

RESOLUTION NO. R-21-034

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, DECLARING CERTAIN COUNTY REAL PROPERTY THAT IS UNCLAIMED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION AS SURPLUS; AUTHORIZING THE CONVEYANCE OF SUCH PROPERTY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Manatee County recently found that it holds possession to certain real property, located in Section 26, Township 34 South, Range 17 East, and more particularly described in **Exhibit "A"** attached hereto and by this reference incorporated herein (hereinafter the Property); and

WHEREAS, said Property is located at 4th Avenue Drive West (Walnut Street), Bradenton, Florida, a parcel of land being that portion vacated per Resolution No. 97-20 as recorded in Official Record Book 1511, Page 644 of the Public Records of Manatee County, Florida and a portion Chandler Street of Smith's Addition to Braidentown as recorded in Plat Book 1, Page 135 of the Public Records of Manatee County, Florida; and

WHEREAS, in June 2020, the Board of County Commissioners adopted Resolution R-20-076 declaring certain County real property as surplus and authorize its sale per Section 125.35, Florida, Statutes and Article XII of Chapter 2-2 of the Manatee County Code of Ordinances; and

WHEREAS, Property Acquisition was notified that the Florida Department of Transportation does not own this hiatus parcel consisting of 396 square feet as initially determined and these unclaimed additional lands are in the possession of Manatee County; and

WHEREAS, in December 2020, the Board of County Commissioners executed a Contract for Sale and Purchase to sell 0.12 acre parcel to the sole bidder and adjacent property owner known as 920 Manatee Associates, LLC to use the strip of land for parking and a dog park for their new mixed-use development with a lease back to the County; and

WHEREAS, the Board of County Commissioners finds that this Property is of insufficient size and shape to be issued a building permit for any type of development and is of use only to one or more adjacent property owners due to its size, shape, location, and value; and

WHEREAS, the Property Management Department recommends that the County convey the Property that is not needed for County purposes by Quit Claim Deed; and

WHEREAS, pursuant to its powers within Section 125.35, Florida Statutes, the Board of County Commissioners desires to convey this Property consisting of 396 square feet via Quit Claim Deed to 920 Manatee Associates, LLC as part of the original sale.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA THAT:

1. The findings set forth in the preamble above are hereby adopted as findings of the Board and incorporated herein by reference.
2. The Board hereby approves, and the Chairperson or Vice Chairperson of the Board is hereby authorized to convey all of the County's right, title and interest in and shall execute the "Quit Claim Deed." A copy of the conveyance document is attached hereto as **Exhibit "B"** and incorporated by reference.
3. The Property to be deeded to 920 Manatee Associates, LLC as described in the Quit Claim Deed shall be for the consideration in the amount of One and 00/100 Dollars (\$1.00).
4. The effective date of this Resolution shall be the date of adoption of this Resolution.

ADOPTED WITH A QUORUM PRESENT AND VOTING THIS 8TH DAY OF JUNE 2021.



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

By: _____

Chairperson

**ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER**

By: _____

Deputy Clerk

Exhibit "A"

Description and Sketch

(NOT A SURVEY)

DESCRIPTION: A portion of 4TH AVENUE DRIVE WEST (CHANDLER STREET as recorded in SMITH'S ADDITION TO BRAIDENTOWN, Plat Book 1 Page 135, Public Records of Manatee County, Florida) and being more specifically described as follows:

COMMENCE at the Northwest corner of Block H of said SMITH' ADDITION TO BRAIDENTON; thence S89°43'45"E, 135.34 feet along the southerly right-of-way line of said 4TH AVENUE WEST to the westerly right-of-way line OF 9TH STREET WEST (State Road Number 45 – Business U.S. 41 – Florida Department of Transportation Map Section number 13010–2518); thence N00°53'40"E, 20.0 feet along said westerly right-of-way line to the POINT OF BEGINNING; thence N00°53'40"E, 20.0 feet to the northerly right-of-way line of said 4TH AVENUE DRIVE WEST; thence S89°43'45"E, 19.8 feet along said northerly right-of-way line; thence S00°53'40"W, 20.0 feet; thence N89°43'45"W, 19.8 feet to the POINT OF BEGINNING.

Containing 396 square feet more or less.

NOTES:

1. This Description and Sketch does not certify or warranty: title, zoning, easements, or freedom of encumbrances.
2. Subject to easements, dedications and restrictions of record not provided to the surveyor and mapper.
3. Not valid if printed, or without the original signature and raised seal of a Florida licensed Surveyor & Mapper. This is not a survey.
4. The basis of bearing is a portion of the westerly right-of-way of State Road No. 45 per Official Record Book 1073, Page 3692, Bears S00°43'00"W.
5. The Description on sheet 1 is incomplete without the Sketch on sheet 2
6. 4th Ave. Dr. West is vacated per ORB 1511, Page. 644
7. This Description and Sketch was prepared with the benefit of a unsealed copy of a boundary survey by George F. Young, Inc. – Project Number 95230069.00, dated 6/14/1995



**Todd E
Boyle**

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

Digitally signed by
Todd E Boyle
Date: 2020.09.25
11:55:15 -04'00'

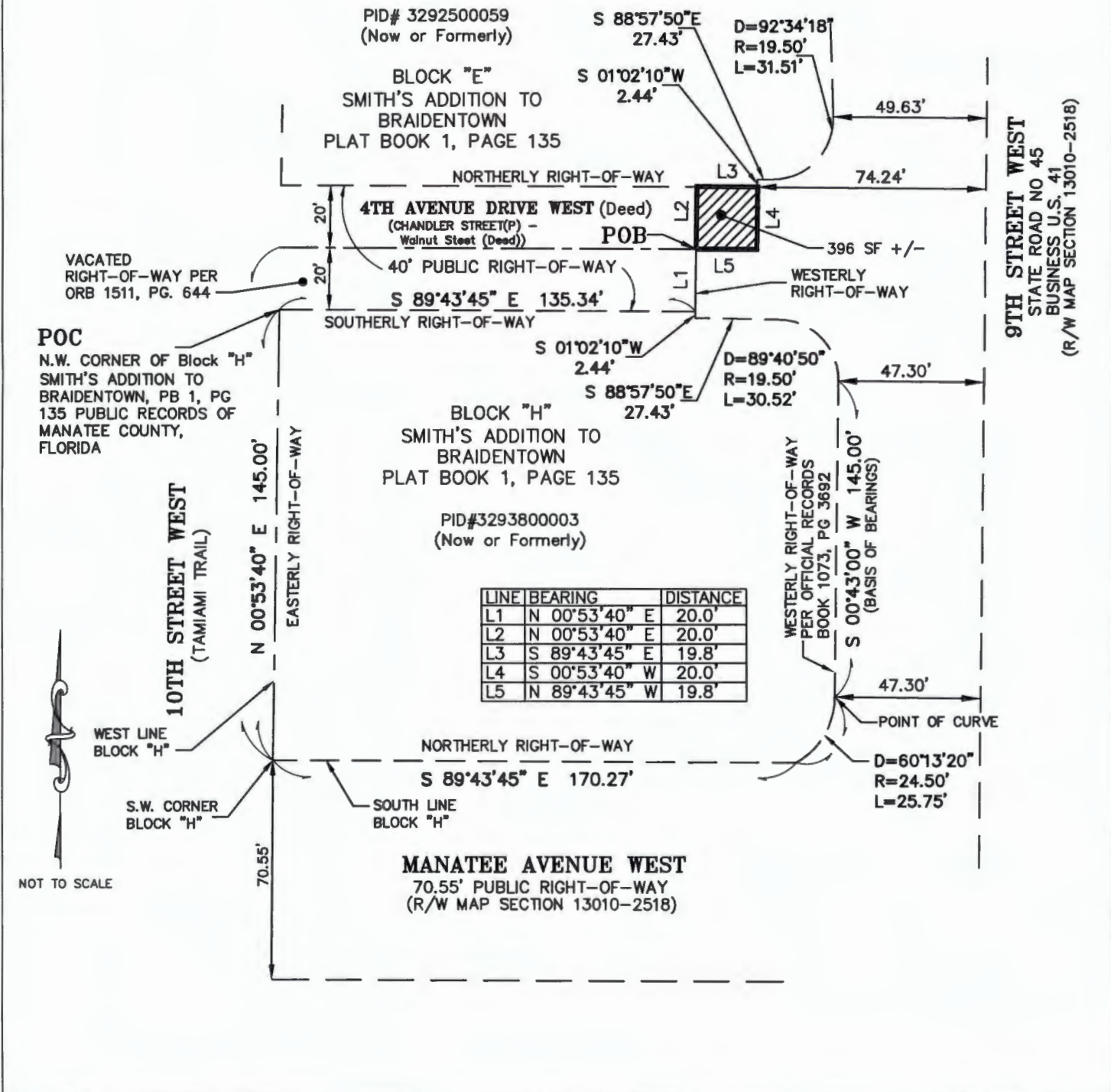
Date

Drawing Path: S:\SURVEY\2017 jobs\ 09_2017\20170901_Sketch of Description/Block "H" SMITH'S ADDITION TO BRAIDENTOWN
Sheet: 1 OF 2
Section 26, Township 34 South, Range 17 East
Drawing Date: 9/24/2020

Exhibit "A"

Description and Sketch

(NOT A SURVEY)



LINE	BEARING	DISTANCE
L1	N 00°53'40" E	20.0'
L2	N 00°53'40" E	20.0'
L3	S 89°43'45" E	19.8'
L4	S 00°53'40" W	20.0'
L5	N 89°43'45" W	19.8'



See Page 1 of 2 for Description,
Signature & Seal

- D = DELTA
- R = RADIUS
- L = LENGTH
- PID = PARCEL IDENTIFICATION NUMBER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- (P) = PLAT
- ORB = OFFICIAL RECORDS BOOK
- PG = PAGE
- PB = PLAT BOOK
- R/W = RIGHT-OF-WAY
- SF = SQUARE FEET
- +/- = MORE OR LESS

Drawing Path:
 S:\SURVEY\2017 jobs\
 09_2017\20170901_Sketch
 of Description/Block "H"
 SMITH'S ADDITION TO
 BRAIDENTOWN
 Sheet: 2 OF 2
 Section 26, Township 34
 South, Range 17 East
 Drawing Date: 9/24/2020