

RESOLUTION NO. 2025- 320

**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 SYSTEMS TO SERVE SILVER FALLS (SILVERLEAF PARCEL 22A PHASE 3).**

**RECITALS**

**WHEREAS**, Lennar Homes LLC., has executed and presented to St. Johns County 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 systems to serve Silver Falls (Silverleaf Parcel 22A Phase 3); and

**WHEREAS**, Petticoat-Schmitt Civil Contractors., has executed a Final Release of Lien and Warranty for work associated with water, sewer, and reclaimed water systems, to serve Silver Falls (Silverleaf Parcel 22A Phase 3), 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 16th day of September, 2025.

Rendition Date SEP 16 2025

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

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

Clay Murphy  
Clay Murphy, Vice-Chair

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

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

Crystal Smith  
Deputy Clerk



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

PROJECT: Parcel 22A phase 3 (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 4th of February, 2025.

WITNESS:

Gina Melton  
Witness Signature

Gina Melton  
Witness Print Name

OWNER:

Chris McKinney  
Owner Signature

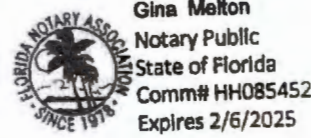
Chris McKinney  
Owner Print Name  
AG EHC II (LEN) Multi State 1  
by Lennar Homes, LLC

STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of  physical presence or \_\_\_\_\_ online notarization, this 4th day of February, 2025, by 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: SILVER FALLS PHASE 3  
 Contractor: Petticoat-Schmitt Civil Contractors  
 Developer: AG EHC (LBN) MULTI STATE 1, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
8" DR 18	LF	2107	\$ 74.00	\$ 155,918.00
8" DR18 FPVC	LF	70	\$ 172.00	\$ 12,040.00
4" DR 18	LF	232	\$ 44.50	\$ 10,324.00
2" Poly	LF	334	\$ 33.60	\$ 11,222.40
<b>Water Valves (Size and Type)</b>				
8" Gate Valve	Ea	12	\$ 4,037.00	\$ 48,444.00
6" Gate Valve	Ea	4	\$ 3,164.00	\$ 12,656.00
			\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
Fire Hydrants	Ea	4	\$ 8,354.00	\$ 33,416.00
Flushing Hydrant	Ea	2	\$ 1,840.00	\$ 3,680.00
<b>Sevices (Size and Type)</b>				
Water Services	Ea	81	\$ 1,250.00	\$ 101,250.00
			\$ -	\$ -
			<b>Total Water System Cost</b>	<b>\$ 388,950.40</b>

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

Project Name:	SILVER FALLS PHASE 3			
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	2319	\$ 160.00	\$ 371,040.00
			\$ -	\$ -
<b>Laterals (Size and Type)</b>				
6" SDR26	EA	81	\$ 2,215.00	\$ 179,415.00
			\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep Type A	EA	1	\$ 13,750.00	\$ 13,750.00
6-8 foot deep Type A	EA	4	\$ 13,750.00	\$ 55,000.00
10-12 foot deep Type A	EA	1	\$ 13,750.00	\$ 13,750.00
4-6 foot deep Type A, Lined	EA	3	\$ 16,230.00	\$ 48,690.00
6-8 foot deep Type A, Lined	EA	1	\$ 16,230.00	\$ 16,230.00
>12 foot deep Type B Lined	EA	1	\$ 26,776.00	\$ 26,776.00
			<b>Total Sewer System Cost</b>	<b>\$ 724,651.00</b>

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

Project Name:	SILVER FALLS PHASE 3			
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>				
8" DR18	LF	1867	\$ 74.50	\$ 139,091.50
4" DR 18	LF	350	\$ 44.65	\$ 15,627.50
8" FPVC DR 18	LF	56	\$ 160.25	\$ 8,974.00
2" Reuse Main	LF	182	\$ 37.40	\$ 6,806.80
<b>Reuse Valves (Size and Type)</b>				
8" Gate Valve	Ea	6	\$ 4,037.00	\$ 24,222.00
4" Gate Valve	Ea	1	\$ 2,682.00	\$ 2,682.00
<b>Hydrants Assembly (Size and Type)</b>				
Flushing Hydrant	Ea	2	\$ 1,840.00	\$ 3,680.00
				\$ -
<b>Sevices (Size and Type)</b>				
Reuse Services	Ea	81	\$ 1,145.00	\$ 92,745.00
			\$ -	\$ -
<b>Total Reuse System Cost</b>				<b>\$ 293,828.80</b>

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 **\$1,407,430.20**

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 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 3

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 10<sup>th</sup> 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 Deval

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 10<sup>th</sup> day of February, 2025, by Jeff Rumer as Executive V.P. of Operations for Pettecoat-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:	SILVER FALLS PHASE 3				
Contractor:	Petticoat-Schmitt Civil Contractors				
Developer:	AG EHC (LEN) MULTI STATE 1, LLC				
	<table border="1"> <thead> <tr> <th>UNIT</th> <th>QUANTITY</th> <th>UNIT COST</th> <th>TOTAL COST</th> </tr> </thead> </table>	UNIT	QUANTITY	UNIT COST	TOTAL COST
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<b>Total Water System Cost</b>			<b>\$ 388,950.40</b>
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**ST. JOHNS COUNTY UTILITY DEPARTMENT**

**ASSET MANAGEMENT**

**SCHEDULE OF VALUES - SEWER**

Project Name:	SILVER FALLS PHASE 3			
Contractor:	Petticoat-Schmitt Civil Contractors			
Developer:	AG EHC (LEN) MULTI STATE 1, LLC			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
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**ST. JOHNS COUNTY UTILITY DEPARTMENT  
ASSET MANAGEMENT  
SCHEDULE OF VALUES - RECLAIMED WATER**

Project Name:	SILVER FALLS PHASE 3			
Contractor:	Petticoat-Schmitt Civil Contractors			
Developer:	AG EHC (LEN) MULTI STATE 1, LLC			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
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<b>Sevices (Size and Type)</b>				
Reuse Services	Ea	81	\$ 1,145.00	\$ 92,745.00
			\$ -	\$ -
		<b>Total Reuse System Cost</b>		<b>\$ 293,828.80</b>

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

Date: February 10th, 2025  
Project Title: Silverleaf Parcel 22 Phase 3  
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 X physical presence or \_\_\_\_\_ on-line 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  
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:** July 7, 2025  
**SUBJECT:** Silver Falls (Silverleaf Parcel 22A Phase 3) (ASBULT 2025000048)

St. Johns County Utility Department has reviewed and approved the Bill of Sale, Release of Lien, Schedule of Values and Warranty. Please present the documents to the Board of County Commissioners (BCC) for final approval and acceptance of Silver Falls (Silverleaf Parcel 22A Phase 3).

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: 7/24/2025

**Silver Falls  
(Silverleaf Parcel 22A  
Phase 3)**

**Bill of Sale, Release of Lien  
& 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.