A phase 2 (Silver Falls)

AG EHC II (LEN) Mulli 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 13<sup>th</sup> of JANUARY, 20 25.

WITNESS:

Gina Melton  
Witness Signature

Witness Signature

Gina Melton  
Witness Print Name

Witness Print Name

OWNER:

G. Christopher McKinney  
Owner Signature

Owner Signature

G. Christopher McKinney  
Owner Print Name

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 13<sup>th</sup> day of JANUARY, 20 25, by

Chris McKinney as VP for Ferner Homes LLC.

Gina Melton  
Notary Public

My Commission Expires: 2/6/2025

Personally Known or Produced Identification  
Type of Identification Produced



Gina Melton  
Notary Public  
State of Florida  
Comm# HH085452  
Expires 2/6/2025

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

Project Name:	Silverleaf Parcel 22A Phase 2			
Contractor:	Petticoat-Schmitt Civil Contractors			
Developer:	Land Planners Development II, Inc.			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
8" DR18 FPVC	LF	93	\$ 85.00	\$ 7,905.00
8" DR 18	LF	5093	\$ 65.00	\$ 331,045.00
4" DR 18	LF	574	\$ 35.00	\$ 20,090.00
4" FPVC	LF	35	\$ 65.00	\$ 2,275.00
6" DR 18	LF	88	\$ 45.00	\$ 3,960.00
2" Water Main	LF	153	\$ 20.00	\$ 3,060.00
<b>Water Valves (Size and Type)</b>				
8" Gate Valve	Ea	15	\$ 2,800.00	\$ 42,000.00
6" Gate Valve	Ea	11	\$ 2,000.00	\$ 22,000.00
4" Gate Valve	Ea	1	\$ 1,650.00	\$ 1,650.00
<b>Hydrants Assembly (Size and Type)</b>				
Fire Hydrants	Ea	11	\$ 5,200.00	\$ 57,200.00
Flushing Hydrant	Ea	3	\$ 1,500.00	\$ 4,500.00
			\$ -	\$ -
<b>Sevices (Size and Type)</b>				
Water Services	Ea	219	\$ 1,000.00	\$ 219,000.00
			<b>Total Water System Cost</b>	<b>\$ 714,685.00</b>

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

Project Name:	Silverleaf Parcel 22A Phase 2			
Contractor:	Petticoat-Schmitt Civil Contractors			
Developer:	Land Planners Development II, Inc.			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
8" DR26	LF	5536	\$ 95.00	\$ 525,920.00
			\$ -	\$ -
			\$ -	\$ -
<b>Laterals (Size and Type)</b>				
8" DR26	EA	219	\$ 1,875.00	\$ 410,625.00
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep Type A	EA	8	\$ 9,750.00	\$ 78,000.00
6-8 foot deep Type A	EA	7	\$ 9,750.00	\$ 68,250.00
8-10 foot deep Type A	EA	4	\$ 9,750.00	\$ 39,000.00
10-12 foot deep Type A	EA	2	\$ 9,750.00	\$ 19,500.00
> 12 foot deep Type A	EA	1	\$ 9,750.00	\$ 9,750.00
4-6 foot deep Type A, Lined	EA	2	\$ 16,500.00	\$ 33,000.00
8-10 foot deep Type A, Lined	EA	1	\$ 16,500.00	\$ 16,500.00
10-12 foot deep Type A, Lined	EA	1	\$ 16,500.00	\$ 16,500.00
			<b>Total Sewer System Cost</b>	<b>\$ 1,217,045.00</b>

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

Project Name:	Silverleaf Parcel 22A Phase 2			
Contractor:	Petticoat-Schmitt Civil Contractors			
Developer:	Land Planners Development II, Inc.			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Reuse Mains (Size, Type &amp; Pipe Class)</b>				
8" DR 18	LF	4395	\$ 70.00	\$ 307,650.00
4" DR 18	LF	780	\$ 35.00	\$ 27,300.00
8" FPVC DR 18	LF	122	\$ 110.00	\$ 13,420.00
2" Reuse Main	LF	234	\$ 20.00	\$ 4,680.00
<b>Reuse Valves (Size and Type)</b>				
8" Gate Valve	Ea	12	\$ 2,800.00	\$ 33,600.00
4" Gate Valve	Ea	3	\$ 1,650.00	\$ 4,950.00
<b>Hydrants Assembly (Size and Type)</b>				
Flushing Hydrant	Ea	3	\$ 1,500.00	\$ 4,500.00
				\$ -
			\$ -	\$ -
<b>Sevices (Size and Type)</b>				
Reuse Services	Ea	154	\$ 975.00	\$ 150,150.00
			\$ -	\$ -
			\$ -	\$ -
<b>Total Reuse System Cost</b>			<b>\$</b>	<b>546,250.00</b>



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

The undersigned lienor, in consideration of the sum \$2,477,980

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

February 10, 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 22A Phase 2

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 February, 2025.

WITNESS:  
Kristen Wacker  
Witness Signature  
Kristen Wacker  
Print Witness Name

CONTRACTOR:  
Jeff Rumer  
Lienor's Signature  
Jeff 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 February, 2025, by Jeff Rumer as Executive V.P. 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 UTILITY DEPARTMENT  
ASSET MANAGEMENT  
SCHEDULE OF VALUES - WATER**

Project Name:	Silverleaf Parcel 22A Phase 2			
Contractor:	Petticoat-Schmitt Civil Contractors			
Developer:	Land Planners Development II, Inc.			
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Water Services	Ea	219	\$ 1,000.00	\$ 219,000.00
			<b>Total Water System Cost</b>	<b>\$ 714,685.00</b>

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

Project Name:	Silverleaf Parcel 22A Phase 2
Contractor:	Petticoat-Schmitt Civil Contractors
Developer:	Land Planners Development II, Inc.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
8" DR26	LF	5536	\$ 95.00	\$ 525,920.00
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<b>Laterals (Size and Type)</b>				
8" DR26	EA	219	\$ 1,875.00	\$ 410,625.00
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep Type A	EA	8	\$ 9,750.00	\$ 78,000.00
6-8 foot deep Type A	EA	7	\$ 9,750.00	\$ 68,250.00
8-10 foot deep Type A	EA	4	\$ 9,750.00	\$ 39,000.00
10-12 foot deep Type A	EA	2	\$ 9,750.00	\$ 19,500.00
> 12 foot deep Type A	EA	1	\$ 9,750.00	\$ 9,750.00
4-6 foot deep Type A, Lined	EA	2	\$ 16,500.00	\$ 33,000.00
8-10 foot deep Type A, Lined	EA	1	\$ 16,500.00	\$ 16,500.00
10-12 foot deep Type A, Lined	EA	1	\$ 16,500.00	\$ 16,500.00
			<b>Total Sewer System Cost</b>	<b>\$ 1,217,045.00</b>

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

Project Name:	Silverleaf Parcel 22A Phase 2			
Contractor:	Petticoat-Schmitt Civil Contractors			
Developer:	Land Planners Development II, Inc.			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Reuse Mains (Size, Type &amp; Pipe Class)</b>				
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			\$ -	\$ -
<b>Sevices (Size and Type)</b>				
Reuse Services	Ea	154	\$ 975.00	\$ 150,150.00
			\$ -	\$ -
			\$ -	\$ -
			<b>Total Reuse System Cost</b>	<b>\$ 546,250.00</b>

ST. JOHNS COUNTY UTILITY DEPARTMENT  
3E - CLOSEOUT - WARRANTY

Date: February 10th, 2025  
Project Title: Silverleaf Parcel 22A Phase 2  
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

*[Handwritten Signature]*  
Contractor's Signature

STATE OF FL  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of  physical presence or \_\_\_\_\_  
on-line notarization, this 10<sup>th</sup> day of February, 2025, by  
Jeff Rumer as Executive V.P. of Operations for  
Petticoat-Schmitt Civil Contractors, Inc.

*[Handwritten Signature]*  
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:** June 2, 2025  
**SUBJECT:** Silverleaf Parcel 22A Phase 2 (ASBULT 2025000033)

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 2.

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: 6/6/2025

**Silver Falls  
Silverleaf Parcel 22A Phase 2**

**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 herein.