

RESOLUTION NO. 2026- 278

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 SEWER AND WATER TO SERVE VOLLEYBALL 1 ON 1 PHASE 1 & 2.

RECITALS

WHEREAS, Cuneo Holdings 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 sewer and water to serve Volleyball 1 on 1 Phase 1 & 2; and

WHEREAS, Purpose Ventures, Inc. dba Advantage Plumbing, has executed a Final Release of Lien and Warranty for work performed at Volleyball 1 on 1 Phase 1 & 2, 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 18th day of September, 2026.

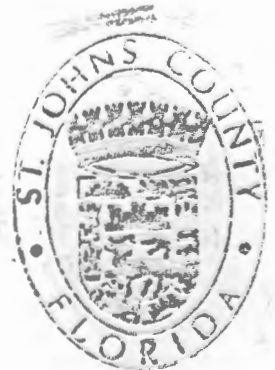
Rendition Date SEP 01 2026

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Clay Murphy
Clay Murphy, 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: VOLLEY BALL 1 ON 1

CUNEO HOLDINGS LLC 423 SEBASTIAN SQUARE ST. AUGUSTINE, FL 32095
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 30th of April, 2026.

WITNESS:

[Signature]
Witness Signature

Yasmin P. [Signature]
Witness Print Name

OWNER:

[Signature]
Owner Signature

Louis Cici
Owner Print Name

STATE OF Florida

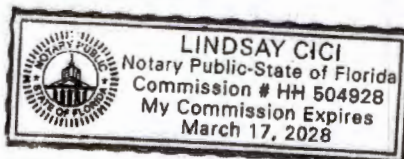
COUNTY OF St Johns

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 30th day of April, 2026, by

Louis Cici as owner for
Cuneo Holdings, LLC

[Signature]
Notary Public
My Commission Expires: March 17, 2028

Personally Known or Produced Identification
Type of Identification Produced



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

Project Name:

VOLLEYBALL 1 ON 1

Contractor:

PURPOSE VENTURES INC DBA ADVANTAGE PLUMBING

Developer:

CUENO HOLDINGS LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
2" HDPE DR-9	LF	63	\$ 112.00	\$ 7056.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
8x2 TAPPING VALVE	Ea	1	\$ 12800.00	\$ 12,800.00
2" GATE VALVE	Ea	1	\$ 1600.00	\$ 1600.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
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			\$ 21456.00	

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

Project Name:

VOLLEYBALL 1 ON 1

Contractor:

PURPOSE VENTURES INC DBA ADVANTAGE PLUMBING

Developer:

CUENO HOLDINGS LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
8" PVC DR-18	LF	20	\$ 182 -00	\$ 3640 -00
2" HPPEDR9	LF	28	\$ 84 -00	\$ 2352 -00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
12x8 TAPPING VALVE	Ea	1	\$ 4200 -00	\$ 4200 -00
8" GATE VALVE	Ea	1	\$ 2400 -00	\$ 2400 -00
2" GATE VALVE	Ea	3	\$ 880 -00	\$ 2640 -00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost			\$ 15232.00	

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 \$ 36,688.00

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

APRIL 17, 2026

to

CUNEO HOLDINGS, LLC.

Date

(Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
VOLLEYBALL 1 ON 1

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 4 day of May, 2026.

WITNESS:

Witness Signature

Print Witness Name

CONTRACTOR:

Lienor's Signature

Print Lienor's Name

STATE OF

COUNTY OF

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4 day of May, 2026, by

David T. Lomerson Jr as owner for
Purpose Ventures, Inc dba Advantage Plumbing.

Notary Public

My Commission Expires: Feb. 17, 2030

Personally Known or Produced Identification
Type of Identification Produced



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

Project Name:

VOLLEYBALL 1 ON 1

Contractor:

PURPOSE VENTURES INC DBA ADVANTAGE PLUMBING

Developer:

CUENO HOLDINGS LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
2" HDPE DR-9	LF	63	\$ 112.00	\$ 7056.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
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	Ea		\$ -	\$ -
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	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep	EA		\$ -	\$ -
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8-10 foot deep	EA		\$ -	\$ -
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			\$ 21456.00	

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

Project Name:

VOLLEYBALL 1 ON 1

Contractor:

PURPOSE VENTURES INC DBA ADVANTAGE PLUMBING

Developer:

CUENO HOLDINGS LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
8" PVC DR-18	LF	20	\$ 182 -00	\$ 3640 -00
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2" GATE VALVE	Ea	3	\$ 880 -00	\$ 2640 -00
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	Ea		\$ -	\$ -
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	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost			\$ 15232.00	

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

Date: APRIL 17, 2026
Project Title: VOLLEYBALL 1 ON 1
FROM: PURPOSE VENTURES INC DBA ADVANTAGE PLUMBING
Contractor's Name
Address: 7901 4TH ST N
SUITE 300
ST. PETERSBURG, FL 33702
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 (3) years 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:

DAVID TODD LOMERSON, JR.
Print Contractor's Name

David Todd Lomerson, Jr.
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 4 day of May, 2026, by
David T. Lomerson, Jr as owner for
Purpose Ventures, Inc dba Advantage Plumbing.

Deborah Charboneau
Notary Public
My Commission Expires: Feb. 17, 2030

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 22, 2026
SUBJECT: Volleyball 1on1 Phase 1 & 2 (ASBULT 2026000069)

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 Volleyball 1on1 Phase 1 & 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.



Imagery Date: 1/2026

Date: 8/4/2026

**Volleyball 1 on 1
Phase 1 & 2**

**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 hereon.