

RESOLUTION NO. 2026- 85

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A QUIT CLAIM DEED FOR THE LIFT STATION TRACTS LOCATED WITHIN ST. AUGUSTINE LAKES SUBDIVISIONS.**

**RECITALS**

**WHEREAS**, Lennar Homes LLC., a Florida limited liability company, has executed and presented to the County a Quit Claim Deed, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, for the Lift Station Tracts located within St. Augustine Lakes Subdivisions; and

**WHEREAS**, St. Johns County Utility Department has reviewed and approved the document mentioned above, as stated in a memo attached hereto as Exhibit "B", incorporated by reference and made a part hereof; and

**WHEREAS**, it is in the best interest of the County to accept the Quit Claim Deed for the health, safety and welfare of the citizens of St. Johns County.

**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 the Resolution and such recitals are adopted as findings of fact.

Section 2. The above-described Quit Claim Deed attached and incorporated hereto, is hereby accepted.

Section 3. The Clerk of the Circuit Court is instructed to record the original Quit Claim Deed in the Public Records of St. Johns County, Florida.

Section 4. 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.

PASSED AND ADOPTED this 24 day of March, 2026.

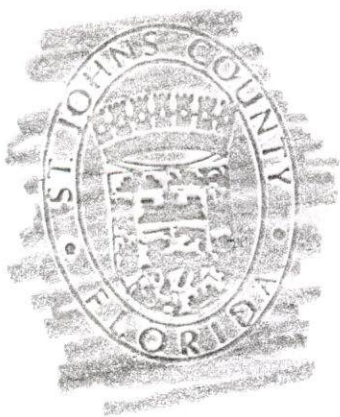
**BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA**

Rendition Date MAR 24 2026

By: Clay Murphy  
Clay Murphy, Chair

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

By: Arthur K. O.  
Deputy Clerk



**PREPARED BY AND RETURN TO:**

Christian F. O’Ryan, Esq.  
Stearns Weaver Miller Weissler  
Alhadeff & Sitterson, P.A.  
401 East Jackson Street, Suite 2100  
Tampa, Florida 33602

Purchase Price: \$10.00  
Documentary Stamps: \$ .70

\_\_\_\_\_  
SPACE ABOVE THIS LINE RESERVED FOR RECORDING DATA

**QUITCLAIM DEED**

THIS QUITCLAIM DEED, made this 22<sup>nd</sup> day of December 2025, between **LENNAR HOMES, LLC**, a Florida limited liability company, whose address is 7411 Fullerton Street, Suite 220, Jacksonville, FL 32256 (the "**Grantor**"), and **ST. JOHNS COUNTY**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, Saint Augustine, FL 32084 (the "**Grantee**").

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration, to the Grantor in hand paid by the Grantee, the receipt of which is hereby acknowledged, has remised, released and quitclaimed, and by this deed does remise, release and quitclaim unto the Grantee and the assigns of the Grantee forever, all of the right, title and interest, claim and demand which the Grantor has in and to the real property situate in St. Johns County, Florida and legally described on **Exhibit "A"** attached hereto and incorporated herein by reference.

Subject to any covenants, easements and restrictions of record, if any, with all not specifically reimposed hereby.

Subject to taxes for the year 2025 and thereafter.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all of the estate, right, title, interest, and claim whatsoever of the Grantor, either in law or in equity, to the only proper use, benefit and behoof of the Grantee and the assigns of the Grantee forever.

The parcel identification numbers for the property are: 0954159995 and 0954160007.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.

WITNESSES:

"GRANTOR"

LENNAR HOMES, LLC, a Florida limited liability company

[Signature]  
Print Name: Danielle Mayones  
Address: 7411 Fullerton St Ste 220  
Jacksonville FL 32256

By: [Signature]  
Name: Scott Keilng  
Title: Vice President

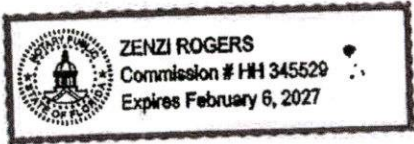
Address: 7411 Fullerton Street, Ste. 220  
Jacksonville, Florida 32256

[Signature]  
Print Name: Gabrielle Baer  
Address: 7411 Fullerton St 220  
Jacksonville, FL 32256

[Company Seal]

STATE OF FLORIDA )  
COUNTY OF Duval )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 22nd day of December, 2025, by Scott Keilng, as Vice President of LENNAR HOMES, LLC, a Florida limited liability company, on behalf of the company, who  is personally known to me or  has produced \_\_\_\_\_ as identification.



[Signature]  
Notary Public  
Print Name: Zenzi Rogers  
My Commission Expires:

**EXHIBIT "A"**

**TRACT "V," ST. AUGUSTINE LAKES – PHASE 1A, AS DEPICTED ON THE MAP OR PLAT THEREOF, RECORDED IN OFFICIAL RECORDS PLAT BOOK 115, PAGE 83, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.**

**TOGETHER WITH:**

**TRACT "R," ST. AUGUSTINE LAKES PHASE 3A, AS DEPICTED ON THE MAP OR PLAT THEREOF, RECORDED IN OFFICIAL RECORDS PLAT BOOK 122, PAGE 47, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.**

**Parcel Identification Numbers: 0954159995 and 0954160007.**

## Exhibit "B" to the Resolution



### 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:** February 10, 2026  
**SUBJECT:** Tract V, St. Augustine Lakes, Phase 1A and Tract R, St. Augustine Lakes, Phase 3A  
Lift Station Sites

St. Johns County Utility Department has reviewed and approved the Quitclaim Deed. Please present the document to the Board of County Commissioners (BCC) for final approval and acceptance.

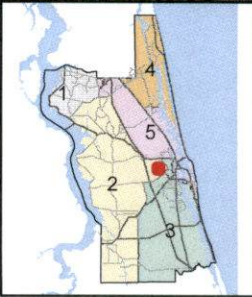
After acceptance by BCC, please provide the Utility Department with a copy of the executed resolution for our files.

Your support and cooperation as always are greatly appreciated.



**Subject Property**

**Subject Property**



Imagery Date: 12/2024  
Date: 2/23/2026

**Arcadian Lakes Boulevard**

**Quit Claim Deed  
for Lift Stations in  
St. Augustine Lakes**



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.