

RESOLUTION R-18-088

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA, DECLARING CERTAIN COUNTY REAL
PROPERTY AS SURPLUS AND AUTHORIZING THE SALE OF SUCH
PROPERTY.**

WHEREAS, Manatee County (the "County"), a political subdivision of the State of Florida, holds title and possession to certain real property, acquired by a Tax Deed, recorded in Official Record Book 1675, Page 4615 of the Public Records of Manatee County Florida; and

WHEREAS, said property is hereby located at 5401 3rd Avenue East, Bradenton, Florida, 34205, further described in Exhibit "A"; and

WHEREAS, the above reference property is not needed for County purposes; and

WHEREAS, Section 125.35, Florida Statutes authorizes counties to sell any real property belonging to the County whenever the Board determines that it is in the best interest of the County to do so, to the adjacent property owner by a private sale, or by the highest and best bidder for the particular use the Board deems to be the highest and best; and

WHEREAS, said property is estimated to have an assessed land value of \$15,225.00 pursuant to the value determined by the Property Appraiser.

NOW THEREFORE, be it resolved by the Board of County Commissioners of Manatee County, Florida that:

1. The aforementioned described property is not needed for a public purpose and that the County hereby declares said property described in Exhibit "A" as surplus.
2. That the Board determines it to be in the best interest of the County to sell the property described in Exhibit "A" to the highest and best bidder or to the adjacent property owner.
3. Public sale of said property will be in accordance with Florida Statute 125.35 and that a notice of the County's intended action will be sent to the adjacent property owners via certified mail.
4. That the Property Management Department is authorized to prepare a Public Bid Document and Contract for Purchase and Sale for the property described in Exhibit "A", and to submit the same to public bid or offer the property to the adjacent property owners, as appropriate under Section 125.35, Florida Statutes.
5. Conveyance of said property will be by a Deed executed by the Chairman of the Board of County Commissioners.

ADOPTED with a quorum present and voting this 12th day of June, 2018.



**BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA**

BY: *Timothy J. ...*
Chairperson

ATTEST: ANGELINA COLONNESCO
CLERK OF THE CIRCUIT COURT

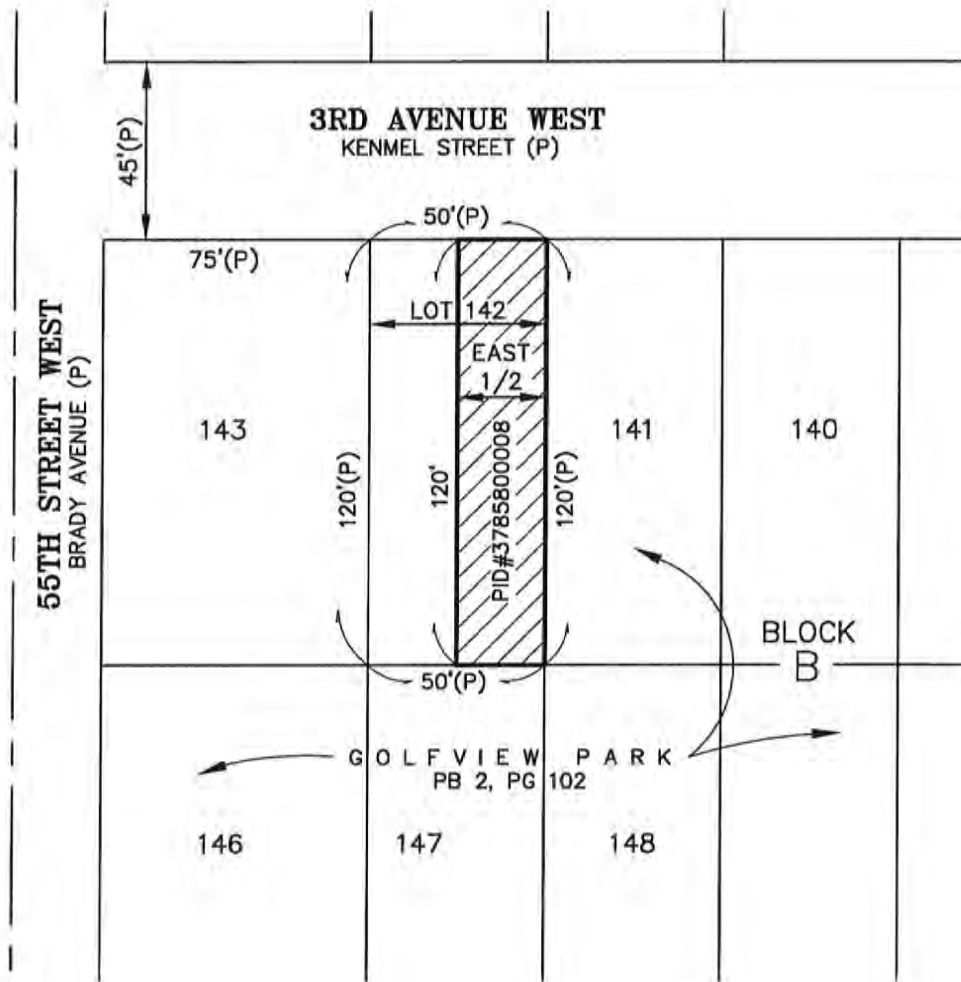
By: *Urbani Jessmer*
Deputy Clerk

Exhibit "A"

Sketch of Description

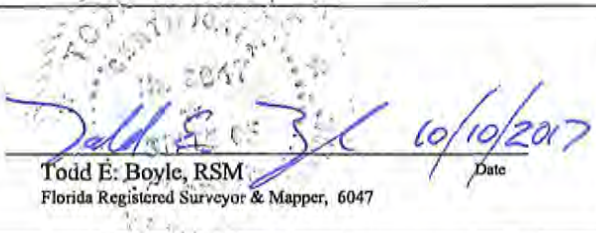
(NOT A SURVEY)

DESCRIPTION: East 1/2 of Lot 142, in GOLF VIEW PARK, Plat Book 2, Page 102 of the Public Records of Manatee County, Florida.



- NOTES:
1. This Description and Sketch does not certify or warranty: title, zoning, easements, or freedom of encumbrances.
 2. Subject to easements, dedications and restrictions of record not provided to the surveyor and mapper.
 3. Not valid without the signature and original raised seal of a Florida licensed surveyor & mapper. This is not a survey.




Todd E. Boyle, RSM
 Florida Registered Surveyor & Mapper, 6047
 Date

ORB = OFFICIAL RECORDS BOOK
 # = NUMBER
 (P) = PLAT
 (PB) = PLAT BOOK
 PID = PARCEL IDENTIFICATION NUMBER
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 POT = POINT OF TERMINUS
 PRC = POINT OF REVERSE CURVATURE
 PG = PAGE
 R/W = RIGHT-OF-WAY
 SF = SQUARE FEET
 ± = MORE OR LESS

Drawing Path:
 S:\SURVEY\2017\09_Sept
 2017\20170901\Sketch
 and Descriptions\Lot 142,
 GOLF VIEW PARK
 Sheet: 1 of 1
 Section 29, Township 34
 South, Range 17 East
 Drawing Date: Oct. 10, 2017

POTENTIAL SURPLUS PROPERTY INTERNAL DEPARTMENTAL REVIEW LIST

ADDRESS OF PARCEL: 5401 3rd Avenue West

NAME	DEPARTMENT	N/A	NO OBJECTIONS	COMMENTS
Ron Schulhofer • Sia Mollanazar • Chad Butzow • Clarke Davis • Danny Smith	PW Director		X	8.23.2016 2.6.2018
Aaron Burkett • Vishal Kakkad • Sage Kamiya	Traffic Operations		X	8.25.2016
Mukunda Gopalakrishna • Jerry Traverso	Public Works		X	8.30.2016
Tom Gerstenberger	Public Works	X		Within COB
Charlie Hunsicker	Parks and Rec	X		Within COB
Cheri Coryea • Denise Thomas	Neighborhood Svc Housing/Comm Dev		X	5.16.18
Cheryl King • Paul Haas	Utilities Engineering		X	8.25.2016
Mike Gore • Rob Shankle • Robert Crowton	Utilities		X	8.15.2016
Jeff Goodwin	Wastewater		X	2.2.18 – COB utilities
Mark Simpson	Water		X	2.2.18 – COB utilities
Mike Elswick	Resource Mgmt	X		Within COB
Rob Brown	Environ Protection	X		Within COB
Sharon Tarman	Emergency Mgmt		X	2.2.18
Jeffrey Bowman	Code Enforcement		X	9.8.2016
Todd Boyle	Property Mgmt		X	8.14.2016
John Barnott • CJ Dupre • Cindi Blake • Nicole Knapp • Fred Goodrich • Rob Wenzel • Miles Gentry	BADS BADS Building BADS BADS BADS BADS		X	2.5.17 - Response by Robert Wenzel for the Department
School District of Manatee County by Michael Pendley			X	

POTENTIAL SURPLUS PROPERTY INTERNAL DEPARTMENTAL REVIEW LIST

ADDRESS OF PARCEL: 5401 3rd Avenue West

12-18-088

NAME	DEPARTMENT	DUE DATE	NO OBJECTIONS	COMMENTS
Ron Schulhofer • Sia Mollanazar • Chad Butzow • Clarke Davis • Danny Smith	PW Director		✓	Updated 1/19/2017
Aaron Burkett • Vishal Kakkad • Sage Kamiya	Traffic Operations	9/2/16	✓	Email Reply, no form
Mukunda Gopalakrishna • Jerry Traverso	Public Works	9/13/16	✓	Form ATT
Tom Gerstenberger	Public Works		✓	update 1/19/2017
Charlie Hunsicker	Parks and Rec	N/A		
Cheri Coryea • Denise Thomas	Neighborhood Svc Housing/Comm Dev	9/8/16	✓	Form ATT
Cheryl King • Paul Haas	Utilities Engineering	9/12/16	✓	Form ATT
Mike Gore • Rob Shankle • Robert Crowton	Utilities FOR THE DEPT.	9/6/16	✓	Form ATT (attached)
Jeff Goodwin	Wastewater		✓	
Mark Simpson	Water		✓	8.22
Mike Elswick	Resource Mgmt		✓	8.24.17
Rob Brown	Environ Protection	N/A	✓	8.24.17
Sharon Tarman • Jake Saur	Emergency Mgmt	9/13/16	✓	Form ATT
Jeffrey Bowman	Code Enforcement	9/19/16	✓	Email Reply, no form
Todd Boyle	Property Mgmt	9/2/16	✓	Email Reply, no form
John Barnott • CJ Dupre • Cindi Blake • Nicole Knapp • Fred Goodrich • Rob Wenzel	BADS - DIRECTOR BADS Building → PERMITTING BADS PLANNING BADS " " BADS " "	9/7/16	✓	Email Reply, NO FORM

CHARLIE HUNSICKER - PARKS AND REC

MIKE ELSWICK - NATURAL RESOURCES - DIV MGR

ROB BROWN - ENV. PROTECTION - DIV MGR

APPROVED in Open Session
06/12/2018
Manatee County Board of County
Commissioners

Manatee County Government Administrative Center
Commission Chambers, First Floor
9:00 a.m. - June 12, 2018

June 12, 2018 - Regular Meeting
Agenda Item #39

Subject

Declare 5401 Third Avenue East, Bradenton, Florida, as Surplus Property and Authorize its Sale

Briefings

None

Contact and/or Presenter Information

Joy Leggett-Murphy, Property Acquisition Division Manager, Property Management Department, Extension 3439

Matthew S. Farmer, Real Property Specialist, Property Acquisition Division, Property Management Department, Extension 3993

Action Requested

- ADOPT Resolution R-18-088.

Enabling/Regulating Authority

Section 125.35, Florida Statutes, County Government authorized to sell real and personal property and to lease property.

Background Discussion

- The property was acquired due to delinquent taxes via Tax Deed dated April 12, 2001, in Official Record Book 1675, page 4615.
- A jurisdictional review of the property was completed and no objections were received.
- The 2017 tax assessed value is \$15,225.00.
- Due to the small size of the property, the property was deemed not acceptable for Affordable Housing.
- Upon adopting R-18-088, said parcel will be designated as surplus, advertised, and sold to the highest bidder in accordance with the Surplus Property Ordinance 14-26 and Florida Statutes 125.35.

County Attorney Review

Not Reviewed (No apparent legal issues)

Explanation of Other

Reviewing Attorney

N/A

Manatee County Government Administrative Center
Commission Chambers, First Floor
9:00 a.m. - June 12, 2018

Instructions to Board Records

Documents sent by interoffice mail 6/13/2018

Please return a copy of the adopted resolution to Matthew S. Farmer, 1112 Manatee Avenue, Suite 800,
Bradenton, Florida.

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

Attachment: [Resolution R-18-088.pdf](#)

Attachment: [Jurisdictional Review - R-18-088.pdf](#)

Attachment: [Location Map - R-18-088.pdf](#)

RESOLUTION R-18-088

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5. Conveyance of said property will be by a Deed executed by the Chairman of the Board of County Commissioners.

ADOPTED with a quorum present and voting this ____ day of _____, 2018.

**BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA**

BY: _____
Chairperson

ATTEST: ANGELINA COLONNESCO
CLERK OF THE CIRCUIT COURT

By: _____
Deputy Clerk



Property Management
Property Acquisition Division
1112 Manatee Avenue West
Bradenton, FL 34205
Phone: (941) 749-3017
www.mymanatee.org

To: All Manatee County Departments

From: Charlie Bishop, Director, Property Management *CHB*

Date: **August 18, 2016**

Subject: **5401 3rd Avenue West** – Potential Surplus Property

For matters of importance within the jurisdiction of the Property Management Department, a written assessment of the proposed sale of potential surplus property acquired by a **Tax Deed** is requested. (A reply form is included for your convenience). Please provide any information that you feel is important and should be considered during the processing of the subject property as surplus.

<http://www.mymanatee.org/home/government/departments/property-management/potential-surplus-properties.html> will provide you with an aerial view of the subject property.

It is important that your response is returned to Larry Decker, Real Property Specialist, no later than **September 9, 2016**. If you are unable to respond by the specified date, please notify Larry by email at larry.decker@mymanatee.org or by calling him at (941) 748-4501, extension 6287.

Receiving your review in a timely manner will ensure the Property Management Department is properly represented when the Resolution is presented to the Board of County Commissioners for their action and consideration. Your prompt reply and consideration during this review process are appreciated.

CB/ld/bjc

Attachments:

- Tax Deed
- Aerial
- Property Appraiser's Information Sheets



JURISDICTIONAL REVIEW RESPONSE FOR SURPLUS PROPERTY
Please comment below

Manatee County owns property at: **5401 3rd Avenue West, Bradenton, FL 34205**

This property is being considered to declare as Surplus. Please check your response below and include your comments accordingly.

I HAVE NO OBJECTION to the subject property being declared as Surplus.

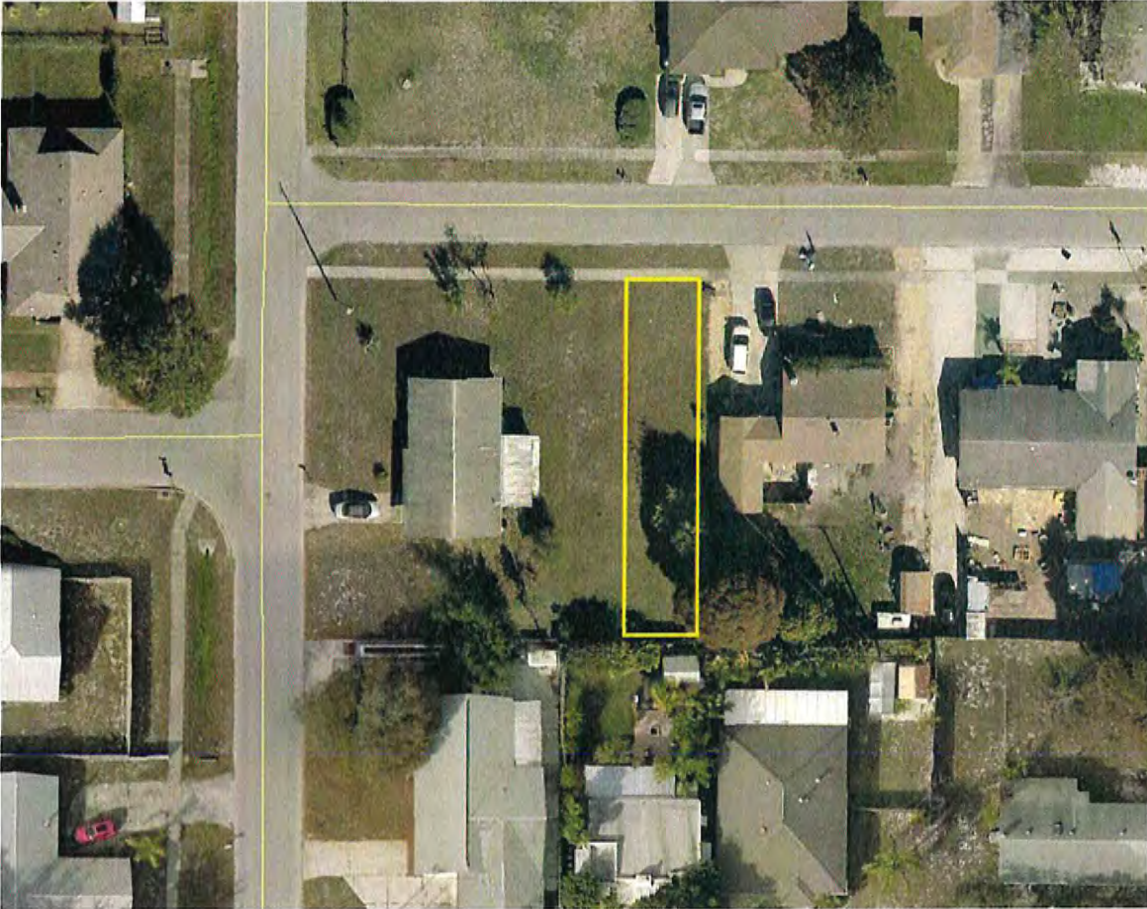
I have no objections, though the following consideration(s) may apply to this request:

I object to this request for the following reason(s):

Date Reviewed:
Reviewers Name:
Department:
Division:
Phone/Extension
Email:

Please return completed form to:
**Property Management Department
Property Acquisition Division
Attention: larry.decker@mymanatee.org
(941) 748-4501 X 6287**

Manatee County GIS Map



PARCEL ID	3785800008	EVAC ZONE	NONE
PRIMARY ADDR	5401 3RD AVE W	SPECIAL AREAS	NONE
CITYNAME	BRADENTON	SCHOOL SV AREA	SSA-4
ZIP	34209	FRONTAGE	25
PLC	SCT	OWN ADDR	PO BOX 1000
OWNER	COUNTY OF MANATEE	OWN CITY	BRADENTON
COMMISSIONER	John Chappie	OWN ST	FL
SUBDIVISION	GOLF VIEW PARK PB2/102	OWN ZIP	34206
LOT BLOCK	142 B	PARENT PIN	3785800008
ACRES	.0689	sourceLayer	ParcelID
LUC	8086		
LUC DESCR	Govt Owned Vacant County (1555)		
ZONING	RSF-4.5		
FUTURE LANDUSE	RES-6		
SECTION INDEX	S29 T34 R17		
FLOOD_ZONE	X		
FLOODWAY	N		
FLOOD MAP	0301E		
IMPACT FEE DIST	A - SW		
HISTORIC	URBAN-A		
OVERLAYS	NONE		
WATERSHED	NONE		
FIRE DISTRICT	WEST MANATEE		

Public Works Surplus Property Review

Surplus Property Review Request Summary

updated Jan 19, 2017

Legend

Color coding reflects Public Works consensus opinion (PW Comments) as follows:

OK	ok to surplus
Conditional	conditionally ok to surplus: need to keep portion for easement or right of way
Keep	do not surplus: typically part of active CIP or expected short range CIP
Not Reviewed	consensus opinion not established

Location	PID	Recv'd	PM Staff	Individual Division Comments			PW Comments
				Traffic Design	Trans Planning	Utilities	
5401 3rd Ave W	3785800008	9/2/2016	Decker	NA	no obj	no obj	No objection
2910 9th St W		9/8/2016	Carter		tfares: keep 30th Ave W and 9th St W frontages sufficient to comprise half-widths of 42 feet		Maybe keep to make half width on 30th and 9th
3521 222nd St E		9/13/2016	Cristello		no obj		No objection
Erie Rd	465600109	9/13/2016	Cristello		keep all for tfares (Erie and FtHamer)		Future 121st Parrish Rd bypass
111 63rd Ave E		10/10/2016	Meador		no obj; division memo sent 1/6/17		No objection

Matthew Farmer

From: Jeffrey Bowman
Sent: Friday, May 18, 2018 7:51 AM
To: Matthew Farmer
Subject: RE: 5401 3rd Ave West

Matt,

Code Enforcement has no objection.

From: Matthew Farmer
Sent: Wednesday, May 16, 2018 3:03 PM
To: Jeffrey Bowman <Jeffrey.Bowman@mymanatee.org>
Subject: FW: 5401 3rd Ave West

Jeff,
I have a file that said you approved this to be surplus back on 9.19.2016, but with no documentation. Could you take a quick look at this and shoot me an email saying you have no objections to surplus.

Thanks, trying to clean some of this stuff up.

Matthew S. Farmer
Real Property Specialist, Property Acquisition Division
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205
941.748.4501 Ext. 3993
matthew.farmer@mymanatee.org





<u>JURISDICTIONAL REVIEW RESPONSE FOR SURPLUS PROPERTY</u> <small>Please comment below</small>
--

Manatee County owns property at: **5401 3rd Avenue West, Bradenton, FL 34205**
 This property is being considered to declare as Surplus. Please check your response below and include your comments accordingly.

<input checked="" type="checkbox"/>	I HAVE NO OBJECTION to the subject property being declared as Surplus.
-------------------------------------	---

I have no objections, though the following consideration(s) may apply to this request:

I object to this request for the following reason(s):

Date Reviewed:	9/13/2016
Reviewers Name:	Gerardo Traverso, P.E., PMP
Department:	Public Works
Division:	Traffic Design
Phone/Extension:	941-749-3500, Ext. 7859
Email:	Gerardo.traverso@mymanatee.org

Please return completed form to:
 Property Management Department
 Property Acquisition Division
 Attention: larry.decker@mymanatee.org
 (941) 748-4501 X 6287



JURISDICTIONAL REVIEW RESPONSE FOR SURPLUS PROPERTY

Please comment below

Manatee County owns property at: 5401 3rd Avenue West, Bradenton, FL 34205

This property is being considered to declare as Surplus. Please check your response below and include your comments accordingly.

<input checked="" type="checkbox"/>	I HAVE NO OBJECTION to the subject property being declared as Surplus.
-------------------------------------	--

I have no objections, though the following consideration(s) may apply to this request:

I object to this request for the following reason(s):

Date Reviewed: 9/8/16
Reviewers Name: DENISE THOMAS
Department: Neighborhood Services Dept
Division: Community Development
Phone/Extension (941) 749-3029/ex2.3474
Email: denise.thomas@mymanatee.org

Please return completed form to:
Property Management Department
Property Acquisition Division
Attention: larry.decker@mymanatee.org
(941) 748-4501 X 6287



<u>JURISDICTIONAL REVIEW RESPONSE FOR SURPLUS PROPERTY</u> <small>Please comment below</small>
--

Manatee County owns property at: **5401 3rd Avenue West, Bradenton, FL 34205**
 This property is being considered to declare as Surplus. Please check your response below and include your comments accordingly.

X	I HAVE NO OBJECTION to the subject property being declared as Surplus.
---	--

I have no objections, though the following consideration(s) may apply to this request:

I object to this request for the following reason(s):

Date Reviewed: 9/12/16
Reviewers Name: Paul Haas
Department: Public Works
Division: Utilities Engineering
Phone/Extension 941-708-7450 x 7656
Email: paul.haas@mymanatee.org

Please return completed form to:
 Property Management Department
 Property Acquisition Division
 Attention: larry.decker@mymanatee.org
 (941) 748-4501 X 6287



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JURISDICTIONAL REVIEW RESPONSE FOR SURPLUS PROPERTY

Manatee County owns property at: **5401 3rd Ave West** This property is being considered to declare as Surplus. Please indicate your response below and include your comments, if any, accordingly.

X	I HAVE NO OBJECTION to the subject property being declared as Surplus.
----------	---

I have no objections, though the following consideration(s) may apply to this request:

I object to this request for the following reason(s):

Date Reviewed: 09/6/16
Reviewers Name: Robert Crowton / Larry Cook
Department: Utilities - Water / Sewer / Forcemain / Lift station and Reclaim

Please return completed form to:
Property Management Department
Property Acquisition Division
 Attention: larry.decker@mymanatee.org
 (941) 748.4501 Ext. 6287



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I HAVE NO OBJECTION to the subject property being declared as Surplus.

I have no objections, though the following consideration(s) may apply to this request:

I object to this request for the following reason(s):

Date Reviewed: September 13, 2016
Reviewers Name: Sharon Tarman <i>ST</i>
Department: Public Safety Department
Division: Emergency Management
Phone/Extension: 941-749-3500 x 1673
Email: Sharon.Tarman@mymanatee.org

Please return completed form to:
Property Management Department
Property Acquisition Division
Attention: larry.decker@mymanatee.org
(941) 748-4501 X 6287

Matthew Farmer

From: Todd Boyle
Sent: Thursday, May 17, 2018 8:41 AM
To: Matthew Farmer
Subject: RE: 5401 3rd Ave West

Matthew,

For matters of survey I have no objection to the property being surplus.

Did we provide you with a Sketch of Description?

Todd E. Boyle - RSM

Survey Division Manager

Property Management Department

1112 Manatee Ave. W. Administration Building Suite 801, Bradenton, FL 34205

Office : 941-749-3024 Ext 3024 - Fax : 941-749-3022 - Cell : 941-782-7714

[Survey Division's
Web Page](#)
Click Here

[How can we help?](#)
User Survey



From: Matthew Farmer
Sent: Wednesday, May 16, 2018 3:01 PM
To: Todd Boyle <todd.boyle@mymanatee.org>
Subject: 5401 3rd Ave West

Todd,
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Matthew S. Farmer

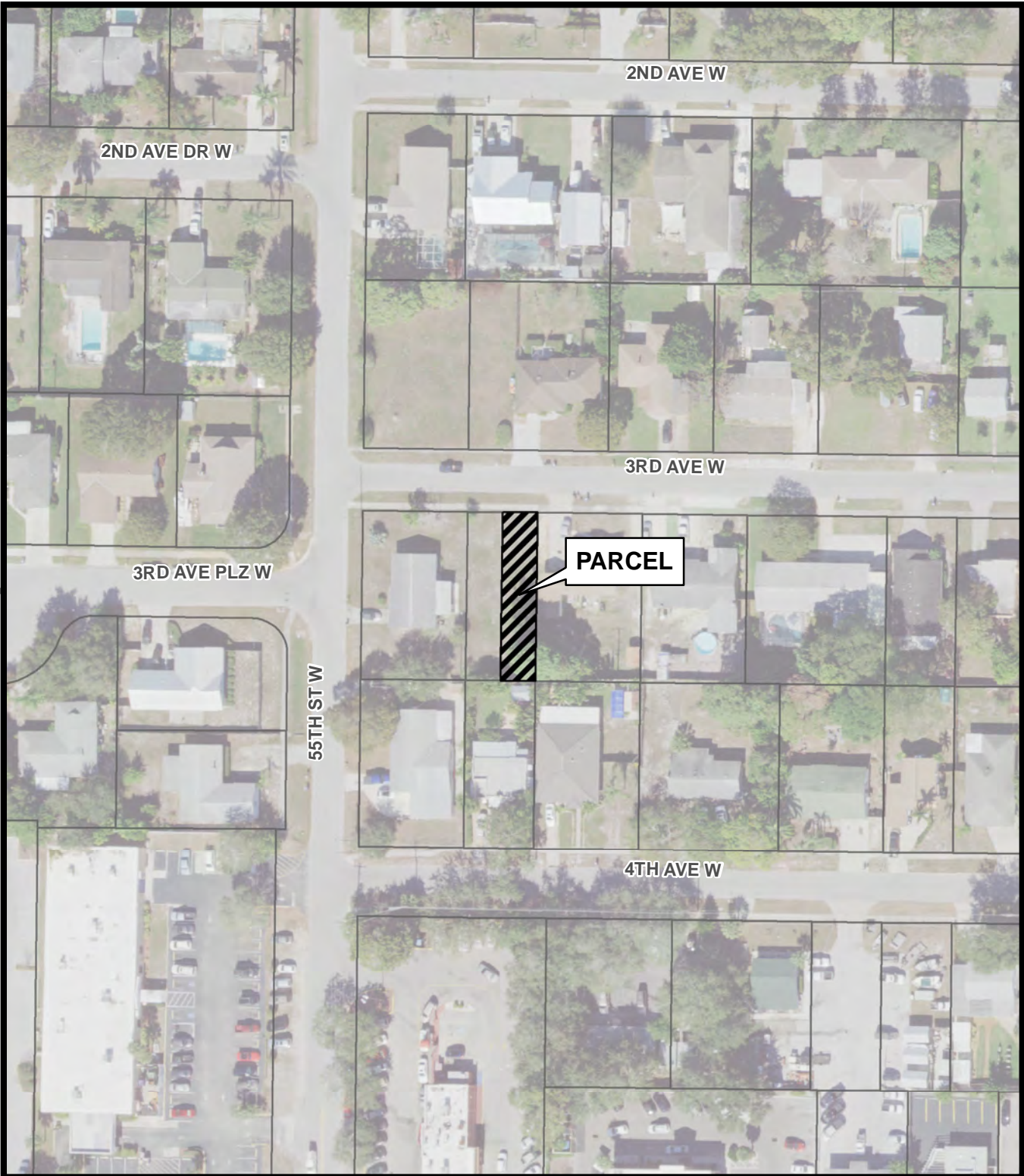
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PID 3785800008

**5401 3RD AVENUE WEST
BRADENTON 34209**

DISTRICT 3 - STEPHEN R. JONSSON

