BOARD OF COUNTY COMMISSIONERS
1112 Manatee Avenue West
Bradenton, Florida 34205
www.mymanatee.org
941-748-4501

October 20, 2026

CNL Bradenton Rangeland, LLC
c/o Casto Southeast Realty Services LLC
6562 University Parkway, Suite 210
Sarasota, Florida 34240
Attn: Legal Department

And

CNL Bradenton Rangeland, LLC
c/o CASTO
250 Civic Center Drive, Suite 500
Columbus, Ohio 43215
Attn: Legal Department

RE: EARLY TERMINATION OF LEASE AGREEMENT BETWEEN CNL BRADENTON RANGELAND, LLC, AND MANATEE COUNTY ON BEHALF OF MANATEE COUNTY SHERIFF'S OFFICE (MSO)

To whom it may concern:

Manatee County is hereby providing you with notice as required per paragraph 4.1 of that certain Lease Agreement executed on January 10, 2023, with a commencement date of February 1, 2023, as amended by that certain First Amendment to Lease Agreement, dated March 25, 2025, to terminate and vacate the premises at 11506 Rangeland Parkway, Bradenton, Florida 34211, in Manatee County on or before March 11, 2027.

We would like to schedule a meeting time with you on or before March 11, 2027, to walk through the office space to make sure the premises is left to your satisfaction.

Again, the County appreciates having the Manatee County Sheriff's Substation Office located on your property.

Respectfully,

Tal Siddique
Chairperson

VACANT — District 1
AMANDA BALLARD — District 2
TAL SIDDIQUE — District 3
MIKE RAHN — District 4
DR. BOB MCCANN — District 5
JASON BEARDEN — At Large
GEORGE W. KRUSE — At Large

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

October 20, 2026 - Regular Meeting

Subject
Execution of Termination Letter to CNL Bradenton Rangeland, LLC, for the property leased by Manatee County for the Manatee County Sheriff's Substation located at 11506 Rangeland Parkway, Lakewood Ranch, Florida 34211, Peter Morrow, Property Acquisition Division Manager - District 5

Category
CONSENT AGENDA

Briefings
None

Contact and/or Presenter Information
Peter Morrow, Property Acquisition Division Manager, Property Management Department, Extension 6913
Lisa Crabtree, Senior Real Property Specialist, Property Acquisition Division, Property Management Department, Extension 3993

Action Requested
• Execution of the Termination Letter to CNL Bradenton Rangeland, LLC

Enabling/Regulating Authority
• Chapter 125 of the Florida Statutes, County Government, Section 125.031 Lease or Lease Purchase for Public Purposes

Applicable Advisory Board
N/A

Background Discussion
• On January 10, 2023, Manatee County (County) and SMR North 70, LLC (Landlord) entered into a five (5) year Lease Agreement (Lease), commencing on February 1, 2023, for the property located at 11506 Rangeland Parkway, Lakewood Ranch, Florida 34211 (Property).
• The Property was leased for the purpose of the Manatee County Sheriff's Office (MSO) to use as a substation while the new MSO substation at Premier Sports Campus at Lakewood Ranch was being constructed.
• On March 25, 2025, the County executed the First Amendment to the Lease Agreement between the County and Landlord addressing the Landlord assigning its rights and obligations under the Lease to any successor owner of the Property upon notice.

• On September 16, 2025, the Property was sold to CNL Bradenton Rangeland, LLC (new Landlord).
• Construction of the new 5,175 square foot MSO building located at 16440 Rangeland Parkway, Lakewood Ranch, Florida 34211 is expected to be completed by the end of 2026 and will house the Selective Enforcement Division. With the upcoming transition to the new facility, continued occupancy of the leased Property at 11506 Rangeland Parkway will no longer be necessary.
• Per Section 4.1 of the Lease, the County may terminate the Lease early with written notice.

Attorney Review
Not Reviewed (No apparent legal issues)

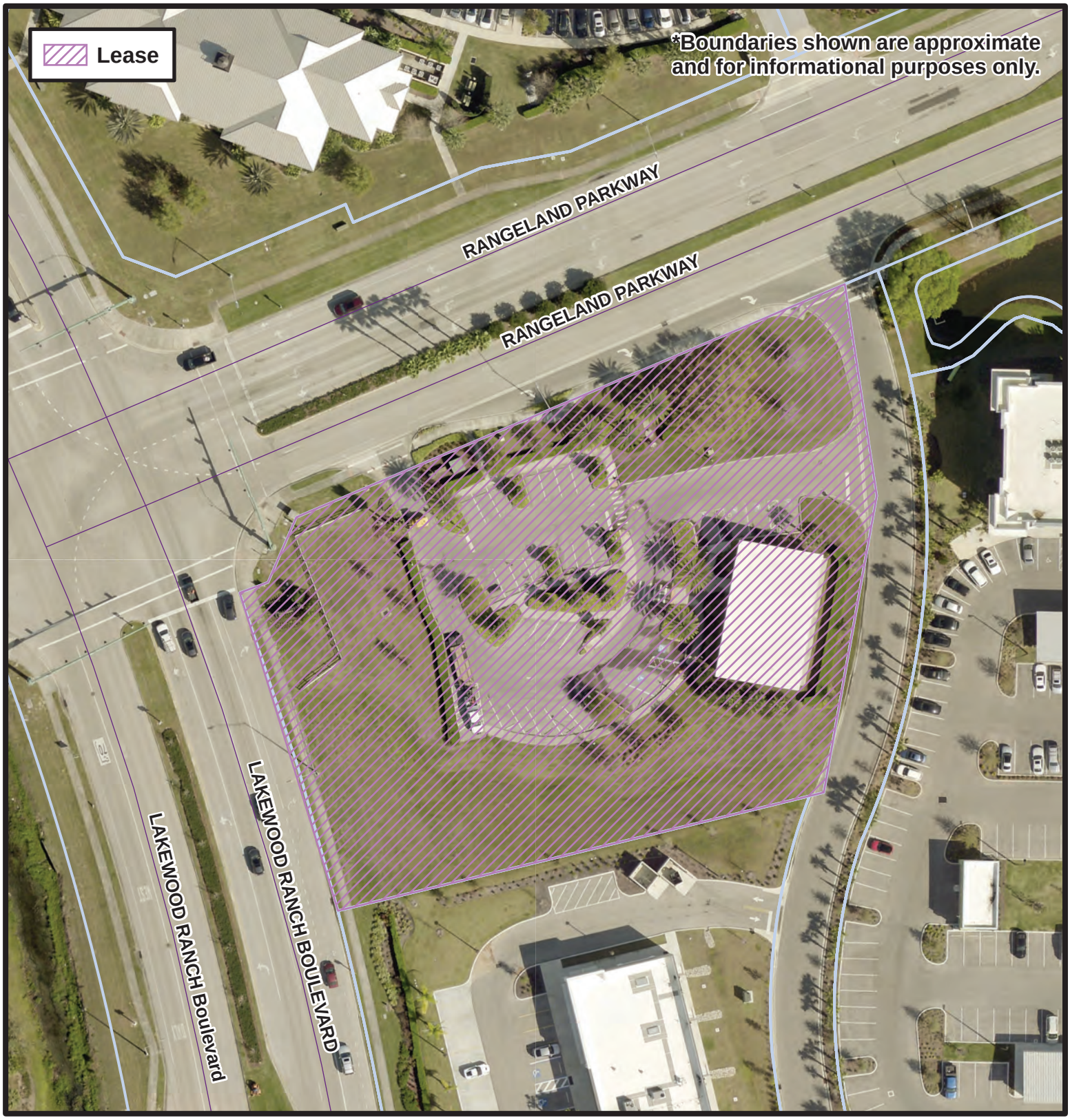
Instructions to Board Records
Please have the Chair execute the Termination Letter and return the original executed letter to Lisa Crabtree, Property Acquisition, by interoffice delivery to 9000 Town Center Parkway, Lakewood Ranch.

Please email a copy of the approved agenda item to the following:
Lisa Crabtree at lisa.crabtree@mymanatee.org
Michelle Wehrle at michelle.wehrle@mymanatee.org
Major Rick Gerken, Richard.gerken@manateesheriff.com

Cost and Funds Source Account Number and Name
N/A

Amount and Frequency of Recurring Costs
N/A

Distributed, with original executed letter to L. Crabtree via interoffice mail 10/21/26, RT



TERMINATION OF LEASE

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CNL Bradenton Rangeland, LLC
11506 RANGELAND PARKWAY
BRADENTON, FLORIDA 34211
PID 583207409

Manatee County FLORIDA

DISTRICT 5 - DR. ROBERT "BOB" MCCANN

BOARD OF COUNTY COMMISSIONERS
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October 6, 2026

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Tal Siddique
Chairperson

Replaced to reflect meeting date

VACANT — District 1
AMANDA BALLARD — District 2
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