



**THIS INSTRUMENT PREPARED BY:**  
Maria Ramirez, Real Property Specialist  
On behalf of Peter Morrow, Property Acquisition Division Manager  
Manatee County Property Management Department  
9000 Town Center Parkway  
Lakewood Ranch, Florida 34202

PROJECT NAME: Seaflower  
PID NO: 5164500559

SPACE ABOVE THIS LINE FOR RECORDING DATA

**SPECIAL WARRANTY DEED**

**THIS INDENTURE**, made and entered into between **LF MANATEE, LLC**, a Florida limited liability company, whose mailing address is Post Office Box 31, Bradenton, Florida 34206 (hereinafter the **Grantor**), and **MANATEE COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, (hereinafter the **Grantee**).

**WITNESSETH**, that Grantor, for and in consideration of the sum of **TEN AND 00/100 DOLLARS (\$10.00)** and other valuable consideration paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and transferred to the Grantee, said Grantee's heirs and assigns forever, the following described land, to wit:

**See legal description identified as Exhibit A attached hereto and incorporated herein by this reference.**

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

**AND** the Grantor does hereby covenant 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 specially warrants the title to said real property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise, and that said land is subject to zoning and laws affecting the real property and restrictions, covenants, agreements, easements and matters of record, without the intention of reimposing the same, and that said land is subject to taxes accruing for the year 2026 and subsequent years.

**IN WITNESS WHEREOF**, the Grantor has caused these presents to be executed in its name and its seal to be hereunto affixed, by its proper agent thereunto duly authorized, the day and year first below written.

ACCEPTED IN OPEN SESSION 5/5/26  
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

Signed, sealed and delivered in the presence of two witnesses as required by law.

**GRANTOR:**  
LF MANATEE, LLC, a Florida limited liability company

Krystal Parsons  
First Witness Signature

By: Whiting H. Preston  
Whiting H. Preston, Manager

Krystal Parsons  
First Witness Printed Name

Date: 3-6-2026

Address: Po Box 31  
Bradenton, FL 34206

Dana C Preston  
Second Witness Signature

Dana C Preston  
Second Witness Printed Name

Address: 1320 33rd Ave W  
Palmetto FL 34221

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 6 day of March, 2026, Whiting H. Preston as Manager of LF Manatee, LLC, a Florida limited liability company, on behalf of the company, who  
 is personally known to me or  
 has produced \_\_\_\_\_ as identification.  
[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

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

My Commission Expires: Apr 13, 2027



**DESCRIPTION:**

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 17 EAST; THENCE N00°21'43"E, ALONG THE CENTER OF SAID SECTION 7 A DISTANCE OF 4659.44 FEET; THENCE LEAVING SAID LINE, S89°38'17"E, A DISTANCE OF 49.16 FEET TO THE POINT OF BEGINNING.

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N80°34'09"E, HAVING A RADIUS OF 282.00 FEET, A CENTRAL ANGLE OF 12°30'25" AND AN ARC LENGTH OF 61.56 FEET TO A COMPOUND CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 52.00 FEET, A CENTRAL ANGLE OF 63°35'24" AND AN ARC LENGTH OF 57.71 FEET; THENCE S00°00'00"E, A DISTANCE OF 4.65 FEET; THENCE N90°00'00"E, A DISTANCE OF 32.01 FEET; THENCE S00°00'00"E, A DISTANCE OF 60.00 FEET; THENCE N90°00'00"W, A DISTANCE OF 25.92 FEET; THENCE S00°00'00"E, A DISTANCE OF 6.65 FEET TO A NON-TANGENT CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S14°46'04"E, HAVING A RADIUS OF 132.00 FEET, A CENTRAL ANGLE OF 29°38'52" AND AN ARC LENGTH OF 68.30 FEET TO A NON-TANGENT CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S42°08'48"E, HAVING A RADIUS OF 82.00 FEET, A CENTRAL ANGLE OF 9°08'39" AND AN ARC LENGTH OF 13.09 FEET TO THE EAST ROAD RIGHT OF WAY AS RECORDED IN OFFICIAL RECORD BOOK 2277, PAGE 4320 AND BOOK 2395, PAGE 829; THENCE N00°13'40"E, ALONG SAID EAST LINE A DISTANCE OF 205.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,852 Sq. Ft. OR 0.20 Ac., MORE OR LESS.

**NOT A BOUNDARY SURVEY  
 SKETCH & DESCRIPTION  
 OF  
 ROADWAY ROUND-A-BOUT  
 LOCATED IN  
 SECTION 7, TOWNSHIP 35 SOUTH,  
 RANGE 17 EAST  
 MANATEE COUNTY, FLORIDA**

DRAWN: JEK DATE: 2025.04.03

REVISIONS:  
 2025.11.10 YV R/W LABEL/POC LABEL REVISED

© ZNS ENGINEERING, L.C. THIS DOCUMENT IS PROTECTED BY SECTION 106 OF THE "UNITED STATES COPYRIGHT ACT". REPRODUCTION OR ALTERATION OF THIS DOCUMENT OR THE INFORMATION CONTAINED HEREON BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF ZNS ENGINEERING, L.C. CONSENT IS HEREBY GRANTED SPECIFICALLY TO GOVERNMENTAL AGENCIES TO REPRODUCE THIS DOCUMENT IN COMPLIANCE WITH F.S. CHAPTER 119.

NOTE: THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, AN ELECTRONIC COPY MUST HAVE A VERIFIED INDEPENDENT AUTHENTICATED SEAL AFFIXED.

Digitally signed by Jeffrey Kistner  
 DN: E=JeffreyK@znseng.com,  
 CN=Jeffrey Kistner, O=ZNS  
 Engineering, LC, L=Bradenton,  
 S=Florida, C=US  
 Date: 2025.11.10 12:55:28-05'00'

BY: JEFFREY E KISTNER, P.S.M.  
 FLORIDA CERTIFICATE No. PLS 7125

**ROUND-A-BOUT PARCEL  
 PID 5164500559  
 MANATEE COUNTY, FLORIDA**

EAST BOUNDARY OF  
 SEAFLOWER, PHASE 1

**BOUNDARY CURVE DATA**

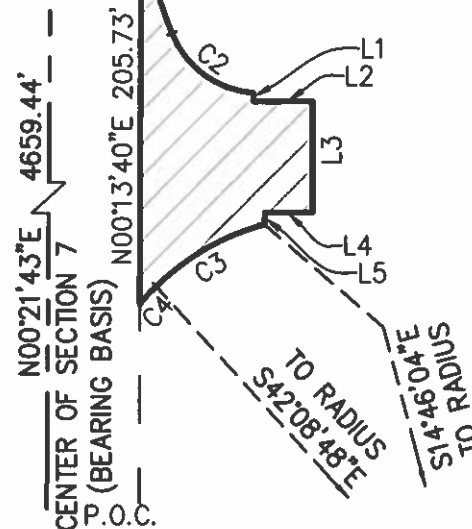
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C1	282.00'	12°30'25"	61.56'	S15°41'04"E
C2	52.00'	63°35'24"	57.71'	S53°43'59"E
C3	132.00'	29°38'52"	68.30'	S60°24'30"W
C4	82.00'	9°08'39"	13.09'	S43°16'52"W

75TH STREET WEST  
 (PUBLIC R/W)

E Line of Permanent  
 R/W Easement  
 ORB. 2277 Pg 4320,  
 ORB 2395, Pg 829  
 S89°38'17"E 49.16'

P.O.B.  
 E. 449689.41  
 N. 1137240.38  
 NAD 83/2011

TO RADIUS  
 N80°34'09"E



**LEGEND:**

- P - PLAT
- R/W - RIGHT OF WAY
- SEC - SECTION
- TWP - TOWNSHIP
- RGE - RANGE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.C. - POINT OF CURVATURE
- P.T. - POINT OF TANGENCY
- P.R.C. - POINT OF REVERSE CURVATURE
- P.B. - PLAT BOOK
- O.R.B. - OFFICIAL RECORD BOOK
- PG. - PAGE
- Δ - CENTRAL ANGLE
- R - RADIUS
- L - ARC LENGTH
- CB - CHORD BEARING
- R.P. - RADIUS POINT
- PID - PARCEL IDENTIFICATION NUMBER (NOW OR FORMERLY)
- SITE (AREA)



SCALE 1"=100'



**BOUNDARY LINE DATA**

LINE #	DIRECTION	LENGTH
L1	S00°00'00"E	4.65'
L2	N90°00'00"E	32.01'
L3	S00°00'00"E	60.00'
L4	N90°00'00"W	25.92'
L5	S00°00'00"E	6.65'

**SKETCH & DESCRIPTION**

OF  
**ROADWAY ROUND-A-BOUT**  
 LOCATED IN  
**SECTION 7, TOWNSHIP 35 SOUTH, RANGE  
 17 EAST**

**MANATEE COUNTY, FLORIDA**

NOT A BOUNDARY SURVEY SHEET 2 OF 2

**ROUND-A-BOUT PARCEL  
 PID 5164500559  
 MANATEE COUNTY, FLORIDA**





May 5, 2026 - Regular Meeting

**Subject**

Acceptance and Recording of Special Warranty Deed from LF Manatee, LLC, for a portion of 5175 75th Street West, Bradenton, Florida 34210, Peter Morrow, Property Acquisition Division Manager – District 4

**Category**

CONSENT AGENDA

**Briefings**

None

**Contact and/or Presenter Information**

Peter Morrow, Property Acquisition Division Manager, Property Management Department, Extension 6913

Maria Ramirez, Real Property Specialist, Property Acquisition Division, Property Management Department, Extension 3672

**Action Requested**

Accept and Record Special Warranty Deed from LF Manatee, LLC.

**Enabling/Regulating Authority**

- Chapter 125, Florida Statutes, County Government

**Applicable Advisory Board**

N/A

**Background Discussion**

- LF Manatee, LLC, is the owner of the property located at 5175 75th Street West, Bradenton, Florida 34210, Parcel Identification Number 5164500559 (Property).
- LF Manatee, LLC, is required to convey a portion of the Property for a right-of-way dedication to Manatee County in accordance with their Final Site Plan (PLN2407-0029) requirements for a commercial development. The recording of the Special Warranty Deed is also required for LF Manatee, LLC to receive their Certificate of Occupancy.
- The right-of-way dedication has been reviewed and approved by the Development Services Department and Public Works Department, and it meets the requirements of the final site plan.
- The right-of-way dedication consists of approximately 8,852 square feet and is located on the west side of the property along 75th Street West.

**Attorney Review**

Not Reviewed (No apparent legal issues)

**Instructions to Board Records**

Please email a copy of the approved agenda item to the following:

Maria Ramirez at maria.ramirez@mymanatee.org

Robert Green at rgreene@dyeharrison.com

Jeremy Cox at Jeremy.cox@mymanatee.org

Sunny Fu sunny.fu@mymanatee.org

Frank Conetta at frank.conetta@mymanatee.org

Ryan Beggy at ryan.beggy@mymanatee.org

Brent Stufflebeam brent.stufflebeam@mymanatee.org

**Distributed 5/6/26, RT**

Please charge the minimum doc stamps fee of \$0.70

**Cost and Funds Source Account Number and Name**

\$36.20 recording fee to be paid by Grantor

**Amount and Frequency of Recurring Costs**

N/A



**RIGHT-OF-WAY DEDICATION**

**LF MANATEE LLC**  
**5175 75TH STREET WEST**  
**BRADENTON, FLORIDA 34210**  
**PID 5164500559**

**DISTRICT 4 - MIKE RAHN**