36-SUB.10

Date: September 8, 2026
This instrument prepared
under the direction of:
Angela D. Tucker, Chief Counsel
Post Office Box 1249
Bartow, Florida 33831-1249
Department of Transportation

F.P. NO. 4335921 & 4496461
PARCEL 751.2
SECTION 13010-000
STATE ROAD 45 (US 41)
COUNTY Manatee

SUBORDINATION AGREEMENT
For TEMPORARY EASEMENTS

THIS AGREEMENT Made this 20th day of October, 2026, by and between MANATEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, hereinafter called the "party of the first part", and the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, hereinafter called the "Department", whose post office address is: Post Office Box 1249, Bartow, Florida 33831-1249.

WITNESSETH:

WHEREAS, the party of the first part is the holder of a certain Pedestrian Sidewalk Easement dated the 24th day of March, 2014, and recorded in Official Records Book 2519, Page 5132, of the Public Records of Manatee County, Florida and,

WHEREAS, a portion of the land encumbered by said Pedestrian Sidewalk Easement is required by the Department for public transportation purposes;

NOW THEREFORE, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable considerations, paid, the receipt and sufficiency of which is hereby acknowledged, the party of the first part hereby agrees, covenants, and consents with the Department that the aforesaid Pedestrian Sidewalk Easement is and shall continue to be subject and subordinate to the property rights of the Department insofar as said affects the following described property, viz:

SEE EXHIBIT "A"

It is understood and agreed by the parties hereto that the rights granted herein shall terminate upon completion of this transportation project, but no later than the 31st of December, 2034.

This subordination agreement shall be binding upon and inure to the benefit of the respective heirs, legal representatives, successors and assigns of the parties hereto.

DULY ADOPTED with a quorum present and voting this 20th day of October 20__.

BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA

By: _____
Chairperson

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT

By: _____
Deputy Clerk

Grantor(s)' Mailing Address:

_____

_____

_____

FP. NO. 4335921 & 4496461
SECTION 13010-000
PARCEL 751

TEMPORARY CONSTRUCTION EASEMENT

A) That portion of the northwest 1/4 of Section 11, Township 35 South, Range 17 East, Manatee County, Florida.

Being described as follows:

Commence at the northwest corner of said Section 11; thence along the north line of said Section 11, South 89°32'56" East a distance of 1,300.71 feet to the survey base line of State Road 45 (US 41); thence along said survey base line South 00°27'36" West a distance of 871.89 feet; thence continue along said survey base line South 00°28'36" West a distance of 15.17 feet; thence North 89°31'50" West a distance of 46.90 feet for a POINT OF BEGINNING; thence continue North 89°31'50" West a distance of 1.64 feet; thence North 00°24'08" East a distance of 47.68 feet; thence North 25°19'01" West a distance of 3.48 feet; thence South 89°41'38" West a distance of 1.64 feet; thence North 00°28'52" East a distance of 6.77 feet; thence North 26°56'48" East a distance of 6.64 feet; thence North 00°25'45" East a distance of 29.38 feet; thence South 89°21'48" East a distance of 1.78 feet; thence South 00°25'45" West a distance of 29.53 feet; thence South 26°56'48" West a distance of 3.93 feet; thence South 00°28'52" West a distance of 8.01 feet; thence South 25°19'01" East a distance of 4.07 feet; thence South 00°21'39" West a distance of 48.18 feet to the POINT OF BEGINNING.

Containing 168 square feet.

ALSO

B) That portion of the northwest 1/4 of Section 11, Township 35 South, Range 17 East, Manatee County, Florida.

Being described as follows:

Commence at the northwest corner of said Section 11; thence along the north line of said Section 11, South 89°32'56" East a distance of 1,300.71 feet to the survey base line of State Road 45 (US 41); thence along said survey base line South 00°27'36" West a distance of 666.56 feet; thence North 89°34'21" West a distance of 48.80 feet for a POINT OF BEGINNING; thence South 00°27'36" West a distance of 11.06 feet; thence South 08°35'05" East a distance of 11.04 feet; thence South 00°25'45" West a distance of 47.92 feet; thence North 89°21'48" West a distance of 1.57 feet; thence North 00°25'45" East a distance of 47.92 feet; thence North 08°35'05" West a distance of 11.04 feet; thence North 00°27'36" East a distance of 11.05 feet; thence South 89°34'21" East a distance of 1.57 feet to the POINT OF BEGINNING.

Containing 110 square feet.

Legal Description Approved by
Wilfredo A. Alfonzo P.S.M. #7107
On December 22, 2025

36-SUB.10

Date: September 8, 2026
This instrument prepared
under the direction of:
Angela D. Tucker, Chief Counsel
Post Office Box 1249
Bartow, Florida 33831-1249
Department of Transportation

F.P. NO. 4335921 & 4496461
PARCEL 736.2
SECTION 13010-000
STATE ROAD 45 (US 41)
COUNTY Manatee

SUBORDINATION AGREEMENT
For TEMPORARY EASEMENTS

THIS AGREEMENT Made this 20th day of October, 2026, by and between MANATEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, hereinafter called the "party of the first part", and the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, hereinafter called the "Department", whose post office address is: Post Office Box 1249, Bartow, Florida 33831-1249.

WITNESSETH:

WHEREAS, the party of the first part is the holder of a certain Pedestrian Sidewalk Easement dated the 7th day of September, 1994, and recorded in Official Records Book 1477, Page 5135, of the Public Records of Manatee County, Florida and,

WHEREAS, a portion of the land encumbered by said Pedestrian Sidewalk Easement is required by the Department for public transportation purposes;

NOW THEREFORE, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable considerations, paid, the receipt and sufficiency of which is hereby acknowledged, the party of the first part hereby agrees, covenants, and consents with the Department that the aforesaid Pedestrian Sidewalk Easement is and shall continue to be subject and subordinate to the property rights of the Department insofar as said affects the following described property, viz:

SEE EXHIBIT "A"

It is understood and agreed by the parties hereto that the rights granted herein shall terminate upon completion of this transportation project, but no later than the 31st of December, 2034.

This subordination agreement shall be binding upon and inure to the benefit of the respective heirs, legal representatives, successors and assigns of the parties hereto.

DULY ADOPTED with a quorum present and voting this 20th day of October 20__.

BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA

By: _____
Chairperson

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT

By: _____
Deputy Clerk

Grantor(s)' Mailing Address:

_____

_____

_____

FP. NO. 4335921 & 4496461

SECTION 13010-000

PARCEL 736

TEMPORARY CONSTRUCTION EASEMENT

A) That portion of the southwest 1/4 of Section 11, Township 35 South, Range 17 East, Manatee County, Florida.

Being described as follows:

Commence at the southwest corner of said Section 11; thence along the south line of said Section 11, South 89°12'29" East a distance of 1,305.79 feet to the survey base line of State Road 45 (US 41); thence along said survey base line North 00°27'52" East a distance of 367.06 feet; thence South 89°32'08" East a distance of 45.99 feet for a POINT OF BEGINNING; thence North 00°26'04" East a distance of 100.80 feet; thence South 89°32'08" East a distance of 1.64 feet; thence South 00°27'52" West a distance of 100.80 feet; thence North 89°32'08" West a distance of 1.58 feet to the POINT OF BEGINNING.

Containing 162 square feet.

ALSO

B) That portion of the southwest 1/4 of Section 11, Township 35 South, Range 17 East, Manatee County, Florida.

Being described as follows:

Commence at the southwest corner of said Section 11; thence along the south line of said Section 11, South 89°12'29" East a distance of 1,305.79 feet to the survey base line of State Road 45 (US 41); thence along said survey base line North 00°27'52" East a distance of 479.33 feet; thence South 89°32'08" East a distance of 47.57 feet for a POINT OF BEGINNING; thence North 00°27'52" East a distance of 1.00 foot; thence South 89°32'08" East a distance of 0.42 feet; thence North 00°27'52" East a distance of 5.00 feet; thence North 89°32'08" West a distance of 2.00 feet; thence North 00°25'44"East a distance of 148.76 feet; thence North 17°10'13" East a distance of 6.96 feet; thence North 00°28'19 East a distance of 4.07 feet; thence South 89°32'23" East a distance of 1.01 feet; thence South 00°27'52" West a distance of 11.52 feet; thence South 22°16'19" West a distance of 5.17 feet; thence South 00°27'52" West a distance of 142.18 feet; thence South 89°32'08" East a distance of 1.50 feet; thence South 00°27'52" West a distance of 7.00 feet; thence North 89°32'08" West a distance of 0.92 feet to the POINT OF BEGINNING.

Containing 184 square feet.

Legal Description Approved by
Wilfredo A. Alfonzo P.S.M. #7107
On December 22, 2025

Approved in Open Session 10/20/26
Manatee County
Board of County Commissioners

October 20, 2026 - Regular Meeting

Subject
Execution of Subordination Agreements for Temporary Easements to the Florida Department of Transportation for Parcels 736 and 751, located on 14th Street West, Bradenton, Florida, 34207, 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
•Eva Mejia, Senior Real Property Specialist, Property Acquisition Division, Property Management Department, Extension 6290

Action Requested
•Execution of Subordination Agreement for Temporary Easements ("Subordination") with The Florida Department of Transportation for parcel 736; and
•Execution of Subordination Agreement for Temporary Easements ("Subordination") with The Florida Department of Transportation for parcel 751.

Enabling/Regulating Authority
•Florida Statutes, Chapter 125. County Government

Applicable Advisory Board
N/A

Background Discussion
•The State of Florida Department of Transportation (FDOT) owns the property located at 14th Street West, Bradenton, Florida, 34207 (Property) (also known as parcel identification numbers 5471600809 and 5471600509).
•FDOT has a sidewalk project located along State Road 45 (US 41) from 69th Avenue (Bay Drive) to 63rd Avenue West and from 53rd Avenue (SR 70) to Cortez Road (SR 684).
•FDOT's acquisition related to the project was originally completed in 2020. However, the project was not constructed and the Temporary Construction Easements that were acquired by FDOT had an expiration date of December 31, 2024.

•With the anticipation of constructing the project, FDOT is extending the expiration date of the Temporary Construction Easements to December 31, 2032 and is reacquiring the needed Temporary Construction Easements.
•Manatee County has Permanent Sidewalk Easements within the FDOT's project area that was conveyed to Manatee County and recorded on March 24, 2014, in Official Records Book 2519, Page 5132, and on September 7, 1994, in Official Records Book 1477, Page 5135, all of the Public Records of Manatee County, Florida.
•FDOT requires Manatee County to subordinate their easement interests to allow construction of their sidewalk project.
•The Public Works Department has reviewed the Subordinations and does not object to the execution of the Subordinations that is the subject of this agenda.

Attorney Review
Not Reviewed (No apparent legal issues)

Instructions to Board Records
Please have the Chair execute page 2 of Subordination 736 and execute page 2 of Subordination 751. The original Subordinations will also be executed by FDOT and then recorded in public record, please return via interoffice mail, two original, County executed Subordination Agreements for Temporary Easements Interests to:

Eva Mejia, Property Management Department / Property Acquisition Division, 9000 Town Center Parkway, Lakewood Ranch, Florida, 34202

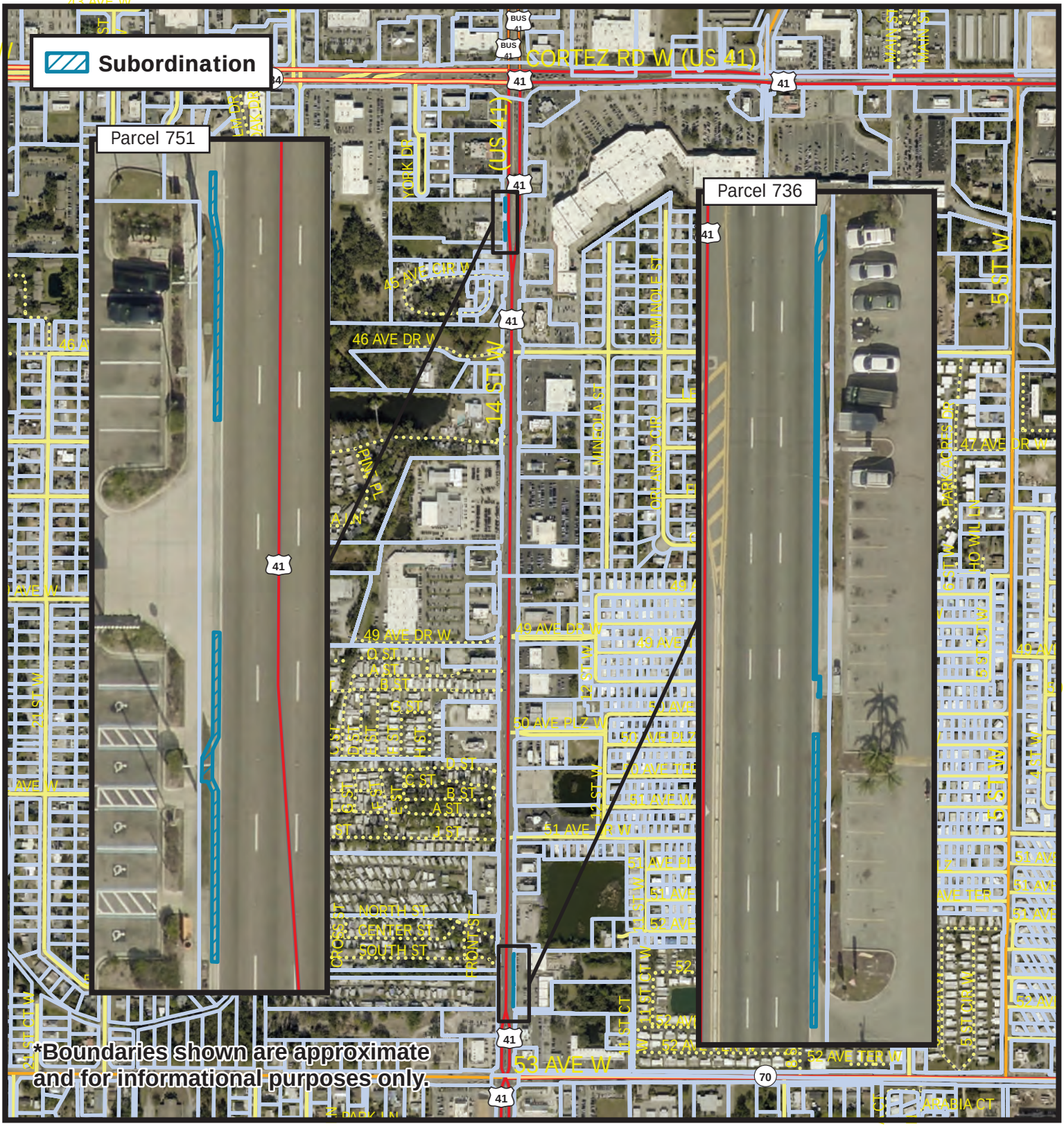
The fully executed and recorded Subordinations will be provided to Board Records by Eva Mejia once received back from FDOT.

Please email a copy of the approved agenda item to:

•Eva Mejia at eva.mejia@mymanatee.org
•Gary Hinton at gary.hinton@mymanatee.org
Distributed 10/21/26, RT

Cost and Funds Source Account Number and Name
N/A

Amount and Frequency of Recurring Costs
N/A



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S

SUBORDINATION

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION
14TH STREET WEST
BRADENTON, FLORIDA 34207
PID 5471600509 AND 5471600809

DISTRICT 4 - MIKE RAHN

Manatee County FLORIDA