

RESOLUTION R-21-165

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, VACATING A PORTION OF A PLAT SUBDIVIDING LAND PURSUANT TO SECTION 177.101, FLORIDA STATUTES, AND THE LAND DEVELOPMENT CODE, MANATEE COUNTY, FLORIDA.

WHEREAS, an application has been made by Alicia Artz (Applicant) to vacate a portion of the Palma Sola Woods subdivision plat, as recorded in Plat Book 20, Page 133, of the Official Records of Manatee County, Florida, located in Section 31, Township 34 South, Range 17 East, and more particularly described in Exhibit A, attached hereto and incorporated herein by this reference. This site is located in Commission District Three; and

WHEREAS, Section 177.101, Florida Statutes, authorizes the vacating and annulment and abandonment of plats subdividing land and any right of Manatee County (County) and of the public in and to any land or interest therein, by the Board of County Commissioners of Manatee County, Florida (Board); and

WHEREAS, the Applicant owns the fee simple title to the entire portion of the plat sought to be vacated; and

WHEREAS, this vacation will not affect the ownership or right of convenient access of persons owning other properties in this area; and

WHEREAS, the Applicant has complied with all applicable notice requirements pursuant to Section 177.101, Florida Statutes, and the County's Land Development Code (the Code); and

WHEREAS, the Applicant has attached to the application all required proof of publication and certificates showing all state and county taxes have been paid; and

WHEREAS, the application has been reviewed by the Building & Development Services Department Director who has found it to be complete and sufficient for presentation to the Board; and

WHEREAS, pursuant to the Code, staff has prepared a written recommendation to the Board; and

WHEREAS, a resolution declaring a public hearing on said application was duly adopted by the Board and the notice of said public hearing was duly published in a newspaper of general circulation in Manatee County, Florida, in accordance with Section 177.101, Florida Statutes, and the Code; and

WHEREAS, a public hearing was held on November 16th, 2021, to consider the application

to vacate a portion of this plat and the Board was fully advised and informed in the premises; and

WHEREAS, the Board has determined that vacating a portion of this plat would not be in derogation of the public rights or needs of the County; and

WHEREAS, following analysis of the application, approval of said vacation is determined to be consistent with the Code and the County's Comprehensive Plan; and

WHEREAS, vacation or abandonment of this portion of this plat is in the best interests of the public.

NOW THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of Manatee County, Florida, that:

1. Upon request of the Applicant, the Board vacates the portion of the plat described in Exhibit A.
2. This resolution serves only that purpose expressly state in Paragraph 1, above. This resolution is not a development order and does not operate to amend any development orders applicable to the subject property to be vacated. Nothing herein shall be construed or interpreted as a representation of the rights or interests accruing to or existing in the Applicant or any third party to the land described in Exhibit A.
3. This resolution shall take effect upon recording in the Public Records of Manatee County, Florida.

DULY ADOPTED with a quorum present and voting this 16th day of November, 2021.



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

By: _____

Chairperson

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: _____

Deputy Clerk

SKETCH OF DESCRIPTION

TO VACATE A PORTION OF A DRAINAGE EASEMENT
ON LOT 9 PALMA SOLA WOODS
AS SHOWN HEREON

THAT CERTAIN PARCEL OF LAND SHOWN HEREON
LYING AND BEING IN
SECTION 31, TOWNSHIP 34 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

Exhibit A

NOTES

- 1. THIS SKETCH DOES NOT CERTIFY OR WARRANTY: TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
- 2. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR EASEMENTS THAT ARE NOT RECORDED ON SAID PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 3. THIS IS A SKETCH OF DESCRIPTION, NOT A BOUNDARY SURVEY OR OR TO BE USED AS SUCH.

LEGAL DESCRIPTION

A PORTION OF A DRAINAGE EASEMENT FOR CEDAR HAMMOCK DRAIN LYING WITHIN LOT 9, PALMA SOLA WOODS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGES 133 AND 134, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

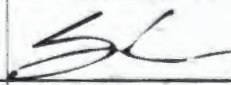
COMMENCEMENT AT THE SOUTHWEST CORNER OF LOT 9 OF SAID PALMA SOLA WOODS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGES 133 AND 134, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N.00°01'37"E., ALONG THE WEST LINE OF SAID LOT 9, A DISTANCE OF 23.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE N.58°25'07"E., ALONG THE NORTHWESTERLY LINE OF SAID LOT 9, A DISTANCE OF 67.68 FEET; THENCE S.61°58'31"E., A DISTANCE OF 11.59 FEET TO A POINT, SAID POINT BEING OF THE NORTHERLY TOP OF BANK OF AN EXISTING DRAINAGE CANAL AND THE EASTERLY SIDE OF A DRAINAGE EASEMENT AS SHOWN ON SAID PLAT FOR A POINT OF BEGINNING; THENCE CONTINUE S.61°58'31"E., ALONG SAID NORTHERLY LINE A DISTANCE OF 113.12 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, WHOSE RADIUS BEARS S.05°46'50"W.; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 111.31 FEET, (DELTA = 06°22'39", CHORD BEARING S.81°02'20"E., CHORD = 111.25 FEET) TO A POINT ON THE WESTERLY SIDE OF A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT AS PER SAID PLAT; THENCE S.06°22'38", ALONG SAID WESTERLY LINE, A DISTANCE OF 23.90 FEET TO A POINT ON THE NORTHERLY LINE OF A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT AS PER SAID PLAT; THENCE S.89°46'05"W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 40.45 FEET TO A POINT ON THE AFOREMENTIONED NORTHERLY TOP OF BANK OF AN EXISTING CANAL; THENCE N.81°59'33"W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 127.78 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EASTERLY SIDE OF THE AFORESAID DRAINAGE EASEMENT; THENCE N.58°25'07"E., ALONG SAID EASTERLY EXTENSION OF SAID DRAINAGE EASEMENT, A DISTANCE OF 56.53 FEET TO THE POINT OF BEGINNING.

LESS ALL 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENTS WHICH LIES INSIDE PORTION OF SAID DRAINAGE EASEMENT FOR CEDAR HAMMOCK DRAIN, AS SHOWN ON AFOREMENTIONED PLAT OF PALMA SOLA WOODS. CONTAINING 4614.6± SQUARE FEET MORE OR LESS.

CERTIFICATION

I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051- 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

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BY: 
SCOTT CRIDER, PSM #5671

SKETCH DATE : 10-08-20
20_M39906

SHEET 1 OF 2
NOT VALID WITHOUT SHEET 2 OF 2

F. C. SURVEYING PLLC d/b/a
Florida Coast Surveying
PROFESSIONAL SURVEYOR'S, & MAPPER'S
CERTIFICATE NO. LB-0006938
P. O. BOX 20365
BRADENTON, FLORIDA 34204
941-744-9295 FAX 941-748-6751
CINDYCRIDER@FLORIDACOASTSURVEYING.COM

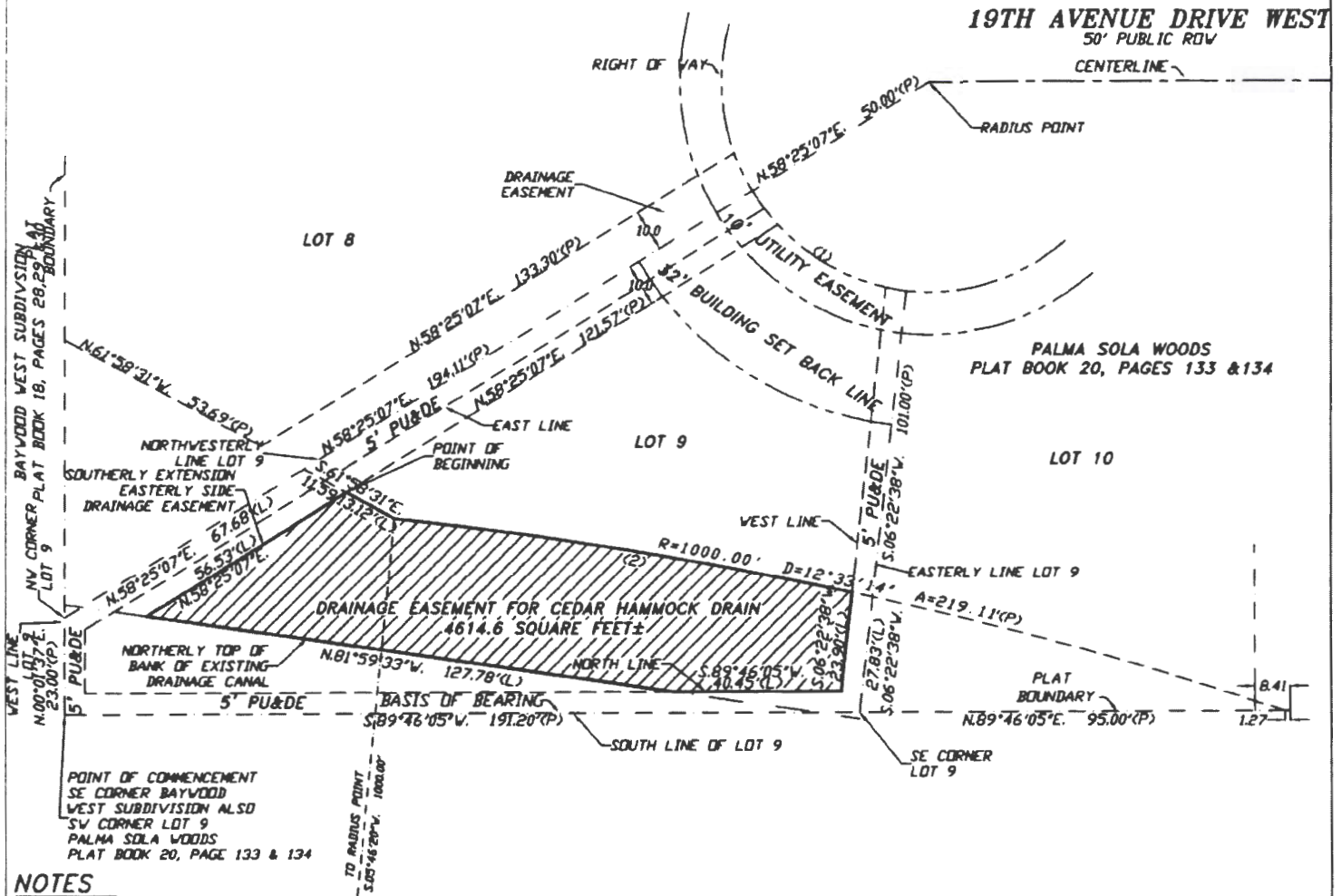
**SKETCH OF DESCRIPTION
TO VACATE A PORTION OF A DRAINAGE EASEMENT
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SCALE 1" = 40'

Curve number 1(P)
Radius= 50.00
Delta= 52°02'49"
Arc= 45.42
Tangent= 24.41
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Chord Brg. N57°36'07"W.

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APPROVED in Open Session
11/16/2021
Manatee County Board of County
Commissioners



Board of County Commissioners November 16, 2021 - Regular Meeting

SUBJECT

ADOPTION OF RESOLUTION R-21-165, A RESOLUTION VACATING A PORTION OF A PLATTED DRAINAGE EASEMENT LOCATED AT 7607 19TH AVENUE DRIVE WEST, BRADENTON, FL 34209, IN DISTRICT 3

Category

ADVERTISED PUBLIC HEARINGS (Presentations Upon Request)

Briefings

Briefing Provided Upon Request

Contact and/or Presenter Information

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

Caitlyn DeLoach, Real Property Specialist, Property Acquisition Division, Property Management Department, Extension 3403

Action Requested

- ADOPT Resolution R-21-165

Enabling/Regulating Authority

- Section 177.101, Florida Statutes;
- Sections 312 and 331 of the Manatee County Land Development Code (LDC)

Background Discussion

- This Vacation is located in District 3.
- The applicant, Alicia Artz, is requesting a vacation of a portion of a drainage easement located on Lot 9 of the Palma Sola Woods Subdivision.
- A jurisdictional review was conducted with County Departments and private reviewing entities.
- Spectrum initially objected to the vacation because they had facilities within the vacation area. After further review and discussion between Spectrum and the homeowner, the two parties agreed to a relocation for cabling. Spectrum then withdrew their objection.

- The vacation application complies with the technical requirements of Manatee County Land Development Code and pertinent Florida Statutes.
- As there were no objections to this vacation application, the Property Management Department recommends approval of the vacation application. This recommendation is required per Section 312.5.A.5.b. of the Manatee County Land Development Code.
- All expenses associated with the subject vacation will be paid by the Applicant.

Attorney Review

Formal Written Review (Opinion memo must be attached)

Reviewing Attorney

D'Agostino

[Emailed and interoffice 11/17/2021](#)

Instructions to Board Records

If adopted, please return a certified copy of the resolution to:

- Caitlyn DeLoach, Property Management Department, 1112 Manatee Avenue West, Bradenton, Florida 34205

Please email a copy of the agenda item to:

- Caitlyn DeLoach at Caitlyn.deloach@mymanatee.org
- Matt Holland at mholland@ultimatemedical.edu

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

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By: _____
Chairperson

ATTEST: ANGELINA COLONNESO
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By: _____
Deputy Clerk

SKETCH OF DESCRIPTION

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BY: 
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SKETCH DATE : 10-08-20
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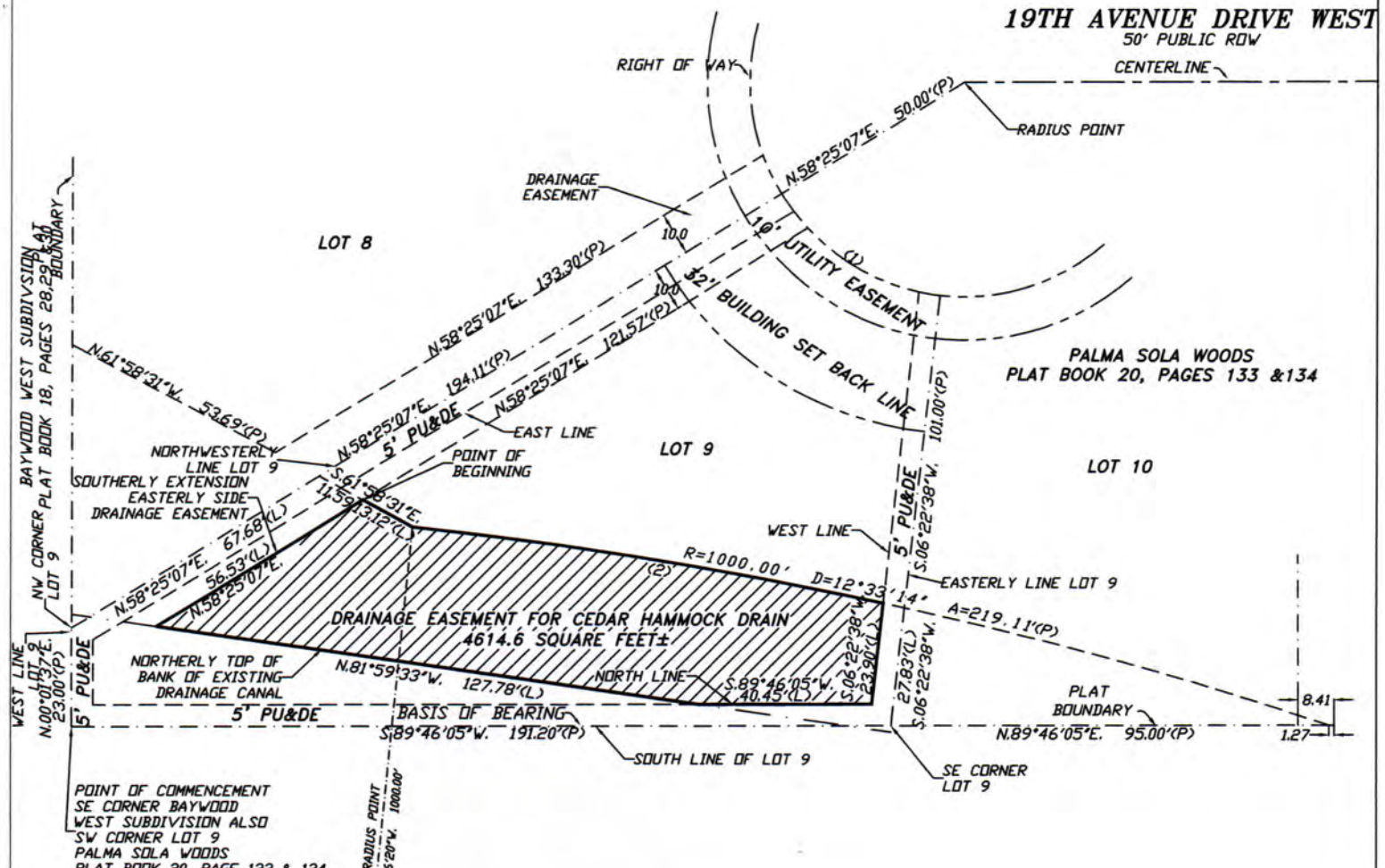
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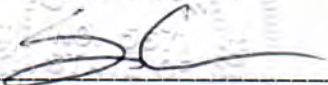
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SCOTT CRIDER, PSM #5671

SKETCH DATE : 10-08-20
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APPLICATION FOR VACATING CERTAIN STREETS, ROADS OR OTHER APPROPRIATE PROPERTY

Application is hereby made to the Board of County Commissioners, Manatee County, Florida, to vacate County and public interests in property specifically identified herein. A non-refundable initial filing fee of \$200.00 must accompany the application at the time of filing. Only checks payable to Manatee County are acceptable. With the exception of the signature page, please type all information. Hand-written applications will not be accepted.

APPLICANT:

List Names of ALL Applicants Alicia Artz and Matt Holland

APPLICANT CONTACT INFORMATION (enter information for primary contact only):

Street Address 7607 19th Ave Dr West
City Bradenton State Fl Zip Code 34209
Telephone 8135083203 Email mholland11@yahoo.com

SPECIFIC PROPERTY INFORMATION:

PROPERTY TO BE VACATED (Mark all that apply):

- Improved Street/Roadway
- Deeded Property/Easement (provide copy of original document)
- Maintained Right-of-Way
- Property Dedicated by Plat (e.g., tract, lot, easement, right-of-way)
- Other (explain): _____

LEGAL DESCRIPTION OF PROPERTY TO BE VACATED (A description of sketch or survey of the area to be vacated is required to be submitted with this application. If additional space is needed, attach separate page and identify as EXHIBIT "A"):

Survey Sketch attached.

LOCATION REFERENCES:

Street Address of Property to be Vacated 7607 19th Ave Dr west Bradenton, Fl 34209
Section(s): 31 Township: 34S Range: 17E Parcel ID #(s): 3909210506

SPECIFIC REASONS AND JUSTIFICATION FOR THE REQUEST TO VACATE COUNTY INTEREST (Required. If additional space is needed, attach separate page and identify as EXHIBIT "B"):

The request is being made as the easment has not been in use for some time and access to this canal location is granted from the South via the American Legion. Our family since 2012 has been trying to put in a pool for our home but we have been denied due to the location of this easement which for some reason seems to run through a poriton of our house. Thank you

OWNERSHIP AND ENCUMBRANCE REPORT (Must be within the last six months):

- Provide an Ownership and Encumbrance Report prepared by a Title Company for:
 - The property which is the subject of the vacation; or
 - The property which abuts the right-of-way, which is the subject of the vacation

TAXES (Required):

- The vacation application must include documentation that real property taxes have been paid for all abutting parcels to the proposed area to be vacated, together with documentation showing that all state and county taxes have been paid for any land owned by applicant(s).

PERMITS (Applicable Manatee County Permits Only):

- Are any plans under review by the Building and Development Services Department?
Yes No
- Has an application for permit been approved?
Yes No If "Yes," date approved: _____

AREA UTILITES (Provide Names of Utility Companies Serving the Area):

Electric FPL Water Manatee County
Cable/Internet/Phone Frontier Sewer Manatee County

IS THERE A HOMEOWNERS ASSOCIATION?

- Yes No Name of Association: _____

IF THE APPLICANT QUALIFIES, IS AN ADMINISTRATIVE VARIANCE PREFERRED IN LIEU OF A VACATION?

- Yes No

APPLICANT REPRESENTATIVE (if applicable):

Name of Representative: _____

Name of Representing Firm: _____

Street Address: _____

City _____ State _____ Zip Code _____

Telephone _____ Email _____

The Applicant or Attorney in Fact for the Applicant declares or affirms that:

- The property upon which a vacation action is being requested is not subject to any delinquent or unpaid ad valorem taxes, special assessments, or other improvement liens.
- No portion of the property to be vacated constitutes or was acquired for a state or federal highway, nor will the vacation of said property deprive any entity of its legal rights, as a property owner, in adjacent or nearby properties.
- Applicant understands that the Manatee County, and its Board of County Commissioners, reviewing agencies, and its employees or agents will not assume responsibility or liability for any matter that is the responsibility of the Applicant.
- In filing an application, the Applicant specifically consents to the physical inspection of the properties described herein, the validating of the information attached hereto, and the providing of such additional information as may be deemed necessary to assist the Board of County Commissioners in its consideration of and acting upon the requested action.
- Applicant releases Manatee County from any and all claims or damages that may result from the existence of an encroachment in the proposed area to be vacated.
- Applicant understands a vacation of public property may affect substantial interests in real property and other proprietary rights.
- Applicant will assume full and complete responsibility for compliance with the requirements of law and all procedures arising out of any vacation proceedings instituted by or on behalf of the Applicant.
- Applicant understands that the application fee and any associated advertising costs are not refundable in the event the application is withdrawn, canceled or denied.
- The undersigned, having been duly sworn, deposes and says that it has read the foregoing application and attachments thereto, knows the contents thereof, and that the matters and information set forth therein are true and correct.

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.

WITNESSES:

An Applicant may not act as a Witness for another Applicant.

Kerri Grant
First Witness Signature

Kerri Grant
First Witness Printed Name

Caroline Bel's
Second Witness Signature

Caroline Bel's
Second Witness Printed Name

Two Witnesses for each Applicant are required.

Rosalee Guerrero
First Witness Signature

Rosalee Guerrero
First Witness Printed Name

Second Witness Signature

Second Witness Printed Name

STATE OF Florida
COUNTY OF Manatee

The foregoing instrument was acknowledged before me this 19th day of JAN, 2021, by ALICIA ARTZ, who is/are personally known to me or has/have produced FL DL # A632000959050 as identification.

Notary Public Seal:



APPLICANT:

Alicia Artz

Enter name if other than an individual person or persons

Alicia Artz
Signature of Applicant or Authorized Individual (see note below)

Alicia Artz

Printed Name (Include title of authorized individual, if applicable)

NOTE: Only an authorized individual (e.g., officer, general partner, manager) may sign on behalf of an entity other than an individual or persons. The title of the signing individual and entity's state of registry must be identified above.

Applicant's Representative Signature

Printed Name

Print and include additional signature pages as needed.

A. A. Patel
Notary's Signature

AAKASH PATEL
Printed Name

SKETCH OF DESCRIPTION

TO VACATE A PORTION OF A DRAINAGE EASEMENT
ON LOT 9 PALMA SOLA WOODS
AS SHOWN HEREON

THAT CERTAIN PARCEL OF LAND SHOWN HEREON
LYING AND BEING IN
SECTION 31, TOWNSHIP 34 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

LEGAL DESCRIPTION :

A PORTION OF A DRAINAGE EASEMENT FOR CEDAR HAMMOCK DRAIN LYING WITHIN LOT 9, PALMA SOLA WOODS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGES 133 AND 134, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCEMENT AT THE SOUTHWEST CORNER OF LOT 9 OF SAID PALMA SOLA WOODS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGES 133 AND 134, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N.00°01'37"E., ALONG THE WEST LINE OF SAID LOT 9, A DISTANCE OF 23.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE N.58°25'07"E., ALONG THE NORTHWESTERLY LINE OF SAID LOT 9, A DISTANCE OF 67.68 FEET; THENCE S.61°58'31"E., A DISTANCE OF 11.59 FEET TO A POINT, SAID POINT BEING OF THE NORTHERLY TOP OF BANK OF AN EXISTING DRAINAGE CANAL AND THE EASTERLY SIDE OF A DRAINAGE EASEMENT AS SHOWN ON SAID PLAT FOR A POINT OF BEGINNING; THENCE CONTINUE S.61°58'31"E., ALONG SAID NORTHERLY LINE A DISTANCE OF 13.12 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, WHOSE RADIUS BEARS S.05°46'20"W.;; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 111.31 FEET, (DELTA = 06°22'39", CHORD BEARING S.81°02'20"E., CHORD = 111.25 FEET) TO A POINT ON THE WESTERLY SIDE OF A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT AS PER SAID PLAT; THENCE S.06°22'38"W., ALONG SAID WESTERLY LINE , A DISTANCE OF 23.90 FEET TO A POINT ON THE NORTHERLY LINE OF A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT AS PER SAID PLAT; THENCE S.89°46'05"W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 40.45 FEET TO A POINT ON THE AFOREMENTIONED NORTHERLY TOP OF BANK OF AN EXISTING CANAL; THENCE N.81°59'33"W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 127.78 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EASTERLY SIDE OF THE AFORESAID DRAINAGE EASEMENT; THENCE N.58°25'07"E., ALONG SAID EASTERLY EXTENSION OF SAID DRAINAGE EASEMENT, A DISTANCE OF 56.53 FEET TO THE POINT OF BEGINNING.
LESS ALL 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENTS WHICH LIES INSIDE PORTION OF SAID DRAINAGE EASEMENT FOR CEDAR HAMMOCK DRAIN, AS SHOWN ON AFOREMENTIONED PLAT OF PALMA SOLA WOODS. CONTAINING 4614.6± SQUARE

NOTE: NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT THEY ARE A TRUE REPRESENTATION OF THE LAND AS SHOWN AND DESCRIBED HEREON, THAT THEY ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THEY MEET THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY : SCOTT CRIDER SURVEY DATE 10-08-20
SCOTT CRIDER, P.S.M. #5671 20_M39906

SHEET 1 OF 2
SHEET 2 OF 2 FOR SKETCH

F. C. SURVEYING PLLC d/b/a
Florida Coast Surveying
PROFESSIONAL SURVEYOR'S, & MAPPER'S
CERTIFICATE NO. LB-0006938
P. O. BOX 20365
BRADENTON, FLORIDA 34204
941-744-9295 FAX 941-748-6751
CINDYCRIDER@FLORIDACOASTSURVEYING.COM

Curve number 1(P)

Radius= 50.00
Delta= 52°02'49"
Arc= 45.42
Tangent= 24.41
Chord= 43.87
Chord Brg. N57°36'07"W.

Curve number 2(L)

Radius= 1000.00
Delta= 06°22'39"
Arc= 111.31
Chord= 111.25
Chord Brg. S81°02'20"E.

SKETCH OF DESCRIPTION TO VACATE A PORTION OF A DRAINAGE EASEMENT ON LOT 9 PALMA SOLA WOODS AS SHOWN HEREON

EXHIBIT A



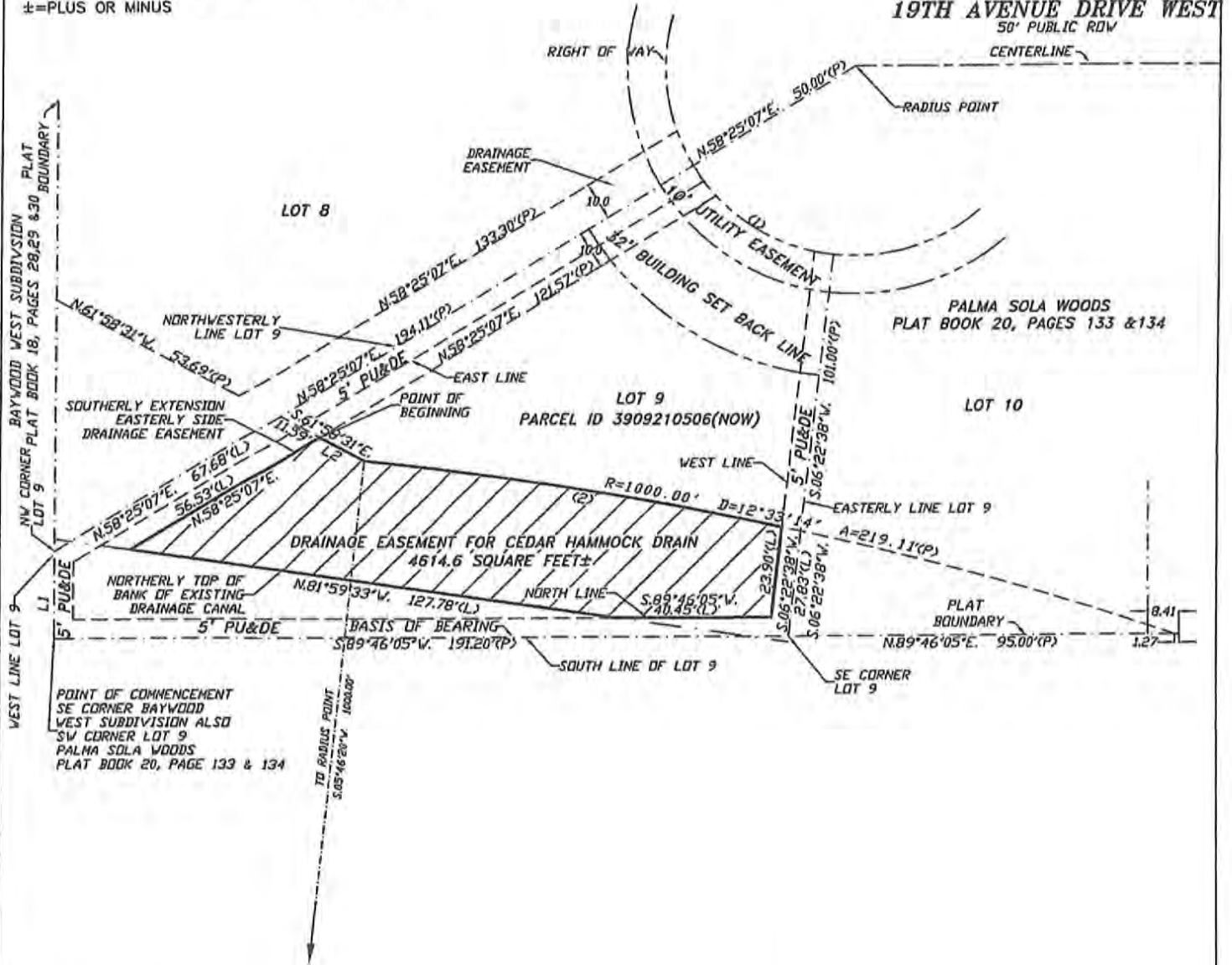
SCALE 1" = 40'

LINE DATA

L1 N.00°01'37"E. 23.00'(P)
L2 S.61°58'31"E. 13.12'(L)

LEGEND

L1=LINE DATA
(1)=CURVE DATA
ID=IDENTIFICATION
L=LEGAL
P=PLAT
PU&DE=PUBLIC UTILITY & DRAINAGE EASEMENT
ROW=RIGHT OF WAY
±=PLUS OR MINUS



NOTES

1. THIS SKETCH DOES NOT CERTIFY OR WARRANTY: TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
2. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR EASEMENTS THAT ARE NOT RECORDED ON SAID PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THIS IS A SKETCH OF DESCRIPTION, NOT A BOUNDARY SURVEY OR OR TO BE USED AS SUCH.
4. BEARINGS ARE BASED ON PLAT OF PALMA SOLA WOODS PLAT BOOK 20, PAGES 133 & 134

SHEET 2 OF 2
NOT VALID WITHOUT SHEET 1 OF 2

F. C. SURVEYING PLLC d/b/a
Florida Coast Surveying
 PROFESSIONAL SURVEYOR'S, & MAPPER'S
 CERTIFICATE NO. LB-0006938
 P. O. BOX 20365
 BRADENTON, FLORIDA 34204
 941-744-9295 FAX 941-748-6751
 CINDYCRIDER@FLORIDACOASTSURVEYING.COM

RICHARD W. WOOD
ATTORNEY AT LAW

(941) 749-0411

1201 6th Avenue W. Suite 100 (866) 874-0534 (Fax)
Bradenton, FL 34205
Email: R_W_Wood@msn.com

August 31, 2020

TO WHOM IT MAY CONCERN:

Re: **Property at 7607 19th Ave. Dr. W. Bradenton, FL 34209**

LEGAL DESCRIPTION: Lot 9, PALMA SOLA WOODS, as per plat thereof recorded in Plat Book 20, pages 133 and 134, Public Records of Manatee County, Florida

We have searched the records of the Clerk of the Circuit Court of Manatee County, Florida from earliest public records through August 26, 2020 at 4:50 P.M., relative to the above-captioned property and find the following outstanding matters of record:

1. Warranty Deed from RUTH M. COYNER, INDIVIDUALLY AND AS TRUSTEE OF THE COYNER FAMILY TRUST DATED THE 23RD DAY OF SEPTEMBER, 2003 to ALICIA M. ARTZ, A SINGLE PERSON, dated April 30, 2012 and recorded May 4, 2012, in OR Book 2418, page 7741, Public Records of Manatee County, Florida.

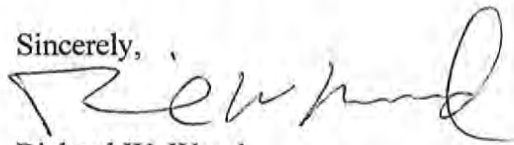
2. Mortgage from ALICIA M. ARTZ to WELLS FARGO BANK, N. A. dated April 30, 2012 and recorded May 4, 2012 in OR Book 2418, page 7742, Public Records of Manatee County, Florida.

3. State of Florida Marriage Record between ALICIA MAX ARTZ and MATTHEW GREG HOLLAND, recorded March 30, 2017 in OR Book 2666, page 6566, Public Records of Manatee County, Florida.

Tax ID Parcel 39092.1050/6. Prior years' taxes are paid in full. 2019 taxes are paid in the amount of \$1,949.75.

THIS REPORT DOES NOT CONSTITUTE A GUARANTEE TITLE AND LIABILITY IS LIMITED TO THE AMOUNT CHARGED.

Sincerely,



Richard W. Wood

THIS INSTRUMENT PREPARED BY AND RETURN TO:

RICHARD W. WOOD, ESQ.
4900 MANATEE AVENUE WEST, SUITE 103
BRADENTON, FLORIDA 34209
Our File No.: 1512

Property Appraisers Parcel Identification (Folio) Number: 39092.1050/6
The actual purchase price or other valuable consideration paid for the real property or interest conveyed by this instrument is \$175,000.00. Florida Documentary Stamps in the amount of \$1,225.00 have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 30th day of April, 2012 by **RUTH M. COYNER INDIVIDUALLY AND AS TRUSTEE OF THE COYNER FAMILY TRUST DATED THE 23RD DAY OF SEPTEMBER 2003**, whose post office address is **400 AVINGER, APT 421, DAVIDSON, NC 28036** herein called the Grantor, to **ALICIA M. ARTZ, A SINGLE PERSON** whose post office address is **7607 19TH AVE DR W, BRADENTON, FL 34209**, hereinafter called the Grantee:
(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in **MANATEE County, State of Florida**, viz.:

Lot 9, **PALMA SOLA WOODS**, as per plat thereof recorded in Plat Book 20, pages 133 and 134 of the Public records of Manatee County, Florida

Subject to easements, restrictions and reservations of record and taxes for the year 2012 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2011.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Mary K. Mix
Witness #1 Signature

Mary K. Mix
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Richard W Wood
Witness #2 Printed Name

[Signature]
RUTH M. COYNER, INDIVIDUALLY AND AS TRUSTEE

**STATE OF FLORIDA
COUNTY OF MANATEE**

The foregoing instrument was acknowledged before me this 30th day of April, 2012, by **RUTH M. COYNER, INDIVIDUALLY AND AS TRUSTEE OF THE COYNER FAMILY TRUST DATED THE 23RD DAY OF SEPTEMBER 2003** who is personally known to me or has produced _____ as identification and did did not take an oath.

SEAL

NOTARY PUBLIC-STATE OF FLORIDA
Richard W. Wood
Commission # DD953194
Expires: FEB. 11, 2014
BONDED THIRD ATLANTIC BONDING CO., INC.

[Signature]
Notary Public

Printed Notary Name

My Commission Expires:

Department of Health-Vital Statistics
STATE OF FLORIDA
MARRIAGE RECORD
 TYPE IS UPPER CASE
 USE BLACK INK
 This license not valid unless seal of Clerk,
 Circuit or County court appears thereon.

(STATE FILE NUMBER)

412017XX000235MLAXMA

(APPLICATION NUMBER)

APPLICATION TO MARRY			
1. NAME OF SPOUSE (First, Middle, Last) ALICIA MAX ARTZ		15. MAIDEN SURNAME (IF APPLICABLE)	2. DATE OF BIRTH (Month, Day, Year) 11/05/1985
3a. RESIDENCE - CITY, TOWN, OR LOCATION BRADENTON	3b. COUNTY MANATEE	3c. STATE FLORIDA	4. BIRTHPLACE (State or Foreign Country) CONNECTICUT
5a. NAME OF SPOUSE (First, Middle, Last) MATTHEW GREG HOLLAND		5b. MAIDEN SURNAME (IF APPLICABLE)	5. DATE OF BIRTH (Month, Day, Year) 03/11/1976
7a. RESIDENCE - CITY, TOWN, OR LOCATION BRADENTON	7b. COUNTY MANATEE	7c. STATE FLORIDA	8. BIRTHPLACE (State or Foreign Country) VIRGINIA
WE THE APPLICANTS NAMED IN THIS CERTIFICATE EACH FOR HIMSELF OR HERSELF, STATE THAT THE INFORMATION PROVIDED ON THIS RECORD IS CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THAT NO LEGAL OBJECTION TO THE MARRIAGE NOR THE ISSUANCE OF A LICENSE TO AUTHORIZE THE SAME IS KNOWN TO US AND HEREBY APPLY FOR LICENSE TO MARRY.			
9. SIGNATURE OF SPOUSE (Sign full name using black ink) ▶ <i>Alicia Artz</i>		10. SUBSCRIBED AND SWORN TO BEFORE ME ON (DATE) 02/10/2017	
11. TITLE OF OFFICIAL DEPUTY CLERK JESSICA DORAN		12. SIGNATURE OF OFFICIAL (Use black ink) ▶ <i>Jessica Doran</i>	
13. SIGNATURE OF SPOUSE (sign full name using black ink) ▶ <i>Matthew Holland</i>		14. SUBSCRIBED AND SWORN TO BEFORE ME ON (DATE) 02/10/2017	
15. TITLE OF OFFICIAL DEPUTY CLERK JESSICA DORAN		16. SIGNATURE OF OFFICIAL (Use black ink) ▶ <i>Jessica Doran</i>	
LICENSE TO MARRY			
AUTHORIZATION AND LICENSE IS HEREBY GIVEN TO ANY PERSON DULY AUTHORIZED BY THE LAWS OF THE STATE OF FLORIDA TO PERFORM A MARRIAGE CEREMONY WITHIN THE STATE OF FLORIDA AND TO SOLEMNIZE THE MARRIAGE OF THE ABOVE NAMED PERSONS. THIS LICENSE MUST BE USED ON OR AFTER THE EFFECTIVE DATE AND ON OR BEFORE THE EXPIRATION DATE IN THE STATE OF FLORIDA IN ORDER TO BE RECORDED AND VALID.			
17. COUNTY ISSUING LICENSE MANATEE	18. DATE LICENSE ISSUED 02/10/2017	18a. DATE LICENSE EFFECTIVE 02/13/2017	19. EXPIRATION DATE 04/11/2017
20a. SIGNATURE OF COURT CLERK OR JUDGE ▶ <i>Angelina M. Colonnese</i>	20b. TITLE CLERK OF CIRCUIT COURT	20c. BY D.C. JESSICA DORAN	
CERTIFICATE OF MARRIAGE			
I HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WERE JOINED BY ME IN MARRIAGE IN ACCORDANCE WITH THE LAWS OF THE STATE OF FLORIDA.			
21. DATE OF MARRIAGE (Month, Day, Year) 2/25/2017		22. CITY, TOWN, OR LOCATION OF MARRIAGE Bradenton, Florida	
23a. SIGNATURE OF PERSON PERFORMING CEREMONY (Use black ink) ▶ <i>Tim Kliethermes</i>		23c. ADDRESS (Of person performing ceremony) 4703 Persimmon Way, Tampa FL 33624	
23b. NAME AND OFFICE OF PERSON PERFORMING CEREMONY (Or notary public) TIM KLIETHERMES MY COMMISSION # FF897787 EXPIRES July 09, 2019		24. SIGNATURE OF WITNESS TO CEREMONY (Use black ink) ▶ <i>[Signature]</i>	
		25. SIGNATURE OF WITNESS TO CEREMONY (Use black ink) ▶ <i>[Signature]</i>	
INFORMATION BELOW FOR USE BY VITAL STATISTICS ONLY - NOT TO BE RECORDED			



SEAL

Real Estate Details

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PROPERTY DETAIL					
ARTZ, ALICIA M 7607 19TH AVENUE DR W BRADENTON, FL 34209-4856 REAL ESTATE PROPERTY ID #: 3909210506 TAX YEAR: <input type="text" value="2019"/>					
PROPERTY ADDRESS: 7607 19TH AVENUE DR W					
STATUS: Paid					
LEGAL DESCRIPTION:					
LOT 9 PALMA SOLA WOODS SUB PI#39092.1050/6					
PRIOR YEARS DUE:					
Market Value:					229,404
Assessed Value:					0
EXEMPTIONS:					
Homestead					25,000
Additional Homestead Amd1					25,000
EI CORRECTION:					
AD VALOREM TAX:					
Taxing Authority	Assessed Value	Exemptions	Taxable Value	Millage Rate	Taxes Levied
BD OF COUNTY COMMISSIONERS	150,022.00	50,000.00	100,022.00	5.2942	529.54
TRANSPORTATION TRUST FUND	150,022.00	50,000.00	100,022.00	0.2536	25.37
LIBRARY OPERATIONS	150,022.00	50,000.00	100,022.00	0.2475	24.76
CHILDRENS' SERVICES	150,022.00	50,000.00	100,022.00	0.3333	33.34
PARKS & RECREATION	150,022.00	50,000.00	100,022.00	0.3040	30.41
COUNTY UNINCORP - MSTU	150,022.00	50,000.00	100,022.00	0.6109	61.10
SCHOOL BOARD REQUIRED EFFORT	150,022.00	25,000.00	125,022.00	3.8870	485.96
SCHOOL BOARD BASIC DISCRETIONARY	150,022.00	25,000.00	125,022.00	1.7480	218.54
SCHOOL BOARD CAPITAL IMPROVEMENT	150,022.00	25,000.00	125,022.00	1.5000	187.53
SOUTHWEST FLA WATER MG - DISTRICTWIDE	150,022.00	50,000.00	100,022.00	0.2801	28.02
MOSQUITO CONTROL DISTRICT	150,022.00	50,000.00	100,022.00	0.1600	16.00
WEST COAST INLAND NAVIGATION DIST	150,022.00	50,000.00	100,022.00	0.0394	3.94
TOTAL AD VALOREM TAX:					14.658000
					\$1,644.51
NON AD VALOREM TAX:					
Code	Fund				Amount
FD01	WEST MANATEE FIRE & RESCUE				386.48
TOTAL NON-AD VALOREM TAX:					386.48
GROSS TAX:					\$2,030.99

TOTAL:					\$2,030.99
PAYMENTS:					
Posted	Receipt	Paid By	Amount	Action	
11/21/2019	M11212019P002885	Wells Fargo Real Estate Tax Services	1,949.75	receipt (editPayment2.action? action=receipt&masterPaymentId=3667808) summary (editPayment2.action? action=receiptSummary&masterPaymentId=3667808)	
REFUND					
Posted					Refund Amount
Nothing found to display. Allow 4 to 6 weeks from date posted for processing. If not received after 6 weeks contact the Manatee County Tax Collectors office.					
Allow 4 to 6 weeks from date posted for processing. If not received after 6 weeks contact the Manatee County Tax Collector's office.					
ESCROW CODE:					0047
NAME:					Wells Fargo Real Estate Tax Services
ADDRESS:					1 HOME CAMPUS DES MOINES, IA 50328
Contact Info:					Customer Service Phone1:(800) 288-3212 Phone2:(800) 499-4829 (40560) Fax:(866) 278-1179

TABLE OF CONTENTS
<ul style="list-style-type: none"> • Home (http://www.taxcollector.com/) • Property Search (editPropertySearch2.action?action=list) • eBilling Management (http://www.taxcollector.com/ebill/) • Address Change (AddressChangeInfo_rwd2.jsp) • Clerk of Court (https://records.manateeclerk.com/OfficialRecords/Search/InstrumentBookPage/2418/7741) • Mailing Address (MailingAddress_rwd2.jsp) • Property Appraiser (https://www.manateepao.com/parcel/?parid=3909210506) • Property Appraiser Map (https://www.manateepao.com/parcel/?display=fullmap) • Portfolio Login (../ptaxweb/editWebLogin2.action?action=login) • Portfolio Register (../ptaxweb/editPortfolioRegistration2.action?action=registerOne) • Manage Portfolio Info (../ptaxweb/editPortfolioRegistration2.action?action=updatePortfolio) • Portfolio Group Maintenance (../ptaxweb/editPortfolioGroup2.action?action=groupMaintenance) • Property Portfolio Help (../ptaxweb/Portfolio_help_rwd2.jsp) • General Information (../ptaxweb/Help_GeneralInfo_rwd2.jsp) • Property Search Help (../ptaxweb/Help_PropertySearch_rwd2.jsp) • About Property Tax (../ptaxweb/Help_AboutPropertyTax_rwd2.jsp) • FAQs (http://www.taxcollector.com/contactapp/#xy) • How To Search and Pay Taxes Online (../ptaxweb/Help_PayTaxesOnline_mctc_rwd2.jsp) • Installment Option (http://www.taxcollector.com/proptax-install.cfm)



(<https://sealinfo.thawte.com/thawtesplash?>

form_file=fdf/thawtesplash.fdf&dn=SECURE.TAXCOLLECTOR.COM&lang=en)

THIS INFORMATION IS BELIEVED TO BE CORRECT BUT IS SUBJECT TO CHANGE AND NOT WARRANTED

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Purpose and Justification

Our family since 2012 has been trying to put in a pool but due to what we believe to be an error with the easement location in the original survey (attached) has not allowed this to be possible. We were hoping to have the easement relocated or vacated to help us with this goal. Cedar Hammock Drainage when needed to be serviced or cleaned out due to storm debris or natural erosion has always been done so from the American Legion property due to the ease of access. When I recently presented this to the County they were very willing to assist us with this process and with the guidance of Thomas Gerstenberger and his team we finally see some light at the end of the tunnel. Thank you all for your time and consideration.

Thank you,

Alicia Artz / Matt Holland

Caitlyn DeLoach

7/30/2021

Property Acquisition Division

Property Management Department

1112 Manatee Avenue West, Suite 800


Bradenton, FL 34205

Dear Caitlyn,

We are formally requesting to remove Matt Holland as an applicant on the vacation application V-21-500 to vacate a portion of a platted drainage easement, as he is not an owner of the parcel. In addition to updating the applicants, we would also like to update the interest of the easement to a "Platted Easement" as the wrong interest was marked on the initial application.

Thank you

Alicia Artz



Matt Holland



MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS

MANATEE COUNTY FLORIDA

BATCH #BC012521

DATE 01/25/2021

CUSTOMER NAME: PROPERTY MANAGEMENT

DESCRIPTION: ALICIA ARTZ & MATT HOLLAND – VACATION APPLICATION

AMOUNT: \$200.00

CK AMOUNT:\$200.00 CK#470

CASH AMOUNT: \$

“Pride in Service with a Vision to the Future”



Building & Development Services
Administration
P. O. Box 1000
Bradenton, Florida 34206
Phone number: (941) 748-4501



MEMORANDUM

To: Manatee County Board of County Commissioners
From: John Barnott, Director, Building and Development Services
Date: May 11, 2021

Subject: Vacation Application #V-21-502 to vacate a portion of a platted drainage easement at 7607 19th Avenue Drive West, Bradenton, FL 34209. As recorded in the plat of Palma Sola Woods Subdivision, plat book 20, page 133-134 of the Public Records of Manatee County, Florida.

Commissioners,

Let this memorandum serve as notice that I recommend the following vacation move forward with a public hearing. This memorandum coincides with Section 312.5 "Sufficiency Review of Application" of the Land Development Code (LDC).

The applicant has been advised of the process and requirements for vacating County and Public interests in properties situated in unincorporated areas of Manatee County, Florida.

Additionally, the applicant has complied with the initial filing requirements.

JAMES
SATCHER
District 1

REGGIE
BELLAMY
District 2

KEVIN
VAN OSTENBRIDGE
District 3

MISTY
SERVIA
District 4

VANESSA
BAUGH
District 5

CAROL
WHITMORE
At Large

GEORGE W.
KRUSE
At Large



Property Management Department

Property Acquisition Division
1112 Manatee Avenue West
Suite 800
Bradenton, Florida 34205
Phone number: (941) 748-4501

MEMORANDUM

To: All Manatee County Departments
From: Charlie Bishop, Director, Property Management Department
Date: 3/23/2021
Subject: Jurisdictional Review: Application File # V-21-500

city

Application to Vacate Drainage Easement located at 7607 19th Avenue Drive West, Bradenton, Florida 34209

The Applicants are owners of Lot 9 in Palma Sola Woods, a subdivision plat in Bradenton, Florida 34209 and have submitted an application to vacate a portion of a platted drainage easement on Lot 9 to build a pool. They have stated that when the Cedar Hammock Drainage needed to be serviced or cleaned out due to storm debris or erosion that it has always been done on the American Legion property due to ease of access. The Drainage Easement was established as part of the plat for Palma Sola Woods Subdivision recorded October 10, 1980 in Plat Book 20, Page 133-134.

A sketch and description of the area requested to be vacated is included with this memo for reference.

For matters of importance within the jurisdiction of your Department, a written assessment of the proposed vacation action is requested. Please respond with the reply form which is kindly is attached for your convenience. Please provide any information that you feel is important and should be considered during the processing of the subject application.

It is important that your response be returned to Caitlyn DeLoach, Property Acquisition Division, no later than 4/06/2021. If you are unable to respond by the specified date, please notify Caitlyn DeLoach by e-mail at caitlyn.deloach@mymanatee.org, or by calling 941-748-4501, ext. 3403.

Receiving your review in a timely manner will ensure your department is properly represented when the application is presented to the Board for its consideration and action. Your prompt reply and cooperation during this review process are appreciated.

Charlie Bishop

Attachments:

- Legal Description and Sketch
Aerial Map

JURISDICTIONAL REVIEW RESPONSE FOR VACATION APPLICATION

Application File #V-21-500, Application to Vacate Platted Drainage Easement at 7607 19th Avenue Drive West, Bradenton, FL 34209

Please check your response below and add your comments (attach as many additional pages as necessary):

I have **NO OBJECTION** to the vacation application.

I **OBJECT** to the vacation application.

COMMENTS:

If the following **CONDITIONAL** requirements (e.g., Comprehensive Plan objectives, Code issues, easements, etc.) are satisfied, I withdraw my objection:

Property was inspected in the course of completing the review. Yes **No**

Reviewer Name: Aaron Burkett **Date Reviewed:** 3/24/2021

Organization/Company: Manatee County Government

Department: Public Works **Division:** Traffic Operations

Phone/Extension: 941-748-4501 Ext 7509 **Email:** aaron.burkett@mymanatee.org

Please return completed form to:

Caitlyn DeLoach
Property Acquisition Division
caitlyn.deloach@mymanatee.org
(941) 748-4501, Extension 3403



JURISDICTIONAL REVIEW RESPONSE FOR VACATION APPLICATION

Application File #V-21-500, Application to Vacate Platted Drainage Easement at 7607 19th Avenue Drive West, Bradenton, FL 34209

Please check your response below and add your comments (attach as many additional pages as necessary):

I have **NO OBJECTION** to the vacation application.

I **OBJECT** to the vacation application.

COMMENTS:

If the following **CONDITIONAL** requirements (e.g., Comprehensive Plan objectives, Code issues, easements, etc.) are satisfied, I withdraw my objection:

Property was inspected in the course of completing the review. Yes **No**

Reviewer Name: Alex McFarlane Date Reviewed: 3/24/2021

Organization/Company: TECO Peoples Gas

Department: N/A Division: N/A

Phone/Extension: 813-275-3762 Email: AMcFarlane@tecoenergy.com

Please return completed form to:

Caitlyn DeLoach
Property Acquisition Division
caitlyn.deloach@mymanatee.org
(941) 748-4501, Extension 3403



JURISDICTIONAL REVIEW RESPONSE FOR VACATION APPLICATION

Application File #V-21-500, Application to Vacate Platted Drainage Easement at 7607 19th Avenue Drive West, Bradenton, FL 34209

Please check your response below and add your comments (attach as many additional pages as necessary):

I have **NO OBJECTION** to the vacation application.

I **OBJECT** to the vacation application.

COMMENTS:

Spectrum has determined we have no conflict here and Matt Holland can proceed with the constructi

+

If the following **CONDITIONAL** requirements (e.g., Comprehensive Plan objectives, Code issues, easements, etc.) are satisfied, I withdraw my objection:

Property was inspected in the course of completing the review. Yes No

Reviewer Name: Thomas Mumea Date Reviewed: 6/11/2021

Organization/Company: Charter

Department: N/A Division: N/A

Phone/Extension: 941-737-0003 Email: thomas.mumea@charter.com

Please return completed form to:

Caitlyn DeLoach
Property Acquisition Division
caitlyn.deloach@mymanatee.org
(941) 748-4501, Extension 3403



Caitlyn Deloach

From: Mumea, Thomas E <Thomas.Mumea@charter.com>
Sent: Friday, June 11, 2021 10:18 AM
To: Matt Holland; Cruzan, James L; Caitlyn Deloach
Cc: Fleming, James A; Decroix, Michael J
Subject: RE: EXTERNAL - Vacation Request for 7607 19th Ave Dr W

Caitlyn , Spectrum has determined we have no conflict here and Matt Holland can proceed with the construction on his pool

From: Matt Holland <mholland@ultimatemedical.edu>
Sent: Friday, June 11, 2021 9:24 AM
To: Cruzan, James L <James.Cruzan@charter.com>; Caitlyn Deloach <caitlyn.deloach@mymanatee.org>
Cc: Fleming, James A <James.Fleming1@charter.com>; Decroix, Michael J <Michael.Decroix@charter.com>; Mumea, Thomas E <Thomas.Mumea@charter.com>
Subject: [EXTERNAL] RE: EXTERNAL - Vacation Request for 7607 19th Ave Dr W

CAUTION: The e-mail below is from an external source. Please exercise caution before opening attachments, clicking links, or following guidance.

James,

Now that your team has outline the location of the cabling and we know it will not be in the way of any pool construction are you able to send Caitlyn an email notification saying that she may proceed with the application for vacating the easement?

Thank you

Matt Holland / Director, Facilities

Ultimate Medical Academy (UMA)
Online and Ground Programs
p 813-508-3203
MHolland@ultimatemedical.edu
ultimatemedical.edu

Share your success! referUMA.com | [Like](#) | [Follow](#) | [Watch](#) | [Add](#)

Brighter careers. Brighter futures.

From: Cruzan, James L <James.Cruzan@charter.com>
Sent: Tuesday, April 27, 2021 2:54 PM
To: Matt Holland <mholland@ultimatemedical.edu>; Caitlyn Deloach <caitlyn.deloach@mymanatee.org>
Cc: Fleming, James A <James.Fleming1@charter.com>; Decroix, Michael J <Michael.Decroix@charter.com>; Mumea, Thomas E <Thomas.Mumea@charter.com>
Subject: RE: EXTERNAL - Vacation Request for 7607 19th Ave Dr W

Matt;

Spectrum, Charter has facilities in the vacate request which feeds from the rear of the lot to the east and continues to the north end of the lot to the west of this property. To relocate these facilities to the front easement would be costly. I would like to meet onsite to discuss relocating within the vacate confines while avoiding the pool structure. Thank you.
Jim



James L. Cruzan | Construction Coordinator III | 727-329-2846
5413 E. State Rd 64 | Bradenton, FL 34208

From: Matt Holland <mholland@ultimatemedical.edu>
Sent: Tuesday, April 27, 2021 12:39 PM
To: Caitlyn Deloach <caitlyn.deloach@mymanatee.org>
Cc: Fleming, James A <James.Fleming1@charter.com>; Cruzan, James L <James.Cruzan@charter.com>; Decroix, Michael J <Michael.Decroix@charter.com>; Mumea, Thomas E <Thomas.Mumea@charter.com>; Matt Holland <mholland@ultimatemedical.edu>
Subject: [EXTERNAL] RE: EXTERNAL - Vacation Request for 7607 19th Ave Dr W

CAUTION: The e-mail below is from an external source. Please exercise caution before opening attachments, clicking links, or following guidance.

Caitlyn,

Thank you for the email and I look forward to working with you and resolving this additional request asap so that we may move forward with vacating this easement and hopefully getting our pool. I am unfamiliar with Charter but I am willing to work out whatever is necessary.

James, Michael, Thomas, James please let me know if you would like to setup a call otherwise please feel free to email me at anytime or call me at 813.508.3203.

Thank you all.

Matt Holland / Director, Facilities

Ultimate Medical Academy (UMA)
Online and Ground Programs
p 813-508-3203
MHolland@ultimatemedical.edu
ultimatemedical.edu

Share your success! referUMA.com | [Like](#) | [Follow](#) | [Watch](#) | [Add](#)

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From: Caitlyn Deloach <caitlyn.deloach@mymanatee.org>
Sent: Friday, April 23, 2021 3:12 PM
To: Matt Holland <mholland@ultimatemedical.edu>
Cc: Fleming, James A <James.Fleming1@charter.com>; Cruzan, James L <james.cruzan@charter.com>; Decroix, Michael J <Michael.Decroix@charter.com>; Mumea, Thomas E <Thomas.Mumea@charter.com>
Subject: EXTERNAL - Vacation Request for 7607 19th Ave Dr W

Good Afternoon Matt,

I will be taking over your vacation request for 7607 19th Ave Dr W from Chris Pickens.

I sent out the Jurisdictional Review to the entities in the area and the departments for the County. During this review it came to our attention that Charter has facilities in the area you would like vacated. The County and the other entities

are okay with the vacation. But before we can move forward with the request you have to work out something with Charter. I have copied the contacts from Charter to explain a little more about how to resolve the situation. Once we have something set in place we can move forward processing the request.

If you have any questions please let me know.

Thank you,

~~Fdlwq#hOrdK#~~
Real Property Coordinator
Property Acquisition Division
1112 Manatee Avenue West
Suite 800
Bradenton, FL 34205
(941) 748-4501 x3403
caitlyn.deloach@mymanatee.org



Please keep in mind that communications via email over the internet are not inherently secure. Please do not include sensitive personal identifying information (e.g., SSN, birth date, financial information), or confidential documents in any emails you send to us unless you first use encryption.

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any use, dissemination, distribution, copying,
or storage of this message or any attachment
is strictly prohibited.

JURISDICTIONAL REVIEW RESPONSE FOR VACATION APPLICATION

Application File #V-21-500, Application to Vacate Platted Drainage Easement at 7607 19th Avenue Drive West, Bradenton, FL 34209

Please check your response below and add your comments (attach as many additional pages as necessary):

I have **NO OBJECTION** to the vacation application.

I **OBJECT** to the vacation application.

COMMENTS:

Only Drainage Dept can release this comment.

The subdivision engineer of record surveyed and designed all components, determining the drainage easement needs. I would surmise that there are physical features within this easement such as top of bank, side slopes, bottom of canal, etc... and possibly access area. Per county drainage standards the access area is required on both sides of the canal.

If the following **CONDITIONAL** requirements (e.g., Comprehensive Plan objectives, Code issues, easements, etc.) are satisfied, I withdraw my objection:

Property was inspected in the course of completing the review. Yes No

Reviewer Name: Chris Mowbray **Date Reviewed:** 3-26-21

Organization/Company: _____

Department: Public Works **Division:** Infrastructure Planning

Phone/Extension: 7605 **Email:** chris.mowbray@mymanatee.org

Please return completed form to:

Caitlyn DeLoach
Property Acquisition Division
caitlyn.deloach@mymanatee.org
(941) 748-4501, Extension 3403



Caitlyn Deloach

From: Chris Mowbray
Sent: Monday, March 29, 2021 12:57 PM
To: Caitlyn Deloach
Cc: Brent Stufflebeam; Paul Haas; Stephen Siirtola; Thomas Cady; Kenneth Kohn; Tom Gerstenberger
Subject: RE: Jurisdictional Review for V-21-506, 7607 19th Avenue Drive West, Bradenton FL 34209, Platted Drainage Easement
Attachments: Jurisdictional Review Response Form_Artz Holland (003).pdf; Ken Kohn_Jurisdictional Review Response Form_Artz & Holland.pdf; RE: EXTERNAL - Fw: West Branch Cedar Drain - 7607 19th Avenue Drive West

Caitlyn,

Thanks for all the info, especially that Tom G/Todd talked, someone provided a physical survey of the property and all the physical things of the canal, less accessibility are addressed in full.

Please consider that Drainage has addressed all my concerns and my comment is now a “no objection”.

Chris Mowbray

BRENT

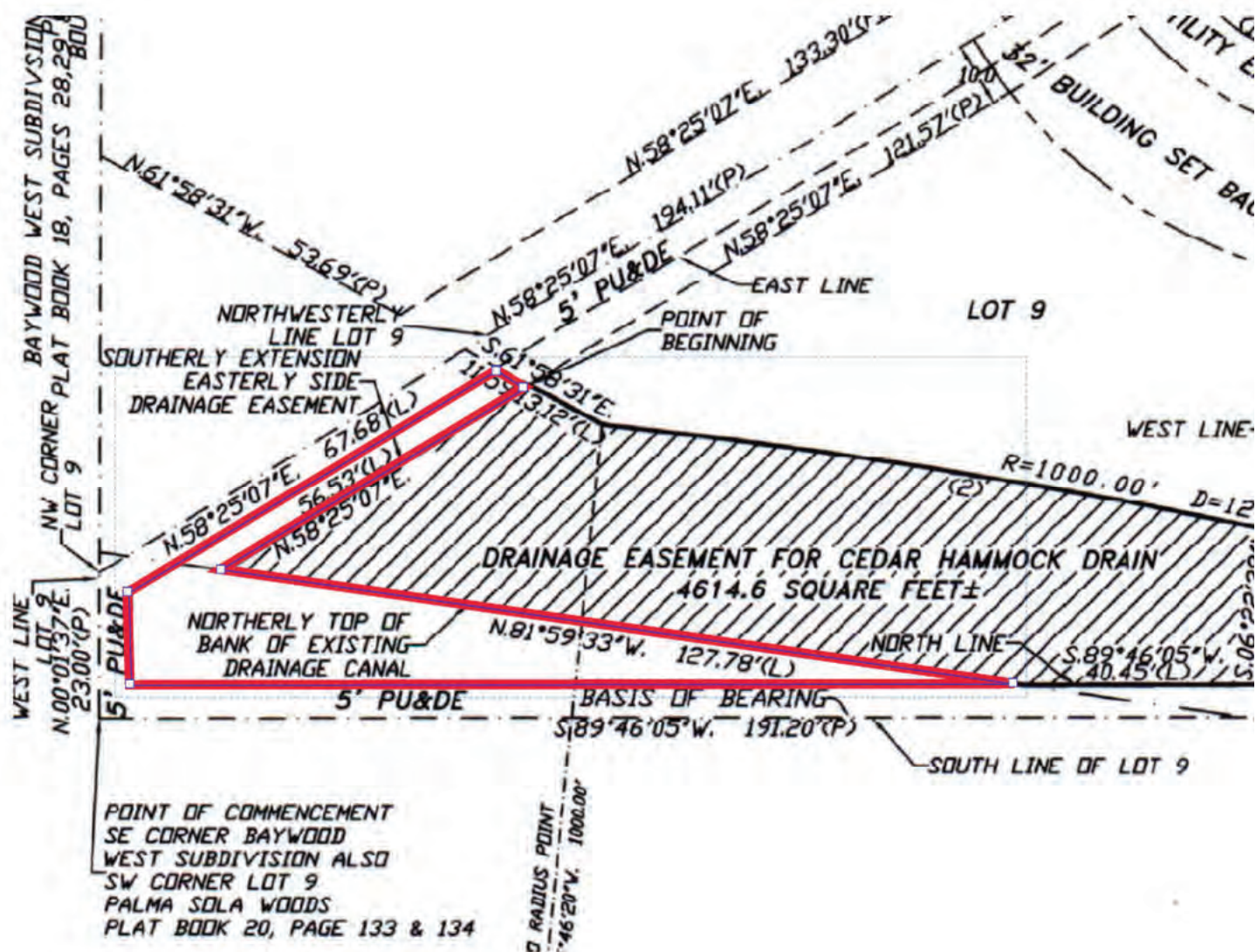
Plse efile and this completes all reviews.

From: Caitlyn Deloach <caitlyn.deloach@mymanatee.org>
Sent: Friday, March 26, 2021 2:41 PM
To: Chris Mowbray <chris.mowbray@mymanatee.org>
Cc: Brent Stufflebeam <brent.stufflebeam@mymanatee.org>; Paul Haas <paul.haas@mymanatee.org>; Stephen Siirtola <stephen.siirtola@mymanatee.org>; Thomas Cady <thomas.cady@mymanatee.org>; Kenneth Kohn <kenneth.kohn@mymanatee.org>; Tom Gerstenberger <tom.gerstenberger@mymanatee.org>
Subject: RE: Jurisdictional Review for V-21-506, 7607 19th Avenue Drive West, Bradenton FL 34209, Platted Drainage Easement

Hi Chris,

Attached is the email chain that contains Stormwater’s approval on the partial vacation since it allows access on both sides of the canal. The red outlined section in the snippet below is the part of the easement that will remain. I see your main concern was with access to the canal, the sketch below allows us to still have direct access to the canal from the top of the bank.

If you have any more questions please let me know.



Thank you,

Fdlwq#hOrd#k#
 Real Property Coordinator
 Property Acquisition Division
 1112 Manatee Avenue West
 Suite 800
 Bradenton, FL 34205
 (941) 748-4501 x3403
caitlyn.deloach@mymanatee.org



From: Chris Mowbray <chris.mowbray@mymanatee.org>

Sent: Friday, March 26, 2021 1:24 PM

To: Caitlyn Deloach <caitlyn.deloach@mymanatee.org>

Cc: Brent Stufflebeam <brent.stufflebeam@mymanatee.org>; Paul Haas <paul.haas@mymanatee.org>; Stephen Siirtola <stephen.siirtola@mymanatee.org>; Thomas Cady <thomas.cady@mymanatee.org>

Subject: RE: Jurisdictional Review for V-21-506, 7607 19th Avenue Drive West, Bradenton FL 34209, Platted Drainage Easement

IP's response

Chris

Brent,

Can you efile all data

From: Caitlyn Deloach <caitlyn.deloach@mymanatee.org>

Sent: Wednesday, March 24, 2021 8:40 AM

To: Gary Race <gary.race@mymanatee.org>; Jeffrey Bowman <Jeffrey.Bowman@mymanatee.org>; Deanna Ward <deanna.ward@mymanatee.org>; Fred Goodrich <Fred.Goodrich@mymanatee.org>; Phyllis Strong <phyllis.strong@mymanatee.org>; Michael Elswick <Michael.Elswick@mymanatee.org>; Robert Brown <rob.brown@mymanatee.org>; Todd Boyle <todd.boyle@mymanatee.org>; Nicole Knapp <nicole.knapp@mymanatee.org>; Dave Branning <Dave.Branning@mymanatee.org>; Clarke Davis <clarke.davis@mymanatee.org>; Nelson Galeano <Nelson.Galeano@mymanatee.org>; Aaron Burkett <aaron.burkett@mymanatee.org>; Chris Mowbray <chris.mowbray@mymanatee.org>; Myra Prater <myra.prater@mymanatee.org>; Kenneth Kohn <kenneth.kohn@mymanatee.org>; Tom Gerstenberger <tom.gerstenberger@mymanatee.org>; Robert Crowton <robert.crowton@mymanatee.org>;

Patrick.Cassella@manateesherriff.com; kwiatkr@wmfr.org; susan.stanfill@fpl.com; Carey.McCoy@fpl.com; Coker, Greg <greg.coker@fpl.com>; Juan.Torres3@fpl.com; Joseph.Wolfe@fpl.com; David McClintock <david.mcclintock@preco.coop>; jamie.fones@preco.coop; Shanahan, Daniel J. <djshanahan@tecoenergy.com>;

Tana.mason@watermatters.org; stephen.waidley@ftr.com; Michael.Decroix@charter.com;

James.Fleming1@charter.com; bsmythe@truenetcommunications.com; Charlie Hunsicker <charlie.hunsicker@mymanatee.org>; Chad Butzow <chad.butzow@mymanatee.org>; Scott May <scott.may@mymanatee.org>; Mike Gore <mike.gore@mymanatee.org>; Jeff Goodwin <jeff.goodwin@mymanatee.org>; Mark Simpson <mark.simpson@mymanatee.org>;

Patrick.Cassella@manateesherriff.com; Lori Brunner <lori.brunner@mymanatee.org>; John Barnott <john.barnott@mymanatee.org>

Subject: Jurisdictional Review for V-21-506, 7607 19th Avenue Drive West, Bradenton FL 34209, Platted Drainage Easement

Good Morning All,

Please take the time to fill in the form attached for a vacation request. The applicant has requested to vacate a portion of the platted drainage easement on the south end of their property located at 7607 19th Avenue Drive West, Bradenton FL 34209. The applicant has stated that when the Cedar Hammock Drainage needed to be serviced or cleaned out due to storm debris or erosion that it has always been done so on the American Legion property due to ease of access.

If you have any questions please let me know.

Thank you,

Fdldq#ShOrdK#

Real Property Coordinator
Property Acquisition Division
1112 Manatee Avenue West
Suite 800
Bradenton, FL 34205
(941) 748-4501 x3403
caitlyn.deloach@mymanatee.org



JURISDICTIONAL REVIEW RESPONSE FOR VACATION APPLICATION

Application File #V-21-500, Application to Vacate Platted Drainage Easement at 7607 19th Avenue Drive West, Bradenton, FL 34209

Please check your response below and add your comments (attach as many additional pages as necessary):

I have **NO OBJECTION** to the vacation application.

I **OBJECT** to the vacation application.

COMMENTS:

If the following **CONDITIONAL** requirements (e.g., Comprehensive Plan objectives, Code issues, easements, etc.) are satisfied, I withdraw my objection:

Property was inspected in the course of completing the review. Yes **No**

Reviewer Name: Dave Branning **Date Reviewed:** 4/8/2021

Organization/Company: Manatee County Government

Department: Public Works **Division:** _____

Phone/Extension: 7662 **Email:** dave.branning@mymanatee.org

Please return completed form to:

Caitlyn DeLoach
Property Acquisition Division
caitlyn.deloach@mymanatee.org
(941) 748-4501, Extension 3403



JURISDICTIONAL REVIEW RESPONSE FOR VACATION APPLICATION

Application File #V-21-500, Application to Vacate Platted Drainage Easement at 7607 19th Avenue Drive West, Bradenton, FL 34209

Please check your response below and add your comments (attach as many additional pages as necessary):

I have **NO OBJECTION** to the vacation application.

I **OBJECT** to the vacation application.

COMMENTS:

If the following **CONDITIONAL** requirements (e.g., Comprehensive Plan objectives, Code issues, easements, etc.) are satisfied, I withdraw my objection:

Property was inspected in the course of completing the review. Yes No

Reviewer Name: Deanna Ward **Date Reviewed:** 3/25/2021

Organization/Company: Manatee County Government

Department: Building and Development Services **Division:** Permitting

Phone/Extension: 3842 **Email:** deanna.ward@mymanatee.org

Please return completed form to:

Caitlyn DeLoach
Property Acquisition Division
caitlyn.deloach@mymanatee.org
(941) 748-4501, Extension 3403



JURISDICTIONAL REVIEW RESPONSE FOR VACATION APPLICATION

Application File #V-21-500, Application to Vacate Platted Drainage Easement at 7607 19th Avenue Drive West, Bradenton, FL 34209

Please check your response below and add your comments (attach as many additional pages as necessary):

I have **NO OBJECTION** to the vacation application.

I **OBJECT** to the vacation application.

COMMENTS:

If the following **CONDITIONAL** requirements (e.g., Comprehensive Plan objectives, Code issues, easements, etc.) are satisfied, I withdraw my objection:

Property was inspected in the course of completing the review. Yes **No**

Reviewer Name: Greg Coker Date Reviewed: 3/24/2021

Organization/Company: FPL

Department: N/A Division: N/A

Phone/Extension: 941-723-4430 Email: greg.coker@fpl.com

Please return completed form to:

Caitlyn DeLoach
Property Acquisition Division
caitlyn.deloach@mymanatee.org
(941) 748-4501, Extension 3403



JURISDICTIONAL REVIEW RESPONSE FOR VACATION APPLICATION

Application File #V-21-500, Application to Vacate Platted Drainage Easement at 7607 19th Avenue Drive West, Bradenton, FL 34209

Please check your response below and add your comments (attach as many additional pages as necessary):

I have **NO OBJECTION** to the vacation application.

I **OBJECT** to the vacation application.

COMMENTS:

If the following **CONDITIONAL** requirements (e.g., Comprehensive Plan objectives, Code issues, easements, etc.) are satisfied, I withdraw my objection:

Property was inspected in the course of completing the review. Yes No

Reviewer Name: Stephen Waidley **Date Reviewed:** 3/24/2021

Organization/Company: Frontier Florida LLC

Department: Centralized Services **Division:** Network Engineering

Phone/Extension: (941) 266-9218 **Email:** stephen.waidley@ftr.com

Please return completed form to:

Caitlyn DeLoach
Property Acquisition Division
caitlyn.deloach@mymanatee.org
(941) 748-4501, Extension 3403





Property Management Department

Property Acquisition Division
1112 Manatee Avenue West
Suite 800
Bradenton, Florida 34205
Phone number: (941) 748-4501

MEMORANDUM

To: All Manatee County Departments
From: Charlie Bishop, Director, Property Management Department *city*
Date: 3/23/2021
Subject: Jurisdictional Review: Application File # V-21-500

Application to Vacate Drainage Easement located at 7607 19th Avenue Drive West, Bradenton, Florida 34209

The Applicants are owners of Lot 9 in Palma Sola Woods, a subdivision in plat in Bradenton, Florida 34209 and have submitted an application to vacate a portion of a platted drainage easement on Lot 9 to build a pool. They have stated that when the Cedar Hammock Drainage needed to be serviced or cleaned out due to storm debris or erosion that it has always been done on the American Legion property due to ease of access. The Drainage Easement was established as part of the plat for Palma Sola Woods Subdivision recorded October 10, 1980 in Plat Book 20, Page 133-134.

A sketch and description of the area requested to be vacated is included with this memo for reference.

For matters of importance within the jurisdiction of your Department, a written assessment of the proposed vacation action is requested. Please respond with the reply form which is kindly is attached for your convenience. Please provide any information that you feel is important and should be considered during the processing of the subject application.

It is important that your response be returned to Caitlyn DeLoach, Property Acquisition Division, no later than **4/06/2021**. If you are unable to respond by the specified date, please notify **Caitlyn DeLoach** by e-mail at caitlyn.deloach@mymanatee.org, or by calling **941-748-4501, ext. 3403**.

Receiving your review in a timely manner will ensure your department is properly represented when the application is presented to the Board for its consideration and action. Your prompt reply and cooperation during this review process are appreciated.

Charlie Bishop

Attachments:

- Legal Description and Sketch
- Aerial Map

JAMES
SATCHER
District 1

REGGIE
BELLAMY
District 2

KEVIN
VAN OSTENBRIDGE
District 3

MISTY
SERVIA
District 4

VANESSA
BAUGH
District 5

CAROL
WHITMORE
At Large

GEORGE W.
KRUSE
At Large

Manatee County GIS Map



PARCEL_ID	3909210506	FIRE DISTRICT	WEST MANATEE FIRE RESC
PRIMARY ADDR	7607 19TH AVENUE DR W	EVAC_ZONE	C
CITYNAME	BRADENTON	SPECIAL_AREAS	Palma Sola Creek Trail,SWTIF,USA
ZIP	34209	SCHOOL SV AREA	SSA-4
PLC	SCT	OWN ADDR	7607 19TH AVENUE DR W
OWNER	ARTZ ALICIA M	OWN CITY	BRADENTON
COMMISSIONER	Kevin Van Ostenbridge	OWN ST	FL
SUBDIVISION	PALMA SOLA WOODS PB20/133	OWN ZIP	34209-4856
SUBDIV NUM	3909202	OWN_CNTRY	USA
LOT BLOCK	9-	BASIN_NAME	WEST CEDAR HAMMOCK
ACRES	.362	PARENT PIN	3909210506
SFLA	1714	sourceLayer	Address
TUR	2743		
LUC	0100		
LUC_DESCR	Single Family Residential (1554)		
ZONING	RSF-4.5		
FUTURE LANDUSE	RES-6		
SECTION INDEX	31 34S 17E		
FLOOD_ZONE	AE,X		
FLOOD_MAP	12081C0282E		
IMPACT FEE DIST	SW		
HISTORIC	URBAN-A		
OVERLAYS	CPA,SUR		

2020 Aerials

FLMANA20_6in_Delivery.sid

Red: Band_1

Green: Band_2

Blue: Band_3



FLMANA20_3in_Delivery.sid

Red: Band_1

Green: Band_2

Blue: Band_3



Florida Major Roads

Interstate

U.S. Road

State Road

County Road

RoadWay Feature

Local Road



base



Section Township Range

Section-Township-Range



Parcels

Parcels



Roads for Aerials

Interstates and Highways

Interstate

U.S. Highway

State Road

County Road

Business Road



Major Road

Built

Under Construction

Proposed



Residential Street

Publicly Maintained

Privately Maintained

CDD



Railroad



SKETCH OF DESCRIPTION

TO VACATE A PORTION OF A DRAINAGE EASEMENT
ON LOT 9 PALMA SOLA WOODS

AS SHOWN HEREON

THAT CERTAIN PARCEL OF LAND SHOWN HEREON
LYING AND BEING IN

SECTION 31, TOWNSHIP 34 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

NOTES

- 1. THIS SKETCH DOES NOT CERTIFY OR WARRANTY: TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
- 2. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR EASEMENTS THAT ARE NOT RECORDED ON SAID PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 3. THIS IS A SKETCH OF DESCRIPTION, NOT A BOUNDARY SURVEY OR OR TO BE USED AS SUCH.

LEGAL DESCRIPTION :

A PORTION OF A DRAINAGE EASEMENT FOR CEDAR HAMMOCK DRAIN LYING WITHIN LOT 9, PALMA SOLA WOODS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGES 133 AND 134, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCEMENT AT THE SOUTHWEST CORNER OF LOT 9 OF SAID PALMA SOLA WOODS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGES 133 AND 134, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N.00°01'37"E., ALONG THE WEST LINE OF SAID LOT 9, A DISTANCE OF 23.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE N.58°25'07"E., ALONG THE NORTHWESTERLY LINE OF SAID LOT 9, A DISTANCE OF 67.68 FEET; THENCE S.61°58'31"E., A DISTANCE OF 11.59 FEET TO A POINT, SAID POINT BEING OF THE NORTHERLY TOP OF BANK OF AN EXISTING DRAINAGE CANAL AND THE EASTERLY SIDE OF A DRAINAGE EASEMENT AS SHOWN ON SAID PLAT FOR A POINT OF BEGINNING; THENCE CONTINUE S.61°58'31"E., ALONG SAID NORTHERLY LINE A DISTANCE OF 113.12 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, WHOSE RADIUS BEARS S.05°46'50"W.,; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 111.31 FEET, (DELTA = 06°22'39", CHORD BEARING S.81°02'20"E., CHORD = 111.25 FEET) TO A POINT ON THE WESTERLY SIDE OF A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT AS PER SAID PLAT; THENCE S.06°22'38", ALONG SAID WESTERLY LINE , A DISTANCE OF 23.90 FEET TO A POINT ON THE NORTHERLY LINE OF A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT AS PER SAID PLAT; THENCE S.89°46'05"W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 40.45 FEET TO A POINT ON THE AFOREMENTIONED NORTHERLY TOP OF BANK OF AN EXISTING CANAL; THENCE N.81°59'33"W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 127.78 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EASTERLY SIDE OF THE AFORESAID DRAINAGE EASEMENT; THENCE N.58°25'07"E., ALONG SAID EASTERLY EXTENSION OF SAID DRAINAGE EASEMENT, A DISTANCE OF 56.53 FEET TO THE POINT OF BEGINNING.

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CERTIFICATION :

I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051- 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID

BY : 
SCOTT CRIDER, PSM #5671

SKETCH DATE : 10-08-20
20_M39906

SHEET 1 OF 2
NOT VALID WITHOUT SHEET 2 OF 2

F. C. SURVEYING PLLC d/b/a
Florida Coast Surveying
PROFESSIONAL SURVEYOR'S, & MAPPER'S
CERTIFICATE NO. LB-0006938
P. O. BOX 20365
BRADENTON, FLORIDA 34204
941-744-9295 FAX 941-748-6751
CINDYCRIDER@FLORIDACOASTSURVEYING.COM

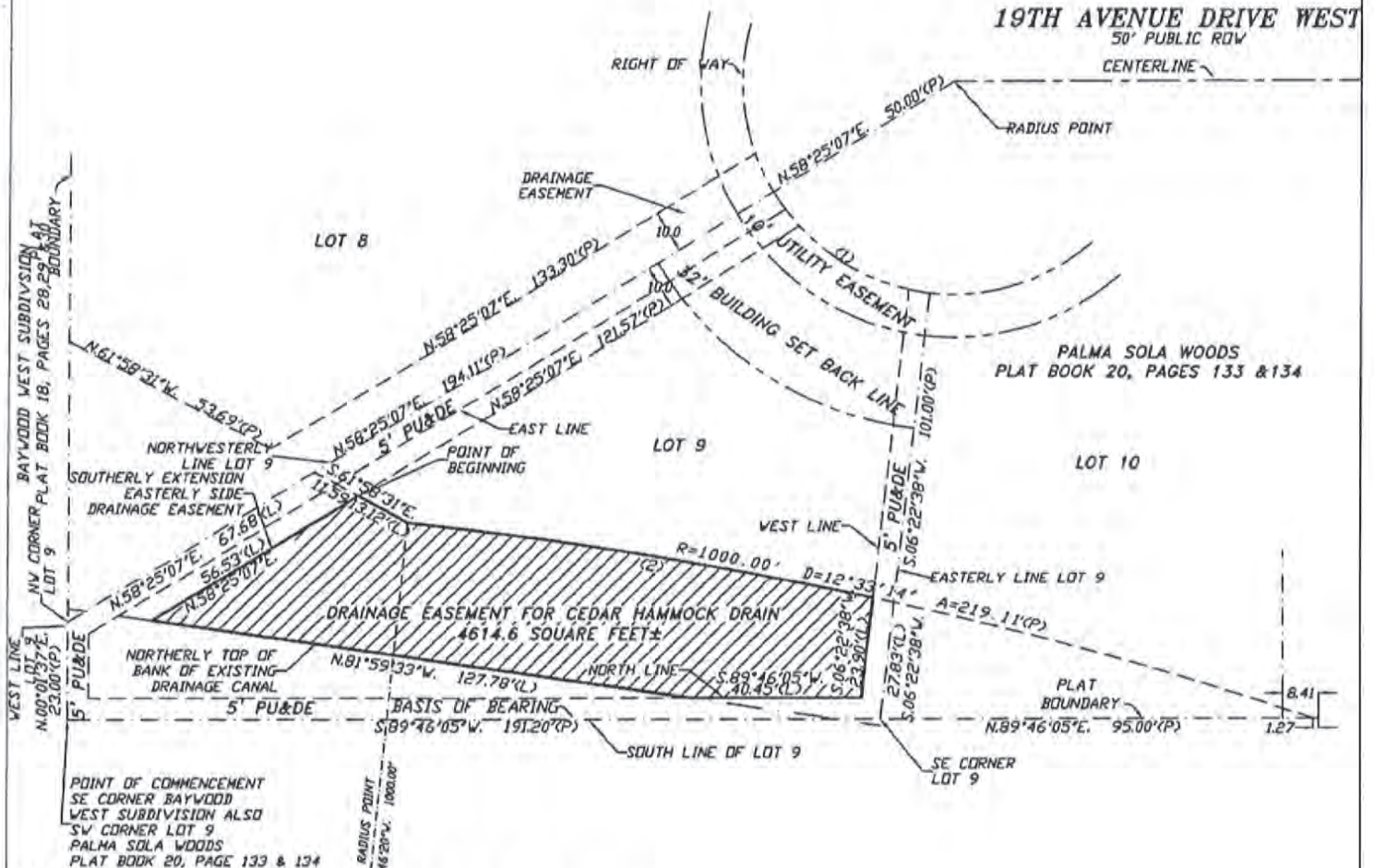
Curve number 1(P)
 Radius= 50.00
 Delta= 52°02'49"
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 Tangent= 24.41
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 Chord Brg. N.57°36'07"W.

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SKETCH OF DESCRIPTION TO VACATE A PORTION OF A DRAINAGE EASEMENT ON LOT 9 PALMA SOLA WOODS AS SHOWN HEREON



SCALE 1" = 40'



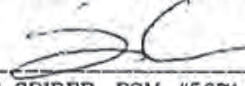
NOTES

1. THIS SKETCH DOES NOT CERTIFY OR WARRANTY: TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
2. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR EASEMENTS THAT ARE NOT RECORDED ON SAID PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THIS IS A SKETCH OF DESCRIPTION, NOT A BOUNDARY SURVEY OR TO BE USED AS SUCH.

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JURISDICTIONAL REVIEW RESPONSE FOR VACATION APPLICATION

Application File #V-21-500, Application to Vacate Platted Drainage Easement at 7607 19th Avenue Drive West, Bradenton, FL 34209

Please check your response below and add your comments (attach as many additional pages as necessary):

I have **NO OBJECTION** to the vacation application.

I **OBJECT** to the vacation application.

COMMENTS:

Any improvements within the vacated area must meet required setbacks.

If the following **CONDITIONAL** requirements (e.g., Comprehensive Plan objectives, Code issues, easements, etc.) are satisfied, I withdraw my objection:

Property was inspected in the course of completing the review. Yes No

Reviewer Name: Gary Race **Date Reviewed:** 3/30/2021

Organization/Company: Manatee County

Department: Building & Development Services **Division:** Planning (Environmental)

Phone/Extension: 6936 **Email:** gary.race@mymanatee.org

Please return completed form to:

Caitlyn DeLoach
Property Acquisition Division
caitlyn.deloach@mymanatee.org
(941) 748-4501, Extension 3403



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I **OBJECT** to the vacation application.

COMMENTS:

If the following **CONDITIONAL** requirements (e.g., Comprehensive Plan objectives, Code issues, easements, etc.) are satisfied, I withdraw my objection:

Property was inspected in the course of completing the review. Yes **No**

Reviewer Name: Jeffrey Bowman Date Reviewed: 4/1/2021

Organization/Company: Manatee County Government

Department: BADS Division: Code Enforcement

Phone/Extension: 6854 Email: jeffrey.bowman@mymanatee.org

Please return completed form to:

Caitlyn DeLoach
Property Acquisition Division
caitlyn.deloach@mymanatee.org
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I **OBJECT** to the vacation application.

COMMENTS:

This easement may be necessary for the maintenance of this stormwater conveyance

If the following **CONDITIONAL** requirements (e.g., Comprehensive Plan objectives, Code issues, easements, etc.) are satisfied, I withdraw my objection:

Property was inspected in the course of completing the review. Yes No

Reviewer Name: Michael Elswick **Date Reviewed:** 04/01/21

Organization/Company: Manatee County

Department: Parks & Natural Resources **Division:** Natural Resources

Phone/Extension: 941-742-5923ext6041 **Email:** michael.elswick@mymanatee.org

Please return completed form to:

Caitlyn DeLoach
Property Acquisition Division
caitlyn.deloach@mymanatee.org
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I **OBJECT** to the vacation application.

COMMENTS:

If the following **CONDITIONAL** requirements (e.g., Comprehensive Plan objectives, Code issues, easements, etc.) are satisfied, I withdraw my objection:

Property was inspected in the course of completing the review. Yes No

Reviewer Name: Mindi Herbert **Date Reviewed:** 4/5/2021

Organization/Company: Manatee County

Department: BADS **Division:** Planning & Zoning

Phone/Extension: 941-748-4501 ext3832 **Email:** mindy.herbert@mymanatee.org

Please return completed form to:

Caitlyn DeLoach
Property Acquisition Division
caitlyn.deloach@mymanatee.org
(941) 748-4501, Extension 3403



JURISDICTIONAL REVIEW RESPONSE FOR VACATION APPLICATION

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I have **NO OBJECTION** to the vacation application.

I **OBJECT** to the vacation application.

COMMENTS:

If the following **CONDITIONAL** requirements (e.g., Comprehensive Plan objectives, Code issues, easements, etc.) are satisfied, I withdraw my objection:

Vacation to the top of bank is acceptable so long as the full pipe easement is retained from 19th Ave



Property was inspected in the course of completing the review. Yes No

Reviewer Name: Myra Prater **Date Reviewed:** 4/21/21

Organization/Company: Manatee County

Department: Public Works **Division:** Field Maintenance

Phone/Extension: 941-708-7494 **Email:** myra.prater@mymanatee.org

Please return completed form to:

Caitlyn DeLoach
Property Acquisition Division
caitlyn.deloach@mymanatee.org
(941) 748-4501, Extension 3403



JURISDICTIONAL REVIEW RESPONSE FOR VACATION APPLICATION

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I **OBJECT** to the vacation application.

COMMENTS:

No transportation planning related

If the following **CONDITIONAL** requirements (e.g., Comprehensive Plan objectives, Code issues, easements, etc.) are satisfied, I withdraw my objection:

Property was inspected in the course of completing the review. Yes No

Reviewer Name: Nelson Galeano **Date Reviewed:** 03/24/2021

Organization/Company: Manatee County

Department: Public Works **Division:** Transportation Planning

Phone/Extension: 7420 **Email:** Nelson.galeano@mymanatee.org

Please return completed form to:

Caitlyn DeLoach
Property Acquisition Division
caitlyn.deloach@mymanatee.org
(941) 748-4501, Extension 3403



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I **OBJECT** to the vacation application.

COMMENTS:

If the following **CONDITIONAL** requirements (e.g., Comprehensive Plan objectives, Code issues, easements, etc.) are satisfied, I withdraw my objection:

Property was inspected in the course of completing the review. Yes **No**

Reviewer Name: Patrick Cassella **Date Reviewed:** 3/24/2021

Organization/Company: Manatee County Sheriff's Office

Department: N/A **Division:** N/A

Phone/Extension: 941-747-3011 **Email:** Patrick.Cassella@manateesherriff.com

Please return completed form to:

Caitlyn DeLoach
Property Acquisition Division
caitlyn.deloach@mymanatee.org
(941) 748-4501, Extension 3403



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I **OBJECT** to the vacation application.

COMMENTS:

If the following **CONDITIONAL** requirements (e.g., Comprehensive Plan objectives, Code issues, easements, etc.) are satisfied, I withdraw my objection:

Property was inspected in the course of completing the review. Yes **X** No

Reviewer Name: Jamie Fones Date Reviewed: 3/24/21

Organization/Company: Peace River Electric Cooperative, Inc.

Department: District Manager Division: Western

Phone/Extension: 863-767-4654 Email: jamie.fones@preco.coop

Please return completed form to:

Caitlyn DeLoach
Property Acquisition Division
caitlyn.deloach@mymanatee.org
(941) 748-4501, Extension 3403



JURISDICTIONAL REVIEW RESPONSE FOR VACATION APPLICATION

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I have **NO OBJECTION** to the vacation application.

I **OBJECT** to the vacation application.

COMMENTS:

If the following **CONDITIONAL** requirements (e.g., Comprehensive Plan objectives, Code issues, easements, etc.) are satisfied, I withdraw my objection:

Property was inspected in the course of completing the review. Yes No

Reviewer Name: Rodney Kwiatkowski Date Reviewed: 4-1-21

Organization/Company: West Manatee Fire Rescue District

Department: Fire Prevention & Life Safety Division: Prevention Bureau

Phone/Extension: 941-201-7904 Email: rod@wmfr.org

Please return completed form to:

Caitlyn DeLoach
Property Acquisition Division
caitlyn.deloach@mymanatee.org
(941) 748-4501, Extension 3403



JURISDICTIONAL REVIEW RESPONSE FOR VACATION APPLICATION

Application File #V-21-500, Application to Vacate Platted Drainage Easement at 7607 19th Avenue Drive West, Bradenton, FL 34209

Please check your response below and add your comments (attach as many additional pages as necessary):

I have **NO OBJECTION** to the vacation application.

I **OBJECT** to the vacation application.

COMMENTS:

If the following **CONDITIONAL** requirements (e.g., Comprehensive Plan objectives, Code issues, easements, etc.) are satisfied, I withdraw my objection:

Property was inspected in the course of completing the review. Yes **No**

Reviewer Name: Tana Mason Date Reviewed: 3/29/2021

Organization/Company: SWFWMD

Department: N/A Division: N/A

Phone/Extension: 365-796-7211 Email: tana.mason@watermatters.org

Please return completed form to:

Caitlyn DeLoach
Property Acquisition Division
caitlyn.deloach@mymanatee.org
(941) 748-4501, Extension 3403



JURISDICTIONAL REVIEW RESPONSE FOR VACATION APPLICATION

Application File #V-21-500, Application to Vacate Platted Drainage Easement at 7607 19th Avenue Drive West, Bradenton, FL 34209

Please check your response below and add your comments (attach as many additional pages as necessary):

I have **NO OBJECTION** to the vacation application.

I **OBJECT** to the vacation application.

COMMENTS:

If the following **CONDITIONAL** requirements (e.g., Comprehensive Plan objectives, Code issues, easements, etc.) are satisfied, I withdraw my objection:

Property was inspected in the course of completing the review. Yes No

Reviewer Name: Robert Crowton Date Reviewed: 03/24/2021

Organization/Company: Manatee County

Department: Utilities Division: Water

Phone/Extension: 941-345-3425 Email: robert.crowton@mymanatee.org

Please return completed form to:

Caitlyn DeLoach
Property Acquisition Division
caitlyn.deloach@mymanatee.org
(941) 748-4501, Extension 3403





Property Management Department

Property Acquisition Division
1112 Manatee Avenue West
Suite 800
Bradenton, Florida 34205
Phone number: (941) 748-4501

MEMORANDUM

To: All Manatee County Departments
From: Charlie Bishop, Director, Property Management Department *city*
Date: 3/23/2021
Subject: Jurisdictional Review: Application File # V-21-500

Application to Vacate Drainage Easement located at 7607 19th Avenue Drive West, Bradenton, Florida 34209

The Applicants are owners of Lot 9 in Palma Sola Woods, a subdivision in plat in Bradenton, Florida 34209 and have submitted an application to vacate a portion of a platted drainage easement on Lot 9 to build a pool. They have stated that when the Cedar Hammock Drainage needed to be serviced or cleaned out due to storm debris or erosion that it has always been done on the American Legion property due to ease of access. The Drainage Easement was established as part of the plat for Palma Sola Woods Subdivision recorded October 10, 1980 in Plat Book 20, Page 133-134.

A sketch and description of the area requested to be vacated is included with this memo for reference.

For matters of importance within the jurisdiction of your Department, a written assessment of the proposed vacation action is requested. Please respond with the reply form which is kindly is attached for your convenience. Please provide any information that you feel is important and should be considered during the processing of the subject application.

It is important that your response be returned to Caitlyn DeLoach, Property Acquisition Division, no later than **4/06/2021**. If you are unable to respond by the specified date, please notify **Caitlyn DeLoach** by e-mail at caitlyn.deloach@mymanatee.org, or by calling **941-748-4501, ext. 3403**.

Receiving your review in a timely manner will ensure your department is properly represented when the application is presented to the Board for its consideration and action. Your prompt reply and cooperation during this review process are appreciated.

Charlie Bishop

Attachments:

- Legal Description and Sketch
- Aerial Map

JAMES
SATCHER
District 1

REGGIE
BELLAMY
District 2

KEVIN
VAN OSTENBRIDGE
District 3

MISTY
SERVIA
District 4

VANESSA
BAUGH
District 5

CAROL
WHITMORE
At Large

GEORGE W.
KRUSE
At Large

Manatee County GIS Map



PARCEL_ID	3909210506	FIRE DISTRICT	WEST MANATEE FIRE RESC
PRIMARY ADDR	7607 19TH AVENUE DR W	EVAC_ZONE	C
CITYNAME	BRADENTON	SPECIAL_AREAS	Palma Sola Creek Trail,SWTIF,USA
ZIP	34209	SCHOOL SV AREA	SSA-4
PLC	SCT	OWN ADDR	7607 19TH AVENUE DR W
OWNER	ARTZ ALICIA M	OWN CITY	BRADENTON
COMMISSIONER	Kevin Van Ostenbridge	OWN ST	FL
SUBDIVISION	PALMA SOLA WOODS PB20/133	OWN ZIP	34209-4856
SUBDIV NUM	3909202	OWN_CNTRY	USA
LOT BLOCK	9-	BASIN_NAME	WEST CEDAR HAMMOCK
ACRES	.362	PARENT PIN	3909210506
SFLA	1714	sourceLayer	Address
TUR	2743		
LUC	0100		
LUC_DESCR	Single Family Residential (1554)		
ZONING	RSF-4.5		
FUTURE LANDUSE	RES-6		
SECTION INDEX	31 34S 17E		
FLOOD_ZONE	AE,X		
FLOOD_MAP	12081C0282E		
IMPACT FEE DIST	SW		
HISTORIC	URBAN-A		
OVERLAYS	CPA,SUR		

2020 Aerials

FLMANA20_6in_Delivery.sid

Red: Band_1

Green: Band_2

Blue: Band_3



FLMANA20_3in_Delivery.sid

Red: Band_1

Green: Band_2

Blue: Band_3



Florida Major Roads

Interstate

U.S. Road

State Road

County Road

RoadWay Feature

Local Road



base



Section Township Range

Section-Township-Range



Parcels

Parcels



Roads for Aerials

Interstates and Highways

Interstate

U.S. Highway

State Road

County Road

Business Road



Major Road

Built

Under Construction

Proposed



Residential Street

Publicly Maintained

Privately Maintained

CDD



Railroad



SKETCH OF DESCRIPTION

TO VACATE A PORTION OF A DRAINAGE EASEMENT
ON LOT 9 PALMA SOLA WOODS

AS SHOWN HEREON

THAT CERTAIN PARCEL OF LAND SHOWN HEREON
LYING AND BEING IN

SECTION 31, TOWNSHIP 34 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

NOTES

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COMMENCEMENT AT THE SOUTHWEST CORNER OF LOT 9 OF SAID PALMA SOLA WOODS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGES 133 AND 134, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N.00°01'37"E., ALONG THE WEST LINE OF SAID LOT 9, A DISTANCE OF 23.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE N.58°25'07"E., ALONG THE NORTHWESTERLY LINE OF SAID LOT 9, A DISTANCE OF 67.68 FEET; THENCE S.61°58'31"E., A DISTANCE OF 11.59 FEET TO A POINT, SAID POINT BEING OF THE NORTHERLY TOP OF BANK OF AN EXISTING DRAINAGE CANAL AND THE EASTERLY SIDE OF A DRAINAGE EASEMENT AS SHOWN ON SAID PLAT FOR A POINT OF BEGINNING; THENCE CONTINUE S.61°58'31"E., ALONG SAID NORTHERLY LINE A DISTANCE OF 113.12 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, WHOSE RADIUS BEARS S.05°46'50"W.,; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 111.31 FEET, (DELTA = 06°22'39", CHORD BEARING S.81°02'20"E., CHORD = 111.25 FEET) TO A POINT ON THE WESTERLY SIDE OF A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT AS PER SAID PLAT; THENCE S.06°22'38", ALONG SAID WESTERLY LINE , A DISTANCE OF 23.90 FEET TO A POINT ON THE NORTHERLY LINE OF A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT AS PER SAID PLAT; THENCE S.89°46'05"W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 40.45 FEET TO A POINT ON THE AFOREMENTIONED NORTHERLY TOP OF BANK OF AN EXISTING CANAL; THENCE N.81°59'33"W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 127.78 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EASTERLY SIDE OF THE AFORESAID DRAINAGE EASEMENT; THENCE N.58°25'07"E., ALONG SAID EASTERLY EXTENSION OF SAID DRAINAGE EASEMENT, A DISTANCE OF 56.53 FEET TO THE POINT OF BEGINNING.

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SKETCH DATE : 10-08-20
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SHEET 1 OF 2
NOT VALID WITHOUT SHEET 2 OF 2

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CERTIFICATE NO. LB-0006938
P. O. BOX 20365
BRADENTON, FLORIDA 34204
941-744-9295 FAX 941-748-6751
CINDYCRIDER@FLORIDACOASTSURVEYING.COM

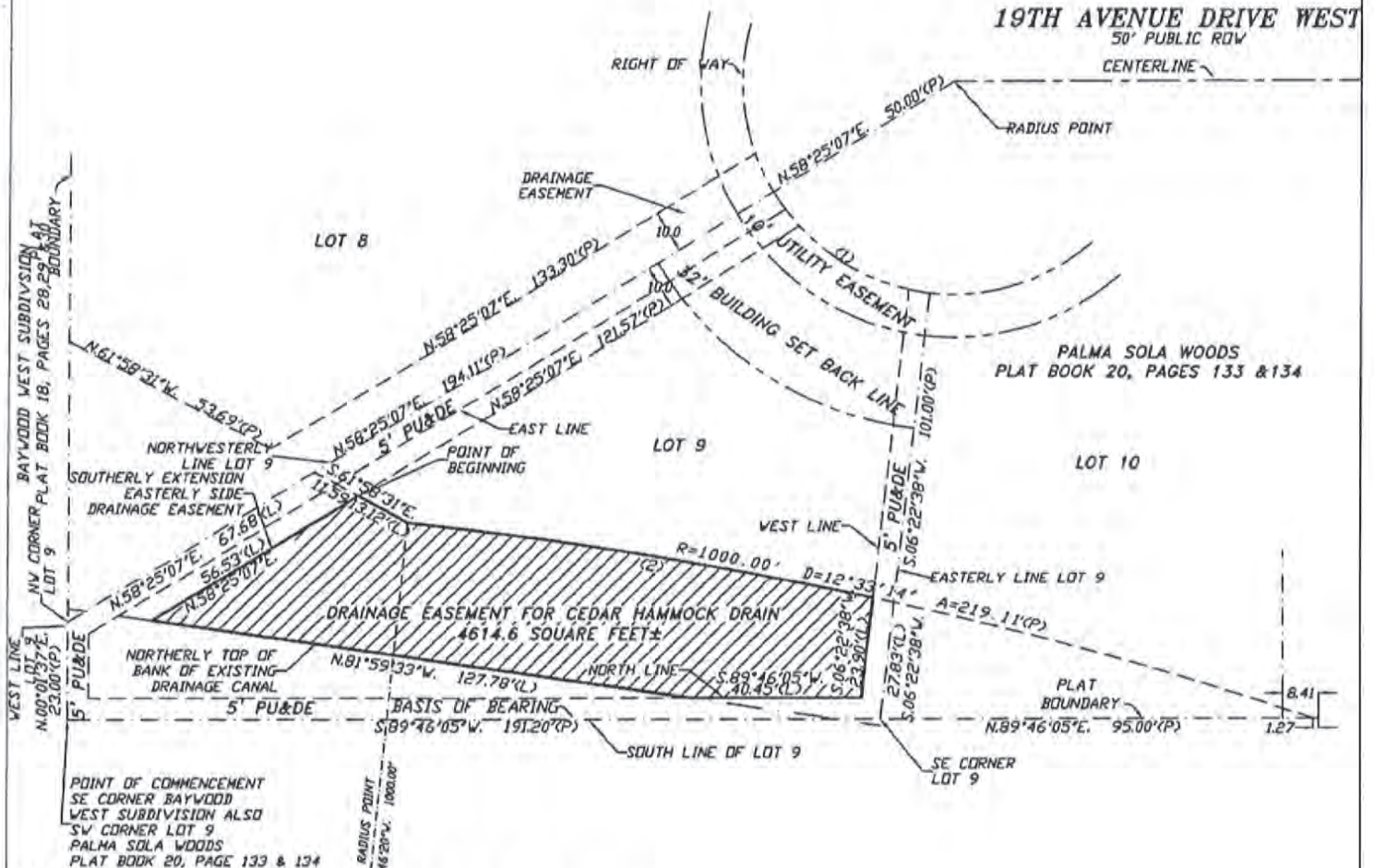
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SCALE 1" = 40'



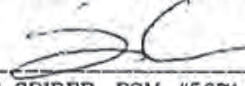
NOTES

1. THIS SKETCH DOES NOT CERTIFY OR WARRANTY: TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
2. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR EASEMENTS THAT ARE NOT RECORDED ON SAID PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THIS IS A SKETCH OF DESCRIPTION, NOT A BOUNDARY SURVEY OR TO BE USED AS SUCH.

CERTIFICATION :

I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051- 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES. *UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID*

BY : 
 SCOTT CRIDER, PSM #5671

SKETCH DATE : 10-08-20
 20_M39906

SHEET 2 OF 2
 NOT VALID WITHOUT SHEET 1 OF 2

F. C. SURVEYING PLLC d/b/a
Florida Coast Surveying
 PROFESSIONAL SURVEYOR'S, & MAPPER'S
 CERTIFICATE NO. LB-0006938
 P. O. BOX 20365
 BRADENTON, FLORIDA 34204
 941-744-9295 FAX 941-748-6751
 CINDYCRIDER@FLORIDACOASTSURVEYING.COM

JURISDICTIONAL REVIEW RESPONSE FOR VACATION APPLICATION

Application File #V-21-500, Application to Vacate Platted Drainage Easement at 7607 19th Avenue Drive West, Bradenton, FL 34209

Please check your response below and add your comments (attach as many additional pages as necessary):

I have **NO OBJECTION** to the vacation application.

I **OBJECT** to the vacation application.

COMMENTS:

If the following **CONDITIONAL** requirements (e.g., Comprehensive Plan objectives, Code issues, easements, etc.) are satisfied, I withdraw my objection:

Property was inspected in the course of completing the review. Yes No

Reviewer Name: Jake Bibler **Date Reviewed:** 3/31/2021

Organization/Company: Manatee County

Department: Public Safety **Division:** Emergency Management

Phone/Extension: 941-749-3500 ext 1636 **Email:** Jake.Bibler@MyManatee.org

Please return completed form to:

Caitlyn DeLoach
Property Acquisition Division
caitlyn.deloach@mymanatee.org
(941) 748-4501, Extension 3403



JURISDICTIONAL REVIEW RESPONSE FOR VACATION APPLICATION

Application File #V-21-500, Application to Vacate Platted Drainage Easement at 7607 19th Avenue Drive West, Bradenton, FL 34209

Please check your response below and add your comments (attach as many additional pages as necessary):

I have **NO OBJECTION** to the vacation application.

I **OBJECT** to the vacation application.

COMMENTS:

If the following **CONDITIONAL** requirements (e.g., Comprehensive Plan objectives, Code issues, easements, etc.) are satisfied, I withdraw my objection:

Property was inspected in the course of completing the review. Yes No

Reviewer Name: Todd Boyle Date Reviewed: 4-5-2021

Organization/Company: Man. Co.

Department: Prop. Man. Division: Survey

Phone/Extension: 3024 Email: todd.boyle@mymanatee.org

Please return completed form to:

Caitlyn DeLoach
Property Acquisition Division
caitlyn.deloach@mymanatee.org
(941) 748-4501, Extension 3403





OFFICE OF THE COUNTY ATTORNEY

WILLIAM E. CLAGUE, COUNTY ATTORNEY
Sarah A. Schenk, Chief Assistant County Attorney*
Christopher M. De Carlo, Chief Litigator
Pamela J. D'Agostino, Assistant County Attorney
Alexandria C. Nicodemi, Assistant County Attorney
Douglas E. Polk, Assistant County Attorney
Sarah E. Warren, Assistant County Attorney*
Camilo A. Soto, Assistant County Attorney
Whitni M. Hodges, Assistant County Attorney

MEMORANDUM

DATE: September 1, 2021

TO: Joy Leggett-Murphy, Property Acquisition Division Manager, Property Management Department

THROUGH: William E. Clague, County Attorney *Approved by W. Clague 9-1-2021*

FROM: Pamela J. D'Agostino, Assistant County Attorney *Approved by P. D'Agostino 9-1-2021*

RE: **Vacation Application V-21-500; Artz & Holland; Platted Drainage Easement; 7607 19th Avenue Drive West; CAO Matter No. 2021-0339**

Issue Presented:

In this Request for Legal Services (RLS), you have asked the County Attorney's Office (CAO) to review a vacation application (Application) to vacate a portion of a platted drainage easement within the Palma Sola Woods subdivision plat, recorded in Plat Book 20, Page 133, (Plat) of the Public Records of Manatee County, Florida, submitted by Alicia Artz and Matt Holland (Applicant).

Brief Answer:

I have reviewed the Application. Below and attached are my comments and advice to staff. The Applicant and staff will need to ensure full compliance with state and local laws as described in the attached CAO's Standard Guidance for Vacation of Plats as the

* Board Certified in City, County & Local Government Law

Application proceeds through the public hearing process to the Board of County Commissioners of Manatee County, Florida (Board).

Facts:

The Applicant has requested to vacate a portion of a platted drainage easement for the Cedar Hammock Drain to allow for construction of a pool. According to the Plat, in 1980 the drainage easement for the Cedar Hammock Drain was dedicated to the use of the general public forever. This Application seeks to vacate 4,614.6 square feet, more or less, of the easement.

Discussion:

Based on the documents provided with this RLS, it appears that some—but not all—of the relevant and applicable portions of the LDC have been met. Included with this RLS were a memorandum recommending that the vacation move forward to a public hearing and a memorandum containing staff's written recommendation. This Application may now be scheduled for a public hearing before the Board.

This Application was reviewed by numerous entities, both within and outside of County government. Staff should be prepared to discuss the jurisdictional responses with the Board when this Application is presented.

Attached are redlined revisions of the notice of public hearing and two resolutions which staff prepared and submitted with this RLS reflecting my comments and suggested changes. I have not reviewed or revised the post-hearing notice of vacation as this form of notice is only required for vacations of roads pursuant to Chapter 336, Florida Statutes.

Conclusion:

At this preliminary stage in the process, portions of Section 177.101, Florida Statutes, and Section 331 of the Manatee County Land Development Code (LDC) have been met. The Applicant and staff will need to address all the matters identified above and attached and ensure that the procedures required by the applicable statutes and the LDC are met before this Application proceeds to the Board for consideration. Provided the legal concerns and issues identified herein and attached are addressed consistently with my advice, I have no objection from a legal standpoint to the Application being presented to the Board for review and consideration. This completes my response to your RLS. Please contact me if you have any questions or if I can be of further assistance.

Joy Leggett-Murphy, Property Acquisition Division Manager
September 1, 2021
Page 3 of 3

Attachments: CAO's Standard Guidance for Vacation of Plats
Redlined Notice
Redlined Resolutions

Copies with attachments to:

Dr. Scott L. Hopes, D.B.A., M.P.H., County Administrator
Charlie Bishop, Deputy County Administrator
Jan Brewer, Deputy County Administrator and Chief Financial Officer
Robert Reinshuttle, Deputy County Administrator
Caitlyn DeLoach, Real Property Specialist, Property Management Department



OFFICE OF THE COUNTY ATTORNEY

WILLIAM E. CLAGUE, COUNTY ATTORNEY
Sarah A. Schenk, Chief Assistant County Attorney*
Christopher M. De Carlo, Chief Litigator
Pamela J. D'Agostino, Assistant County Attorney
Alexandria C. Nicodemi, Assistant County Attorney
Douglas E. Polk, Assistant County Attorney
Sarah E. Warren, Assistant County Attorney*
Camilo A. Soto, Assistant County Attorney
Whitni M. Hodges, Assistant County Attorney

STANDARD GUIDANCE FOR VACATION OF PLATS

Updated September 1, 2021

Vacation of plats is governed by Section 177.101, Florida Statutes, and Sections 312 and 331 of the Manatee County Land Development Code (LDC).

Once staff confirms that an applicant has complied with the vacation application procedures and requirements of the LDC, and the application is deemed complete and sufficient, and upon the issuance of a written recommendation by staff, the application shall be scheduled for a public hearing before the Board.

After conducting a public hearing, the County may adopt a resolution vacating a plat in whole or in part, returning the property into acreage provided that:

1. The applicant for said vacation owns the fee simple title to the area sought to be vacated;
2. The applicant completes and submits an application and furnishes any additional maps, charts, surveys, legal descriptions, title opinions, and title policies as required for clarification;
3. Notice of intent to apply for vacation is published by legal notice in a newspaper of general circulation in Manatee County in not less than two weekly issues of the paper, not less than ten days prior to the date of the public hearing;
4. The applicant posts notice in accordance with Section 312.7.D. of the LDC;
5. The applicant files an affidavit of notice at least five days prior to date of the public hearing in accordance with Section 312.7.G. of the LDC;
6. The vacation will not affect the ownership or right of convenient access of persons owning other parts of the subdivision; and
7. The applicant attaches to the petition for vacation:

* Board Certified in City, County & Local Government Law

Standard Guidance for Vacation of Plats

Updated September 1, 2021

Page 2 of 2

- a. Proof of published legal notice as described in paragraph 3 above; and
- b. Certificates showing that all state and county taxes have been paid.

If the vacation would serve to significantly impair access to one or more private properties, the government may be liable in inverse condemnation. *Pinellas County v. Austin*, 323 So. 2d 6 (Fla. 2d DCA 1975).

If, after review of the application and upon the close of the public hearing, the Board decides to approve the application, the Board shall adopt a resolution to that effect. In accordance with Section 177.101, Florida Statutes, and Section 331.4 of the LDC, within thirty days after adoption of the vacation resolution, the following must be filed with the Manatee County Clerk of the Circuit Court and duly recorded in the Official Records among the Public Records of Manatee County:

1. A certified copy of the adopted vacation resolution, and
2. Original proof of the two publications of the notice of public hearing, and
3. Location maps, survey, legal description, or other appropriate data as determined by the Department Director, and
4. Any applicable easements, if required.

Finally, to comply with Section 331.4 of the LDC, within 45 days after the adoption of the resolution, the applicant must provide staff with a copy of all of the recorded documents. Pursuant to Section 177.101, Florida Statutes, and Section 331.5 of the LDC, the vacation becomes effective after the required documents have been filed with the Clerk of the Circuit Court and duly recorded in the Public Records of Manatee County.

NOTICE OF PUBLIC HEARING PURSUANT TO SECTION 177.101, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN pursuant to Section 177.101, Florida Statutes, and Section 312 of the Manatee County Land Development Code~~The Board of County Commissioners of Manatee County, Florida does hereby give notice, pursuant to Section 177.01, Florida Statutes, and Section 312 of the Manatee County Land Development Code,~~ that an application for vacation ~~and annulment of a plat~~ either in whole or in part ~~subdividing land~~ has been made by Alicia Artz to the Board of County Commissioners of Manatee County, Florida. Said vacation application is assigned application number V-21-500 and seeks to vacate a portion of a ~~platted~~ drainage easement, ~~known as~~ for the Cedar Hammock Drain in the Palma Sola Woods Subdivision in Bradenton.

On the XXth of MONTH, 2021, at 9:00 a.m., or as soon thereafter in the Honorable Patricia M. Glass Chambers, on the first floor of the Manatee County Administrative Center, located at 1112 Manatee Avenue West, Bradenton, Florida 34205, the Board will consider, act upon, adopt or reject said application and the following corresponding resolution:

RESOLUTION R-21-XXX

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, VACATING A PORTION OF A PLAT SUBDIVIDING LAND PURSUANT TO SECTION 177.101, FLORIDA STATUTES, AND THE LAND DEVELOPMENT CODE, MANATEE COUNTY, FLORIDA, DECLARING A PUBLIC HEARING TO CONSIDER AN APPLICATION TO VACATE CERTAIN STREETS, ROADS OR OTHER APPROPRIATE PROPERTY, SPECIFICALLY A PORTION OF A PLATTED DRAINAGE EASEMENT KNOWN AS CEDAR HAMMOCK DRAIN IN THE PALMA SOLA WOODS SUBDIVISION, PURSUANT TO SECTIONS 177.101, FLORIDA STATUTES, AND THE LAND DEVELOPMENT CODE, MANATEE COUNTY, FLORIDA.

The subject property of this vacation application is located at 7607 19th Avenue Drive West in Bradenton on Lot 9 of the Palma Sola Woods Subdivision, and the portion of the drainage easement to be vacated is 4,614.6 square feet more or less (0.1 acres more or less) in size. The future land use map designation and zoning district of the property subject to the application is RES-6 and RSF-4.5, respectively. The application, staff report, related materials and proposed Resolution related to this vacation application may be inspected by the public during normal business hours at the County Administration Building, requested via email at planning.agenda@mymanatee.org or on the County's website at www.mymanatee.org.

Persons may appear and be heard, written comments filed with the Director of the Property

Commented [PD1]: This references the wrong resolution.

Commented [PD2]: Section 312.7.E.5. of the LDC requires the notice to include the location of the subject property by street address, if any, or by legal description or parcel number(s).

Commented [PD3]: Section 312.7.E.6. of the LDC requires the notice to include the size of the subject area rounded to the nearest one-tenth (1/10) of an acre.

Commented [PD4]: Section 312.7.E.8. of the LDC requires this language.

Management Department will be entered into the record and the hearing may be continued from time to time as necessary. For more information, call 941-748-4501 Extension 3403.

The Board of County Commissioners of Manatee County, Florida, does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to, participation in, employment with, or treatment in its programs or activities. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act (ADA), or assistance with accessing any documents pertaining to this matter, should contact Carmine DeMilio at (941) 792-8784 Ext. 8203 or carmine.demilio@mymanatee.org.

According to Section 286.0105, Florida Statutes, any person desiring to appeal any decision made by the Board with respect to any matter to be considered at a public hearing or meeting will need a record of the proceedings, and for such purposes, may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based.~~if any person decides to appeal any decision made by the Board with respect to any matter to be considered at the meeting or hearing, he/she will need a record of the proceedings and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record would include any testimony and evidence upon which the appeal is to be based.~~

RESOLUTION R-21-XXX

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, DECLARING A PUBLIC HEARING TO CONSIDER AN APPLICATION TO VACATE ~~A PORTION OF A PLAT SUBDIVIDING LANDCERTAIN STREETS, ROADS OR OTHER APPROPRIATE PROPERTY, SPECIFICALLY A PORTION OF A PLATTED DRAINAGE EASEMENT KNOWN AS CEDAR HAMMOCK DRAIN IN THE PALMA SOLA WOODS SUBDIVISION,~~ PURSUANT TO SECTIONS 177.101, FLORIDA STATUTES, AND THE LAND DEVELOPMENT CODE, MANATEE COUNTY, FLORIDA.

WHEREAS, an application has been made and filed before the Board of County Commissioners of Manatee County, Florida, (Board) by Alicia Artz ~~and Matt Holland,~~ (Applicant) to vacate ~~a portion of a plat subdividing land certain streets, roads, or other appropriate property, specifically a portion of platted drainage easement known as Cedar Hammock Drain on Lot 9 of the Palma Sola Woods Subdivision, as recorded in Plat Book 20, Page 133, of the Official Records of Manatee County, Florida, located in Section 31, Township 34 South, Range 17 East, and more particularly described in Exhibit A attached hereto and by this reference provided herein;~~ and

WHEREAS, the Applicant seeks to vacate property located in an unincorporated area of Manatee County, Florida, and more particularly described in Exhibit A, attached hereto and incorporated herein by this reference ~~provided herein.~~

NOW THEREFORE, BE IT RESOLVED by the Board ~~of County Commissioners of Manatee County~~ that a public hearing will be held before the Board in the Honorable Patricia M. Glass Chambers, on the first floor of the Manatee County Administrative Center, 1112 Manatee Avenue West, Bradenton, Florida 34205, at 9:00 a.m., or as soon thereafter as same may be heard, on the XXth day of Month, 2021, to consider the advisability of granting said application, or some portion thereof. All interested persons, firms, corporations or other entities and organizations shall govern themselves accordingly.

~~In accordance with Section 286.0105, Florida Statutes, if any person decides to appeal a decision made with respect to any matter considered at this hearing, he or she will need a record of the proceedings and therefore, he or she may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.~~

~~Copies of this Resolution are available for review at the Property Acquisition Division on the eighth floor of the Manatee County Administration Building, 1112 Manatee Avenue West, Bradenton, Florida, and are available for purchase, at cost.~~

DULY ADOPTED with a quorum present and voting this XXth day of Month, 2021.

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

By: _____
Chairperson

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: _____
Deputy Clerk

RESOLUTION R-21-XXX

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, VACATING A PORTION OF A PLAT SUBDIVIDING LAND CERTAIN STREETS, ROADS OR OTHER APPROPRIATE PROPERTY, SPECIFICALLY A PORTION OF PLATTED DRAINAGE EASEMENT KNOWN AS A PORTION OF CEDAR HAMMOCK DRAIN IN THE PALMA SOLA WOODS SUBDIVISION, PURSUANT TO SECTION 177.101, FLORIDA STATUTES, AND THE LAND DEVELOPMENT CODE, MANATEE COUNTY, FLORIDA.

WHEREAS, an application has been made ~~and filed before the Board of County Commissioners of Manatee County, Florida, (Board)~~ by Alicia Artz ~~and Matt Holland,~~ (Applicants) to vacate ~~certain streets, roads, or other appropriate property, specifically a portion of platted drainage easement known as Cedar Hammock Drain on the property of 7607 57th Avenue Drive West, known as Lot 9 in a portion of~~ the Palma Sola Woods ~~S~~subdivision plat, as recorded in Plat Book 20, Page 133, of the Official Records of Manatee County, Florida, located in Section 31, Township 34 South, Range 17 East, and more particularly described in Exhibit A, attached hereto and incorporated herein by this reference ~~provided herein~~. This site is located in Commission District Three; and

WHEREAS, Section 177.101, Florida Statutes, authorizes the vacating and annulment and abandonment of plats subdividing land and any right of Manatee County (County) and of the public in and to any land or interest therein, by the Board of County Commissioners of Manatee County, Florida (Board); and

WHEREAS, the Applicant owns the fee simple title to the entire portion of the plat sought to be vacated; and

WHEREAS, this vacation will not affect the ownership or right of convenient access of persons owning other properties in this area; and

WHEREAS, the Applicant has complied with all applicable notice requirements pursuant to Section 177.101, Florida Statutes, and the County's Land Development Code (the Code); and

WHEREAS, the Applicant has attached to the application all required proof of publication and certificates showing all state and county taxes have been paid; and

WHEREAS, the application has been reviewed by the Building & Development Services Department Director who has found it to be complete and sufficient for presentation to the Board; and

WHEREAS, pursuant to the Code, ~~the Property Management Department Director~~ staff has prepared a written recommendation to the Board ~~supporting approval of the application;~~

and

WHEREAS, a resolution declaring a ~~notice of~~ public hearing on said application was duly adopted by the Board and the notice of said public hearing was duly published in a newspaper of general circulation in Manatee County, Florida, in accordance with Section 177.101, Florida Statutes, and the Code; and

WHEREAS, a public hearing was held on ~~Day~~, Month XX, 2021, to consider the application to vacate a portion of this plat~~advisability of exercising the authority granted by Section 336.09, Florida Statutes, and the Code to vacate this platted drainage easement~~ and the Board was fully advised and informed in the premises; and

WHEREAS, the Board has determined that vacating a portion of this ~~platted drainage easement~~ would not be in derogation of the public rights or needs of the County; and

WHEREAS, following analysis of the application, approval of said vacation is determined to be consistent with the Code and the County's Comprehensive Plan; and

WHEREAS, vacation or abandonment of this portion of this plat~~property~~ is in the best interests of the public.

NOW THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of Manatee County, Florida, that:

1. Upon request of the Applicant, the Board vacates the portion of the plat~~abandons, renounces and disclaims any right of the County and the public in and to the land~~ described in Exhibit A,~~incorporated herein by reference.~~
- ~~2. No portion of the land, or interest therein, described in Exhibit A constitutes or was acquired for a state or federal highway.~~
- 3.2. This resolution serves only that purpose expressly state in Paragraph 1, above. This resolution is not a development order and does not operate to amend any development orders applicable to the subject property to be vacated. Nothing herein shall be construed or interpreted as a representation of the rights or interests accruing to or existing in the Applicant or any third party to the land described in Exhibit A.
- 4.3. This resolution ~~and vacation~~ shall take effect upon recording~~become effective after adoption and filing and recording of the required documents with the Clerk of the Circuit Court and~~ in the Public Records of Manatee County, Florida.

DULY ADOPTED with a quorum present and voting this XXth day of Month, 2021.

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

By: _____
Chairperson

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: _____
Deputy Clerk

Property Management
Property Acquisition Division
1112 Manatee Avenue West, Ste. 800
Bradenton, FL 34205
Phone number: (941) 749-3017



MEMORANDUM

To: Manatee County Board of County Commissioners

From: Charlie Bishop, Deputy County Administrator *CHB*

Date: October 25, 2021

Subject: V-21-500 Application to Vacate a portion of a drainage easement located on Lot 9 of the Palma Sola Woods Subdivision, Manatee County, Florida, 34209.

An application has been made by Alicia Artz (Applicant), to vacate a portion of a drainage easement on Lot 9 of the Palma Sola Woods Subdivision, recorded in Plat Book 20, Page 133-134. The area to be vacated consists of approximately 4,614.6 square feet and is located at 7607 19th Avenue Drive West, Bradenton, FL 34209.

The Board of County Commissioners ("Board") adopted Resolution R-21-164 on October 12, 2021 declaring a public hearing to consider the vacation application. I have reviewed the vacation application and all jurisdictional review responses. Pursuant to Section 312.5.A.6.b. of the Manatee County Land Development Code, I recommend adoption of Resolution R-21-165 to vacate a portion of a drainage easement located on Lot 9 of the Palma Sola Woods plat.

CB/jlm/cd

JAMES
SATCER
District 1

REGGIE
BELLAMY
District 2

KEVIN
VAN OSTENBRIDGE
District 3

MISTY
SERVIA
District 4

VANESSA
BAUGH
District 5

CAROL
WHITMORE
At Large

GEORGE W.
KRUSE
At Large

AFFIDAVIT OF NOTICE

BEFORE ME, the undersigned notary public, personally appeared **ALICIA ARTZ**, who being first duly sworn, deposes and says that, to the best of her knowledge and belief:

1. I have personal knowledge of all matters set forth in this affidavit.
2. I am the agent for the owner of the fee simple title to certain real property situated in Manatee County, Florida, more particularly described in the vacation application filed with Manatee County assigned application number V-21-500.
3. Pursuant to said vacation application, I have caused the required public notice sign(s) to be posted as required by Section 312 of the Manatee County Land Development Code (LDC).
4. Pursuant to said vacation application and the instructions provided, I have caused the required public notice sign(s) to be posted as follows:

Notice was posted no more than FIFTEEN (15) feet from the north lot line of Lot 9 in the Palma Sola Woods Subdivision so as to be clearly visible from the public way.
5. Pursuant to said vacation application, I certify that the required public notice sign(s) was/were posted in compliance with the standards of Chapter 3 of the Manatee County LDC.
6. This affidavit is made and given by affiant with full knowledge of applicable Florida laws regarding sworn affidavits and the penalties and liabilities resulting from false statements and misrepresentations therein.

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.

ALICIA ARTZ

Alicia Artz
Signature

STATE OF Florida
COUNTY OF Manatee

Before me, a Notary Public, the foregoing instrument was acknowledged by means of

physical presence or

online notarization

this 25 day of October, 2021, Alicia Artz, who

is personally known to me or

has produced Driver License as identification.

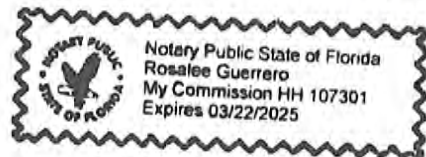
[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

Rosalee Guerrero

Signature of Notary Public

(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)

My Commission Expires: 03/22/2025





Beaufort Gazette
 Belleville News-Democrat
 Bellingham Herald
 Bradenton Herald
 Centre Daily Times
 Charlotte Observer
 Columbus Ledger-Enquirer
 Fresno Bee

The Herald - Rock Hill
 Herald Sun - Durham
 Idaho Statesman
 Island Packet
 Kansas City Star
 Lexington Herald-Leader
 Merced Sun-Star
 Miami Herald

el Nuevo Herald - Miami
 Modesto Bee
 Raleigh News & Observer
 The Olympian
 Sacramento Bee
 Fort Worth Star-Telegram
 The State - Columbia
 Sun Herald - Biloxi

Sun News - Myrtle Beach
 The News Tribune Tacoma
 The Telegraph - Macon
 San Luis Obispo Tribune
 Tri-City Herald
 Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
23718	148075	Print Legal Ad - IPL0043815		\$257.40	2	54 L

Attention: Maggie Gaughan
 PROPERTY ACQUISITION DIVISION
 PROPERTY ACQUISITION DIVISION
 1112 MANATEE AVE W. SUITE 800
 BRADENTON, FL 34205

NOTICE OF PUBLIC HEARING PURSUANT TO SECTION 177.101, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN pursuant to Section 177.101, Florida Statutes, and Section 312 of the Manatee County Land Development Code that an application for vacation of a plat either in whole or in part has been made by Alicia Artz to the Board of County Commissioners of Manatee County, Florida. Said vacation application is assigned application number V-21-500 and seeks to vacate a portion of a platted drainage easement for the Cedar Hammock Drain in the Palma Sola Woods Subdivision in Bradenton.

On the 16th of November, 2021, at 9:00 a.m., or as soon thereafter in the Honorable Patricia M. Glass Chambers, on the first floor of the Manatee County Administrative Center, located at 1112 Manatee Avenue West, Bradenton, Florida 34205, the Board will consider, act upon, adopt or reject said application and the following corresponding resolution:

RESOLUTION R-21-164

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, VACATING A PORTION OF A PLAT SUBDIVIDING LAND PURSUANT TO SECTION 177.101, FLORIDA STATUTES, AND THE LAND DEVELOPMENT CODE, MANATEE COUNTY, FLORIDA.

The subject property of this vacation application is located at 7607 19th Avenue Drive West in Bradenton, and is 4,614.6 square feet more or less (0.1 acres more or less) in size. The future land use map designation and zoning district of the property subject to the application is RES-6 and RSF-4.5, respectively. The application, staff report, related materials and proposed Resolution related to this vacation application may be inspected by the public during normal business hours at the County Administration Building, requested via email at planning.agenda@mymanatee.org, or on the County's website at www.mymanatee.org.

Persons may appear and be heard, written comments filed with the Director of the Property Management Department will be entered into the record and the hearing may be continued from time to time as necessary. For more information, call 941-748-4501 Extension 3603.

The Board of County Commissioners of Manatee County, Florida, does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to, participation in, employment with, or treatment in its programs or activities. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act (ADA), or assistance with accessing any documents pertaining to this matter, should contact Carmine DeMilio at (941) 792- 8784 Ext. 8203 or carmine.demilio@mymanatee.org. Page 2 of 2

According to Section 286.0105, Florida Statutes, any person desiring to appeal any decision made by the Board with respect to any matter to be considered at a public hearing or meeting will need a record of the proceedings, and for such purposes, may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based.

IPL0043815
 Oct 13,20 2021

THE STATE OF TEXAS COUNTY OF DALLAS

Before the undersigned authority personally appeared Ryan Dixon, who, on oath, says that she is a Legal Advertising Representative of The Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of Public Notice, was published in said newspaper in the issue(s) of:

No. of Insertions: 2
 Beginning Issue of: 10/13/2021
 Ending Issue of: 10/20/2021

THE STATE OF FLORIDA COUNTY OF MANATEE

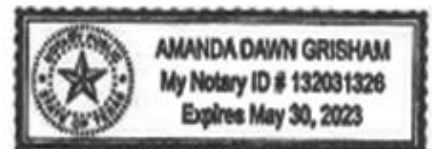
Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Ryan Dixon

Sworn to and subscribed before me this 20th day of October in the year of 2021

Amanda Grisham

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!



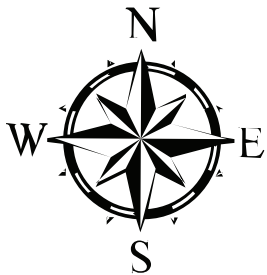
19TH AVENUE Drive W

*Boundaries shown are approximate and for informational purposes only.

 Vacation

GIS

DRAINAGE EASEMENT VACATION



**ALICIA ARTZ
7607 19TH AVE DR W
BRADENTON, FL 34209
PID 3909210506**



DISTRICT 3- KEVIN VAN OSTENBRIDGE