

RESOLUTION NO. 2025- 355

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE ASSOCIATED WITH THE WATER SYSTEM TO SERVE CYPRESS POINT II UTILITY ACCEPTANCE (EXISTING WATERMAIN) LOCATED OFF STATE ROAD 206E.

RECITALS

WHEREAS, Cypress Point II Homeowners' Association, Inc., a Florida not for profit corporation has executed and presented to the County a Bill of Sale with a Schedule of Values, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, conveying all personal property associated with the water system to serve Cypress Point II Utility Acceptance (Existing Watermain); and

WHEREAS, St. Johns County Utility Department has reviewed and approved the documents mentioned above, as stated in a memo attached hereto as Exhibit "B", 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, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

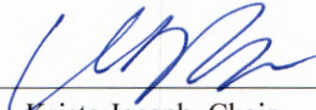
Section 3. To the extent that there are typographical, scrivener or administrative errors that do not change the tone, tenor or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

Section 4. The Clerk of the Court is instructed to file the Bill of Sale in the Public Records of St. Johns County, Florida.

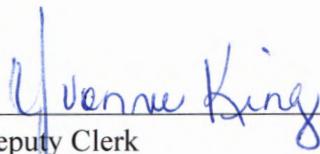
PASSED AND ADOPTED this 7th day of October, 2025.

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

Rendition Date OCT 08 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: Cypress Pointe II Watermain

Cypress Point II HOA ; 6905 Cypress Spring Ct, St. Augustine, FL 32086
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 18 of March, 2025.

WITNESS:

[Signature]
Witness Signature

Bryan Pennington
Witness Print Name

OWNER:

[Signature]
Owner Signature

Rance N Paffendorf
Owner Print Name

STATE OF Florida

COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or _____ online notarization, this 18th day of March, 2025, by Rance N. Paffendorf as Seller for 1685 Cypress Spring Ct. St. Augustine FL 32086

Cindy M Lowe
Notary Public
My Commission Expires: 2/6/28

Personally Known or Produced Identification

Type of Identification Produced

FLDL # P153-734-59-794-0

249 814130



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

Project Name:	Cypress Pointe II Watermain			
Contractor:	-			
Developer:	-			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (includes valves)				
8" PVC Watermain	LF	4720	\$ 210.00	\$ 991,200.00
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
Hydrants Assembly (Size and Type)				
6 inch fire Hyrdants	Ea	5	\$ 6,500.00	\$ 32,500.00
	-	-	-	-
	-	-	-	-
Total Water System Cost if new				\$ 1,023,700.00
Service Life Remaining 17 Year out of 50 Years				33%
Depericated Value of System				\$ 337,821.00

Exhibit "B" to the Resolution



**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: September 8, 2025
SUBJECT: Cypress Pointe II Utility Acceptance (Existing Watermains)

St. Johns County Utility Department has reviewed and approved the Bill of Sale and Schedule of Values. Please present the documents to the Board of County Commissioners (BCC) for final approval and acceptance of Cypress Pointe II Utility Acceptance (Existing Watermains).

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.



Sea Place Ave

Subject Property

Colonial Dr

Cypress Spring Ct

Pine Breeze Ln



Imagery Date: 12/2024

Date: 9/12/2025

Cypress Point II
Utility Acceptance
(Existing Watermain)
Bill of Sale



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.