

RESOLUTION NO. 2025- 239

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES, BILL OF SALE WITH SCHEDULE OF VALUES, A RELEASE OF LIEN, AND WARRANTY FOR WATER, GRAVITY SEWER, AND REUSE SYSTEMS TO SERVE SILVERLEAF PARCEL 9 PHASE 2 (BROOK FOREST).

RECITALS

WHEREAS, Florida Landbank, LLC., a Florida limited liability company, has executed and presented to St. Johns County an Easement for Utilities for water, gravity sewer, and reuse systems, attached hereto as Exhibit “A” to serve Silverleaf Parcel 9 Phase 2 (Brook Forest).

WHEREAS, Land Planners II Development Inc., has executed and presented a Bill of Sale with Schedule of values, attached hereto as Exhibit “B”, incorporated by reference and made a part hereof; conveying all personal property associated with the water, gravity sewer, and reuse systems to serve Silverleaf Parcel 9 Phase 2 (Brook Forest); and

WHEREAS, A.J. Johns Inc., has executed a Final Release of Lien and Warranty for work associated with water, gravity sewer, and reuse systems to serve Silverleaf Parcel 9 Phase 2 (Brook Forest), attached hereto as Exhibits “C” and “D” 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 “E” 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 Easement for Utilities, 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 Easement for Utilities and 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: [Signature]
Krista Joseph, Chair

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

By: Crystal Smith
Deputy Clerk



Exhibit "A" to the Resolution

Prepared by:
St. Johns County
500 San Sebastian View
St. Augustine, FL 32084

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 11 day of December, 20 24 by Florida Landbank LLC, with an address of 50 Silver Forest Dr #200 St Augustine, FL 32092, hereinafter called "Grantor" to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine FL 32084, hereinafter called "Grantee".

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor agrees as follows:

1. Grantor does hereby grant, bargain, sell, alienate, remise, release, convey and confirm unto Grantee a non-exclusive permanent easement and right-of-way to install, construct, operate, maintain, repair, replace and remove pipes and mains constituting the water distribution system, gravity sewer collection system, and reuse and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground water, sewer, and reuse utility services (hereinafter referred to as "Utility Lines and Associated Equipment") over and upon the real property described on Exhibit A attached hereto (the "Easement Area"); together with rights of ingress and egress to access the Easement Area as necessary for the use and enjoyment of the easement herein granted. This easement is for water, sewer and reuse utility services only and does not convey any right to install other utilities such as cable television service lines.

TO HAVE AND TO HOLD, unto Grantee, his successors and assigns for the purposes aforesaid. Said Grantor is lawfully seized of said land in fee simple and thereby has the authority to grant said easement.

The easement herein granted is subject to covenants, restrictions, easements, liens and encumbrances of record.

(a) Grantor reserves the right and privilege to use and occupy and to grant to others the right to use and occupy (i) the surface and air space over the Easement Area for any purpose which is consistent with the rights herein granted to Grantee; and (ii) subsurface of the Easement Area for other utility services or other purposes which do not interfere with the rights herein granted to Grantee, including, without limitation, the right to install, construct, operate, maintain, repair, replace and remove telecommunications, telephone, telegraph, electric, gas and drainage facilities.

(b) All Utility Lines and Associated Equipment will be installed, operated and maintained at all times beneath the surface of the Easement Area provided that the same may be temporarily exposed or removed to the surface when necessary or desirable for the purpose of repairing and/or replacing the same. Provided, however, that Associated Equipment that is customarily installed above ground may be installed above ground subject to the right of Grantor, consistent with good engineering practices to approve the location of such above ground installation in its reasonable discretion.

(c) The easement granted by this instrument may be relocated to a location acceptable to the Grantee at any time upon Grantor's request provided that Grantor bears the cost of relocating the underground water, sewer and reuse utility lines and facilities located within the Easement area. At Grantor's request, and upon relocation of such lines at Grantor's expense, Grantee and Grantor shall execute an instrument in recordable form relocating the easement hereby granted to the new Easement Area designated by and in the title of the Grantor.

(d) Grantee shall exercise the easement rights conveyed herein in a manner which will not unreasonably interfere with use and occupancy of residential or commercial improvements constructed upon the adjacent property owned by Grantor.

2. (a) **WATER SYSTEM** - The Grantee shall maintain all water mains and other elements of the water distribution system up to and including the water meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any water lines between the water meter and the improvements served by the utility system.

(b) **GRAVITY SEWER SYSTEM** - Grantee, by acceptance of this Easement, hereby agrees to maintain gravity sewer lines located within the Easement Area. The Grantee's maintenance of gravity sewer lines shall extend "manhole to manhole", but shall not include a responsibility for maintenance of sewer service laterals; The Grantor or Grantor's successors and assigns shall be responsible for the maintenance of such sewer service laterals. Grantor hereby specifically indemnifies and holds Grantee harmless from and against costs and expenses associated with installation, maintenance, repair or replacement of sewer service laterals.

(c) **REUSE SYSTEM** - The Grantee shall maintain all reuse mains and other elements of the reuse distribution system up to and including the reuse meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any reuse lines between the reuse meter and the improvements served by the utility system.

3. After any installation, construction, repair, replacement or removal of any utility lines or equipment as to which easement rights are granted, Grantee shall refill any holes or trenches in a proper and workmanlike manner to the condition existing prior to such installation, construction, repair, replacement or removal, but Grantee shall not be responsible for restoration of sod, landscaping, planting, pavement or other surface improvements which are required to be removed in connection with installation, construction, repair, replacement or removal of utility lines or equipment. To the extent permitted by law, however, Grantee shall be responsible for damage to improvements that are caused by Grantee's negligence.

4. This Grant of Easement shall inure to the benefit of and be binding of and be binding upon Grantee and its successors and assigns.

5. For the purposes of the terms and conditions of this Grant of Easement, "Grantor" means the owner from time to time of the Easement Area or any part thereof.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

SIGNATURES COMMENCE ON THE FOLLOWING PAGE.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer and its company seal to be hereunto affixed as of the day and year first above written.

Signed, sealed and delivered
In the presence of:

Beverly L. Cunningham
Witness Signature

Beverly L. Cunningham
Print Name

By: Kimberly S Bryan

Print Name: Kimberly S Bryan

Title: Vice President of Hutson Management, Inc.,
Manager for Florida Landbank, LLC

50 Silver Forest Dr #200

St Augustine, FL 32092
Witness Address REQUIRED BUSINESS OR PERSONAL

Sherry Kehoe
Witness Signature

Sherry Kehoe
Print Name

50 Silver Forest Dr #200

St Augustine, FL 32092
Witness Address REQUIRED BUSINESS OR PERSONAL

STATE OF FL
COUNTY OF St Johns

The foregoing instrument was acknowledged before me before me by means of physical presence or online notarization, this 11 day of December, 2024, by Kimberly S Bryan, who is Vice President of Hutson Management Inc, Manager for Florida Landbank, LLC,. Such person is personally known to me or has produced _____ as identification.



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

Beverly L. Cunningham
Notary Public
My Commission Expires: 11/20/2027

EXHIBIT "A"

EASEMENT AREA

Being the private right of way depicted as Brook Forest Drive, Lake Frances Drive, Cedar Knoll Circle, Kings Creek Avenue and Woods Lane on the Plat recorded in Map Book 127 Page 78 through 100 of the Public Records of St Johns County, Florida.

Exhibit "B" to the Resolution

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

PROJECT: Silverleaf Parcel 9 Brook Forest Ph 2

Land Planners Development II Inc., 50 Silver Forest Drive Unit 200, St Augustine, FL 32092

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 30 of January, 2025.

WITNESS:

[Signature]
Witness Signature
Tania G. Chavney
Witness Print Name

OWNER:

[Signature]
Owner Signature
Kimberly S Bryan, Vice President
Owner Print Name

STATE OF Florida
COUNTY OF St Johns

The foregoing instrument was acknowledged before me by means of xx physical presence or _____ online notarization, this 30 day of January, 2025, by Kimberly S Bryan as Vice President for Land Planners Development II Inc.

[Signature]
Notary Public
My Commission Expires: 11/20/2027

Personally Known or Produced Identification
Type of Identification Produced



BEVERLY L. CUNNINGHAM
Notary Public
State of Florida
Comm# HI445328
Expires 11/20/2027



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Brook Forest (Silverleaf Parcel 9) Phase 2
 Contractor: A. J. JOHNS, INC.
 Developer: Land Planners Dev. II, Inc.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
8" PVC DR-18 WATER MAIN	LF	9025	\$ 56.39	\$ 508,919.75
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
8" GATE VALVE	EA	14	\$ 4,562.09	\$ 63,869.26
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Hydrants Assembly (Size and Type)				
6" FIRE HYDRANT	EA	11	\$ 9,795.21	\$ 107,747.31
	EA		\$ -	\$ -
			\$ -	\$ -
Sevices (Size and Type)				
1" LONG DOUBLE SERVICES	EA	147	\$ 1,198.22	\$ 176,138.34
1" SHORT SINGLE SERVICES	EA	206	\$ 897.26	\$ 184,835.56
	EA		\$ -	\$ -
			\$ -	\$ -
TOTAL WATER SYSTEM COST			\$	\$ 1,041,510.22



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Brook Forest (Silverleaf Parcel 9) Phase 2
 Contractor: A. J. JOHNS, INC.
 Developer: Land Planners Dev. II, Inc.

	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" PVC SDR-26	LF	8097	\$ 68.67	\$ 556,020.99
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Laterals (Size and Type)				
6" PVC SDR-35	EA	330	\$ 1,266.23	\$ 417,855.90
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Manholes (Size and Type)				
TYPE A LINED	EA	17	\$ 3,005.44	\$ 51,092.48
TYPE B LINED	EA	1	\$ 3,071.45	\$ 3,071.45
TYPE A	EA	21	\$ 3,037.07	\$ 63,778.47
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
	LS		\$ -	\$ -
	LS		\$ -	\$ -
	LS		\$ -	\$ -
	LS		\$ -	\$ -
	LS		\$ -	\$ -
TOTAL SEWER SYSTEM COST			\$	1,091,819.29



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Brook Forest (Silverleaf Parcel 9) Phase 2
 Contractor: A. J. JOHNS, INC.
 Developer: Land Planners Dev. II, Inc.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
8" PVC DR 18	LF	6226	\$ 72.48	\$ 451,260.48
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Reuse Valves (Size and Type)				
8" GATE VALVE	EA	8	\$ 4,535.90	\$ 36,287.20
6" GATE VALVE	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Hydrants (Size and Type)				
	EA		\$ -	\$ -
Sevices (Size and Type)				
1" LONG SERVICES	EA	95	\$ 710.49	\$ 67,496.55
1" SHORT SERVICES	EA	100	\$ 710.49	\$ 71,049.00
			\$ -	\$ -
			\$ -	\$ -
			Total Reuse System Cost	\$ 626,093.23

Exhibit "C" to the Resolution



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

The undersigned lienor, in consideration of the sum

\$2,759,422.74

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

1-31-2025

to

Land Planners Dev. II, Inc.

Date

(Developer's/Owner's Name)

to the following described property:

**"SEE EXHIBIT A SCHEDULE OF VALUES FOR
Brook Forest (Silverleaf Parcel 9) 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 31st day of January, 2025.

WITNESS:

Donald E. Henninger

Witness Signature

Print Witness Name

CONTRACTOR:

Chad Cockrell

Lienor's Signature

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 31st day of January, 2025, by

Chad Cockrell

as

Vice President of Operations

for

A.J. Johns, Inc.

Notary Public

My Commission Expires: 10/23/25

Personally Known or Produced Identification
Type of Identification Produced



TODDA PATRICK
Commission # HH 145102
Expires October 23, 2025
Bonded Thru Budget Notary Services



St. Johns County Utility Department
Asset Management
Schedule of Values

Project Name: Brook Forest (Silverleaf Parcel 9) Phase 2
 Contractor: A. J. JOHNS, INC.
 Developer: Land Planners Dev. II, Inc.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
8" PVC DR-18 WATER MAIN	LF	9025	\$ 56.39	\$ 508,919.75
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
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6" GATE VALVE	EA	14	\$ 4,562.09	\$ 63,869.26
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Hydrants Assembly (Size and Type)				
6" FIRE HYDRANT	EA	11	\$ 9,795.21	\$ 107,747.31
	EA		\$ -	\$ -
			\$ -	\$ -
Services (Size and Type)				
1" LONG DOUBLE SERVICES	EA	147	\$ 1,198.22	\$ 176,138.34
1" SHORT SINGLE SERVICES	EA	206	\$ 897.26	\$ 184,835.56
	EA		\$ -	\$ -
			\$ -	\$ -
			TOTAL WATER SYSTEM COST	\$ 1,041,510.22



St. Johns County Utility Department
Asset Management
Schedule of Values

Project Name: Brook Forest (Silverleaf Parcel 9) Phase 2
 Contractor: A. J. JOHNS, INC.
 Developer: Land Planners Dev. II, Inc.

	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" PVC SDR-26	LF	8097	\$ 68.67	\$ 556,020.99
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Laterals (Size and Type)				
6" PVC SDR-35	EA	330	\$ 1,266.23	\$ 417,855.90
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Manholes (Size and Type)				
TYPE A LINED	EA	17	\$ 3,005.44	\$ 51,092.48
TYPE B LINED	EA	1	\$ 3,071.45	\$ 3,071.45
TYPE A	EA	21	\$ 3,037.07	\$ 63,778.47
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
	LS		\$ -	\$ -
	LS		\$ -	\$ -
	LS		\$ -	\$ -
	LS		\$ -	\$ -
	LS		\$ -	\$ -
TOTAL SEWER SYSTEM COST			\$	1,091,819.29



St. Johns County Utility Department
Asset Management
Schedule of Values

Project Name: Brook Forest (Silverleaf Parcel 9) Phase 2
Contractor: A. J. JOHNS, INC.
Developer: Land Planners Dev. II, Inc.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
8" PVC DR 18	LF	6226	\$ 72.48	\$ 451,260.48
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Reuse Valves (Size and Type)				
8" GATE VALVE	EA	8	\$ 4,535.90	\$ 36,287.20
6" GATE VALVE	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Hydrants (Size and Type)				
	EA		\$ -	\$ -
Services (Size and Type)				
1" LONG SERVICES	EA	95	\$ 710.49	\$ 67,496.55
1" SHORT SERVICES	EA	100	\$ 710.49	\$ 71,049.00
			\$ -	\$ -
			\$ -	\$ -
Total Reuse System Cost				\$ 626,093.23

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

Date: 1-30-2025
Project Title: Brook Forest (Silverleaf Parcel 9) Phase 2
FROM: A.J. Johns, Inc
Contractor's Name
Address: A.J. Johns, Inc
3225 Anniston Road
Jacksonville, FI 32246
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:

Chad Cockrell
Print Contractor's Name
Chad Cockrell
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 30th day of January, 2025, by Chad Cockrell as Vice President of Operations for A.J. Johns, Inc.

Todda Patrick
Notary Public
My Commission Expires: 10/23/25

Personally Known or Produced Identification
Type of Identification Produced



TODDA A. PATRICK
Commission # HH 145102
Expires October 23, 2025
Bonded Thru Budget Notary Services



**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: June 3, 2025
SUBJECT: Silverleaf Parcel 9 Phase 2 (ASBULT 2025000002)

St. Johns County Utility Department has reviewed and approved the Easement, 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 9 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.



Subject Property



Imagery Date: 12/2024

Date: 6/10/2025

**Brook Forest Phase 2
Silverleaf Parcel 9**

**Easement, 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.