

RESOLUTION NO. 2025- 346

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 TO SERVE SILVERLEAF PARCEL 33 PHASE 3 (SILVER MEADOWS) FOR WATER, SEWER, AND RECLAIMED WATER SYSTEMS.

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 system to serve Silverleaf Parcel 33 Phase 3 (Silver Meadows); and

WHEREAS, Pipeline 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 33 Phase 3 (Silver Meadows), 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 7th day of October, 2025.

Rendition Date ~~OCT 08 2025~~

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

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: Silverleaf Parcel 33 Phase 3 (Silver Meadows)

AG EHC II (LEN) MULTI STATE 1, LLC , 245 Park Ave, 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 17th of JUNE, 2025.

WITNESS:

[Signature]

Witness Signature

Vincent Bendina

Witness Print Name

OWNER:

[Signature]

Owner Signature

G. 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 17th day of June, 2025, by G. CHRIS MCKINNEY as VP for AG EHC II (LEN) MULTI STATE 1, LLC

[Signature]

Notary Public

My Commission Expires: 6.3.26

Personally Known or Produced Identification
Type of Identification Produced



GABRIELLE BARRA
Commission # HH 254955
Expires June 3, 2026

ST. JOHNS COUNTY UTILITY DEPARTMENT

ASSET MANAGEMENT

SCHEDULE OF VALUES - WATER

Project Name:	Silver Meadows aka Silverleaf Parcel 33 PH3
Contractor:	Pipeline Constructors, Inc.
Developer:	Lennar

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
8" DR18	LF	2162	\$ 52.91	\$ 114,391.42
8" Fusible PVC	LF	40	\$ 80.41	\$ 3,216.40
Water Valves (Size and Type)				
8" Gate Valve	Ea	7	\$ 2,807.90	\$ 19,655.30
6" Gate Valve	Ea	4	\$ 1,946.65	\$ 7,786.60
Hydrants Assembly (Size and Type)				
6" Fire Hydrant	Ea	4	\$ 4,094.23	\$ 16,376.92
Sevices (Size and Type)				
Double Long - 2" SDR9	Ea	12	\$ 2,303.38	\$ 27,640.56
Single Long - 2" SDR9	Ea	2	\$ 1,300.83	\$ 2,601.66
Single Short - 1" SDR9	Ea	39	\$ 1,032.43	\$ 40,264.77
	Ea		\$ -	\$ -
			Total Water System Cost	\$ 231,933.63

ST. JOHNS COUNTY UTILITY DEPARTMENT

ASSET MANAGEMENT

SCHEDULE OF VALUES - SEWER

Project Name:	Silver Meadows aka Silverleaf Parcel 33 PH3
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	1548	\$ 66.81	\$ 103,421.88
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
6" SDR26	EA	58	\$ 1,252.55	\$ 72,647.90
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep	EA	4	\$ 6,229.60	\$ 24,918.40
6-8 foot deep	EA	1	\$ 7,173.65	\$ 7,173.65
8-10 foot deep	EA	2	\$ 7,999.15	\$ 15,998.30
10-12 foot deep	EA			\$ -
> 12 foot deep	EA			\$ -
			\$ -	\$ -
			\$ -	\$ -
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	\$ 224,160.13

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

Project Name:	Silver Meadows aka Silverleaf Parcel 33 PH3			
Contractor:	Pipeline Constructors, Inc.			
Developer:	Lennar			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
8" DR18	LF	2000	\$ 43.41	\$ 86,820.00
8" Fusible PVC	LF	58	\$ 82.84	\$ 4,804.72
	LF			\$ -
Reuse Valves (Size and Type)				
8" Gate Valve	EA	6	\$ 2,787.20	\$ 16,723.20
	EA			
	EA			\$ -
	EA			\$ -
	EA			\$ -
Sevices (Size and Type)				
Double Long - 2" SDR9	EA	19	\$ 2,302.33	\$ 43,744.27
Single Long - 2" SDR9	EA	3	\$ 1,307.15	\$ 3,921.45
Single Short - 1" SDR9	EA	25	\$ 1,031.85	\$ 25,796.25
	EA		\$ -	\$ -
Total Reuse System Cost				\$ 181,809.89

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 637,903.65

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

5/19/25 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 PH3

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 19th day of May, 2025.

WITNESS:

Martha Vicenzi
Witness Signature
Martha Vicenzi
Print Witness Name

CONTRACTOR:

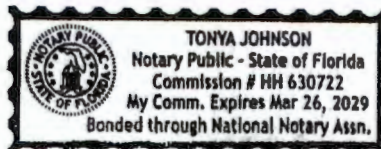
Ron Denmark
Lienor's Signature
Ron Denmark, President
Print Lienor's Name

STATE OF Florida
COUNTY OF Bradford

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19th day of May, 2025, by Ronald 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
Personally Known



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

Project Name:	Silver Meadows aka Silverleaf Parcel 33 PH3			
Contractor:	Pipeline Constructors, Inc.			
Developer:	Lennar			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
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Single Short - 1" SDR9	Ea	39	\$ 1,032.43	\$ 40,264.77
	Ea		\$ -	\$ -
			Total Water System Cost \$ 231,933.63	

ST. JOHNS COUNTY UTILITY DEPARTMENT

ASSET MANAGEMENT

SCHEDULE OF VALUES - SEWER

Project Name:	Silver Meadows aka Silverleaf Parcel 33 PH3			
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)				
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10-12 foot deep	EA			\$ -
> 12 foot deep	EA			\$ -
			\$ -	\$ -
			\$ -	\$ -
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	\$ 224,160.13

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

Project Name:	Silver Meadows aka Silverleaf Parcel 33 PH3			
Contractor:	Pipeline Constructors, Inc.			
Developer:	Lennar			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
8" DR18	LF	2000	\$ 43.41	\$ 86,820.00
8" Fusible PVC	LF	58	\$ 82.84	\$ 4,804.72
	LF			\$ -
Reuse Valves (Size and Type)				
8" Gate Valve	EA	6	\$ 2,787.20	\$ 16,723.20
	EA			
	EA			\$ -
	EA			\$ -
	EA			\$ -
Sevices (Size and Type)				
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Single Long - 2" SDR9	EA	3	\$ 1,307.15	\$ 3,921.45
Single Short - 1" SDR9	EA	25	\$ 1,031.85	\$ 25,796.25
	EA		\$ -	\$ -
Total Reuse System Cost				\$ 181,809.89

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

Date: 4/30/25
Project Title: Silver Meadows aka Silverleaf Parcel 33 Ph3
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:

Pipeline Constructors, Inc.
Print Contractor's Name

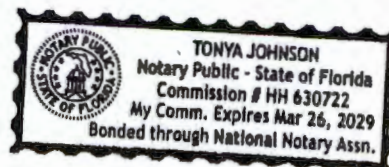

Contractor's Signature

STATE OF Florida
COUNTY OF Bradford

The foregoing instrument was acknowledged before me by means of X physical presence or _____
on-line notarization, this 30th day of April, 2025, by
Ronald Denmark as President for
Pipeline Constructors, Inc.


Notary Public
My Commission Expires: 3/26/29

Personally Known or Produced Identification
Type of Identification Produced





**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: July 31, 2025
SUBJECT: Silverleaf Parcel 33 Phase 3 (Silver Meadows) (ASBULT 2025000079)

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 3 (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: 8/22/2025

**Silverleaf Parcel 33
Phase 3 (Silver Meadows)**
**Bill of Sale with Schedule of Values,
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.