

RESOLUTION NO. 2025-10

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE, FINAL RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE U-HAUL SR 16 & CR 16A.

RECITALS

WHEREAS, U-Haul Co. of Florida, a Florida 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 and sewer systems to serve U-Haul SR 16 & CR 16A; and

WHEREAS, Blackall Underground Construction LLC, a Florida limited liability company, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at U-Haul SR 16 & CR 16A, attached hereto as Exhibits “B” and “C”, incorporated by reference and made a 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 above described Bill of Sale, Final Release of Lien and Warranty, 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 record the Final Release of Lien in the Official Records and file the Warranty and Bill of Sale in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 21st day of January, 2025.

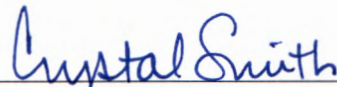
**BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA**

Rendition Date JAN 21 2025

By: 

Krista Joseph, Chair

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



Deputy Clerk



Exhibit "A" to the Resolution
ST. JOHNS COUNTY UTILITY DEPARTMENT
3F - CLOSEOUT - BILL OF SALE

PROJECT: U-Haul @ SR 18 & CR 18A

U-Haul Co. of Florida, 2311 Angel Olivia Senior St., C/O U-Haul International, Tampa, Florida

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 14 of November, 2024.

WITNESS:

Witness Signature

Witness Print Name

OWNER:

Owner Signature

Owner Print Name

STATE OF

COUNTY OF

Florida

Duval

The foregoing instrument was acknowledged before me by means of physical presence or _____ online notarization, this 14 day of November, 2024, by

Grina Rhoda as VP for U Haul Co of Florida.

Notary Public

My Commission Expires: 4-7-28

Personally Known or Produced Identification
Type of Identification Produced



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

Project Name: U-Haul @ CR-16A & SR

Contractor: Blackall Underground Construction

Developer: Abrams Construction

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
10" DR-9 HDPE Pipe	LF	40	\$ 285.72	\$ 11,428.80
8" DR-25 C-900	LF	30	\$ 105.00	\$ 3,150.00
2" Polyethine	LF	10	\$ 45.00	\$ 450.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
8" Tapping Valve	Ea	1	\$ 4,000.00	\$ 4,000.00
8" Gate Valve	Ea	2	\$ 3,500.00	\$ 7,000.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
2" Water Service	Ea	1	\$ 5,000.00	\$ 5,000.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost				\$ 31,028.80

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

Project Name: U-Haul @ SR-16A

Contractor: Blackall Underground Cons

Developer: Abrams Construction

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
2" Polyethine	LF	20	\$ 80.00	\$ 1,600.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
2" Tapping Valve	Ea	1	\$ 2,500.00	\$ 2,500.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
2" Water Service				
	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			\$	4,100.00

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
\$35,128.80

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

8/1/24 to U-Haul Co. of Florida
Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
U-Haul at SR 16 and CR 16A

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 12th day of December, 2024.

WITNESS:

Raniqua Flowers
Witness Signature

Raniqua Flowers
Print Witness Name

CONTRACTOR:

Jeffrey Blackall
Lienor's Signature

JEFFREY BLACKALL
Print Lienor's Name

STATE OF FL

COUNTY OF CLAY

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12th day of December, 2024, by Jeffrey Blackall as Manager for Blackall Underground Construction, LLC.

Natasha Crippen
Notary Public

My Commission Expires: 5/3/27

Personally Known or Produced Identification
Type of Identification Produced



NATASHA CRIPPEN
Notary Public
State of Florida
Comm# HH394363
Expires 5/3/2027

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

Project Name: U-Haul @ CR-16A & SR

Contractor: Blackall Underground Con

Developer: Abrams Construction

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
10" DR-9 HDPE Pipe	LF	40	\$ 285.72	\$ 11,428.80
8" DR-25 C-900	LF	30	\$ 105.00	\$ 3,150.00
2" Polyethine	LF	10	\$ 45.00	\$ 450.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
8" Tapping Valve	Ea	1	\$ 4,000.00	\$ 4,000.00
8" Gate Valve	Ea	2	\$ 3,500.00	\$ 7,000.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
2" Water Service	Ea	1	\$ 5,000.00	\$ 5,000.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			Total Water System Cost	\$ 31,028.80

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

Project Name: U-Haul @ SR-16A

Contractor: Blackall Underground Const

Developer: Abrams Construction

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
2" Polyethine	LF	20	\$ 80.00	\$ 1,600.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
2" Tapping Valve	Ea	1	\$ 2,500.00	\$ 2,500.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
2" Water Service				
	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	\$ 4,100.00

Exhibit "C" to the Resolution
ST. JOHNS COUNTY UTILITY DEPARTMENT

Date: 8/1/24 **3E – CLOSEOUT - WARRANTY**

Project Title: U-Haul

FROM: Blackall Underground Construction

Contractor's Name

Address: 2936 Tuscarora Trail

Middleburg FL 32068

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:

Jeffrey Blackall

Print Contractor's Name



Contractor's Signature

STATE OF FL

COUNTY OF CLAY

The foregoing instrument was acknowledged before me by means of X physical presence or _____ on-line notarization, this 12th day of December, 2024, by

Jeffrey Blackall as Manager for

Blackall Underground Construction, LLC



Notary Public
My Commission Expires: 5/3/27

Personally Known or Produced Identification
Type of Identification Produced



NATASHA CRIPPEN
Notary Public
State of Florida
Comm# HH394363
Expires 5/3/2027



Exhibit "D" 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: October 28, 2024
SUBJECT: U-Haul SR 16 & CR 16A (ASBULT 2024000075)

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 U-Haul SR 16 & CR 16A.

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 Area



2024 Aerial Imagery
Date: 11/8/2024

U-Haul
SR 16 & CR 16A

Bill of Sale, Final Release
of Lien and Warranty



Land Management
Systems
(904) 209-0798

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.



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Detail by Entity Name

Florida Limited Liability Company
BLACKALL UNDERGROUND CONSTRUCTION LLC

Filing Information

Document Number L22000196986
FEI/EIN Number 88-2103805
Date Filed 04/25/2022
State FL
Status ACTIVE

Principal Address

2936 TUSCARORA TRAIL
MIDDLEBURG, FL 32068

Mailing Address

2936 TUSCARORA TRAIL
MIDDLEBURG, FL 32068

Registered Agent Name & Address

BLACKALL, JEFFREY
2936 TUSCARORA TRAIL
MIDDLEBURG, FL 32068

Authorized Person(s) Detail

Name & Address

Title AMBR

BLACKALL, JEFFREY
2936 TUSCARORA TRAIL
MIDDLEBURG, FL 32068

Annual Reports

Report Year	Filed Date
2023	01/19/2023
2024	05/02/2024

Document Images

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[04/25/2022 -- Florida Limited Liability](#)

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Detail by Entity Name

Florida Profit Corporation
U-HAUL CO. OF FLORIDA

Filing Information

Document Number	361143
FEI/EIN Number	59-1286753
Date Filed	03/16/1970
State	FL
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	05/16/1994
Event Effective Date	NONE

Principal Address

2311 ANGEL OLIVA SENIOR ST.
C/O U-HAUL INTERNATIONAL
TAMPA, FL 33605

Changed: 04/13/2018

Mailing Address

2721 N CENTRAL AVE
PHOENIX, AZ 85004

Changed: 04/04/2016

Registered Agent Name & Address

CT CORPORATION SYSTEM
1200 S. PINE ISLAND ROAD
PLANTATION, FL 33324

Name Changed: 06/15/1992

Address Changed: 06/15/1992

Officer/Director Detail

Name & Address

Title S

Fisher-Haydis, E. Martin
2721 N Central Avenue
Phoenix, AZ 85004

Title PD

MAGYAR, ROBERT S
2311 Angel Olivia Senior St.
TAMPA, FL 33605

Title Director

Martinez, Mario L
c/o 2311 Angel Oliva Senior Street
Tampa, FL 33605

Title VP

Burns, Thomas S
7803 N. Hwy 441
Orlando, FL 32810

Title VP

Conner, Calvin G
4703 Babcock St NE
Palm Bay, FL 32905

Title VP

Bean, Davina
790 SW 12th
Pompano Beach, AZ 33069

Title VP

Thompson, John Dave
16901 N. Cleveland Ave
North Fort Myers, FL 33903

Title VP

Wise, Michael I
30750 US Hwy 19 N.
Palm Harbor, FL 34684

Title VP

Rome, Brady
5555 S. Pine Ave
Unit 10-02
Ocala, FL 34480

Title Director

D'Abarno, Francesco
c/o 2311 Angel Oliva Senior Street
Tampa, FL 33605

Title Treasurer

Berg, Jason A
2727 N Central Avenue
Phoenix, AZ 85004

Title VP

Camino, Miguel A
16350 Granville Ave
Clermont, FL 34711

Title Assistant Treasurer

Harte, Kevin J
5555 Kietzke Lane #100
Reno, NV 89511

Title VP

Casey, Thomas R.
2727 N. Central Avenue
Phoenix, AZ 85004

Title VP

Alvarez, Orismel
5341 NW 7th Ave
Miami, FL 33127

Title Asst. Secretary

Chadwick, Wesley
2721 N Central Avenue
Phoenix, AZ 85004

Title Director

Hatcher, Edward K
c/o 2311 ANGEL OLIVA SENIOR ST.
TAMPA, FL 33605

Title VP

Rhoda, Gina
5481 Normandy Blvd
Jacksonville, FL 32205

Title VP

Carvara, Shawn D
3500 S Orange Ave
Orlando, FL 32806

Title VP

Kliskus, Candice L
377 W Brandon Blvd
Brandon, FL 33511

Title Assistant Treasurer

Bridgeman, Tobias C
5555 Kietzke Ln # 100
Reno, NV 89511

Title VP

Rome, Chadwick S
970 Sprighill Avenue
Mobile, AL 36604

Annual Reports

Report Year	Filed Date
2024	04/19/2024
2024	05/29/2024
2024	05/31/2024

Document Images

05/31/2024 -- AMENDED ANNUAL REPORT	View image in PDF format
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