

RESOLUTION R-26-114

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, AUTHORIZING THE SALE OF COUNTY-OWNED PROPERTY AND ASSIGNMENT OF EASEMENT RIGHTS TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, PURSUANT TO SECTION 125.38, FLORIDA STATUTES; MAKING RELATED FINDINGS; DELEGATING CERTAIN AUTHORITY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Manatee County, a political subdivision of the State of Florida, (the “County”) has a current Capital Improvement Plan Project Number 6108260 to widen 75th Street West, Bradenton, Florida 34209, between Manatee Avenue West and 20th Avenue West, from a two-lane road to a four-lane road, including bicycle lanes, curbing, drainage infrastructure, gutters, a median, pedestrian crossings, a shared use path, sidewalks, street lighting, stormwater management systems, traffic signals, turn lanes, utilities, and other related improvements (the “Project”); and

WHEREAS, the County owns certain real property and interests in real property located at the southwest corner of the intersection of 75th Street West and State Road 64 (Manatee Avenue West), Parcel Identification Number 3891900007, consisting of fee simple ownership of a portion of the property and easement rights over an adjoining portion of the property (collectively, the “Property Interests”); and

WHEREAS, the easement rights were acquired from a predecessor property owner and remain in effect, however, fee simple title to the underlying land subject to the easement rights was never conveyed to the County; and

WHEREAS, a portion of the Property Interests is utilized for transportation purposes and supports traffic signal infrastructure and related transportation facilities owned, operated, maintained, or controlled by the Florida Department of Transportation (“FDOT”); and

WHEREAS, the County, in order to complete the construction of the intersection improvements at 75th Street West in Bradenton, Florida, applied and received approval from the FDOT to construct the improvements in exchange for the conveyance of a portion of the County’s fee simple interest and assign its easement rights associated with the Property Interests in order to consolidate the property interests necessary for the ownership, operation, maintenance, repair, replacement, and future improvement of transportation infrastructure at the intersection of 75th Street West and State Road 64 (Manatee Avenue West), Bradenton, Florida 34209; and

WHEREAS, §125.38, Florida Statutes, provides that the Board of County Commissioners of Manatee County, Florida (Board), is authorized to convey real property owned by County to the state or any political subdivision or agency thereof when such

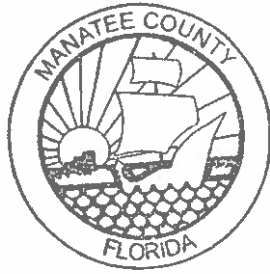
property is not needed for County purposes, upon application to the Board provided the Board is satisfied that such property is required for its intended use; and

WHEREAS, the County, in order to complete the construction of the intersection improvements at 75th Street West and Manatee Avenue West, in Bradenton, Florida, applied for and received approval from the FDOT to construct the improvements in exchange for the conveyance of a portion of the County's fee simple interest in certain real property and assignment of easement rights associated with the Property Interests from the County to FDOT, over certain real property described in **Composite Exhibit A**, attached hereto and by this reference incorporated herein.

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

1. The recitals set forth above are hereby adopted as findings of this Board and are incorporate herein by reference.
2. The Board hereby finds and is satisfied that the Deed and Assignment of Easement rights is required by the FDOT for its intended use.
3. The Board has determined that it is in the best interest of the County, its citizens, taxpayers and the community to grant the Deed and Assignment of Easement Rights to the FDOT at a price of \$1.00.
4. The Board hereby, pursuant to Section 125.38, Florida Statutes, authorizes and approves granting the Deed and Assignment of Easement Rights to the FDOT for \$0.00.
5. The Chairperson or Vice Chairperson of the Board is hereby authorized to execute the County Deed, and Assignment of Easement Rights attached hereto and incorporated herein as **Exhibit B** and **Exhibit C**, respectively.
6. Once executed and attested, the County Administrator or his designee is hereby authorized to deliver and transmit the Deed and Assignment of Easement Rights to FDOT and take such further action as is necessary and appropriate to proceed in accordance with granting the Deed and Assignment of Easement Rights to the FDOT.
7. The provisions of this Resolution shall supersede the provisions of any other rule, policy, or Resolution that is in conflict with and cannot be harmonized or reconciled with the provisions of this Resolution.
8. If any section, sentence, clause, or other provision of this Resolution is held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Resolution.
9. This Resolution shall take effect immediately upon its adoption.

ADOPTED with a quorum present and voting this 1st day of September, 2026.



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

By: 
Chairperson

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: 
Deputy Clerk

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F.P. NO. N/A

SECTION 1315-181

PARCEL 500

That portion of Lot 1, Block 18, Palma Sola Park, a subdivision lying in Section 30, Township 34 South, Range 17 East, as per plat thereof recorded in Plat Book 2, Page 122, Public Records of Manatee County, Florida.

Being described as follows:

Commence at the southeast corner of said Lot 1, said corner also being a point on the west existing right of way line of 75th Street West; thence along the east line of said Lot 1 and said west existing right of way line, North 00°43'12" East a distance of 115.09 feet to the POINT OF BEGINNING; thence North 40°29'33" West a distance of 69.28 feet to the northerly line of said Lot 1 also being the east existing right of way line of Montezuma Drive also known as Cortez Avenue (per said plat) and to the beginning of a curve having a radius of 300.00 feet; thence along said northerly line and said east existing right of way line the arc of said curve to the right a distance of 25.82 feet through a central angle of 04°55'53" with a chord bearing North 84°26'02" East and a chord distance of 25.81 feet to the end of said curve; thence South 45°14'07" East a distance of 27.81 feet to said east line of Lot 1 and said west existing right of way line; thence along said east line and said west existing right of way line, South 00°43'12" West a distance of 35.61 feet to the POINT OF BEGINNING.

Containing 1,094 square feet, more or less.

Legal Description Approved by:



Wilfredo A. Alfonzo P.S.M. #7107

Date: 05/01/2026

NOT VALID UNLESS EMBOSSED

PAGE 2 OF 2



FLORIDA DEPARTMENT OF TRANSPORTATION					
PARCEL SKETCH - NOT A SURVEY					
				STATE ROAD NO. 64	
				DRAWN	DATE
				CHECKED	DATE
				BY	DATE
				JAR	04-20-2026
PREPARED BY: FLORIDA DEPARTMENT OF TRANSPORTATION				DATA SOURCE: GEORGE F. YOUNG, INC.	
				SKETCH & DESCRIPTION	
				F.P. NO. N/A	SECTION 1315-181
				PAGE 4 OF 4 FOR PARCEL 500.1	

F.P. NO. N/A

SECTION 1315-181

PARCEL 800

"That part of Lot 1, in Block 18, Palma Sola Park Subdivision, as per plat thereof recorded in Plat Book 2, page 122 and 123, of the Public Records of Manatee County, Florida, further described as follows:

Begin at a point on the South right-of-way line of SR 64, said point being 20.00 feet West of the NE corner of Lot 1, thence Easterly along said right of-way line, a distance of 20.00 feet to the aforementioned NE corner of Lot 1; thence South along the East line of Lot 1, a distance of 20.00 feet to a point; thence Northwesterly a distance of 28.28 feet, more or less, to the Point of Beginning.

All the above being and lying in Section 30, Township 34 South, Range 17 East, Manatee County, Florida.

Contains 200.00 square feet, more or less"

The above description within quotes is per Right of Way Easement dated June 27, 1985, recorded in Official Records Book 1125, Page 3101, Public Records of Manatee County, Florida.

Being further described as follows:

That portion of Lot 1, Block 18, That portion of Lot 1, Block 18, Palma Sola Park, a subdivision lying in Section 30, Township 34 South, Range 17 East, as per plat thereof recorded in Plat Book 2, Page 122, Public Records of Manatee County, Florida.

Being described as follows:

BEGIN at the northeast corner of said Lot 1; thence along the east line of said Lot 1, South 00°43'12" West a distance of 20.00 feet; thence North 45°14'07" West a distance of 27.81 feet to the northerly line of said Lot 1 and the beginning of a curve having a radius of 300.00 feet; thence along said northerly line the arc of said curve to the right a distance of 20.00 feet through a central angle of 03°49'14" with a chord bearing North 88°48'35" East and a chord distance of 20.00 feet to the end of said curve and to the POINT OF BEGINNING.

Containing 202 square feet, more or less.

Legal Description Approved by:

 _____

W. edo . onzo P.S.M. #7107

Date:  _____

NOT VALID UNLESS EMBOSSED

EXHIBIT A
PAGE 2 OF 2



STATE ROAD NO. 64

DATA SOURCE: GEORGE F. YOUNG, INC.
SKETCH & DESCRIPTION

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03-BSD.03

Date: May 1, 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. N/A
PARCEL 500.1
SECTION 1315-181
STATE ROAD 64 (MANATEE AVENUE)
COUNTY MANATEE

COUNTY DEED

THIS DEED, made this ____ day of _____, 20__, by MANATEE COUNTY,
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, grantor, to the STATE OF
FLORIDA DEPARTMENT OF TRANSPORTATION, grantee, whose post office address
is: Post Office Box 1249, Bartow, Florida 33831-1249. (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
organizations.)

WITNESSETH: That the grantor, for and in consideration of the sum of \$1.00
and other valuable considerations, receipt and sufficiency being hereby acknowledged,
hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the
grantee, all that certain land situate in MANATEE County, Florida, viz:

SEE EXHIBIT "A"

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

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

IN WITNESS WHEREOF, the said grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson or Vice-Chairperson of said Board, the day and year aforesaid.

GRANTOR:

MANATEE COUNTY, a political
subdivision of the State of Florida

By: its Board of County Commissioners

By: _____
Chairperson

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: _____
Deputy Clerk

Exhibit "A"
Page 1 of 2

F.P. NO. N/A

SECTION 1315-181

PARCEL 500

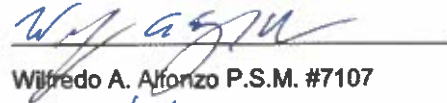
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Containing 1,094 square feet, more or less.

Legal Description Approved by:

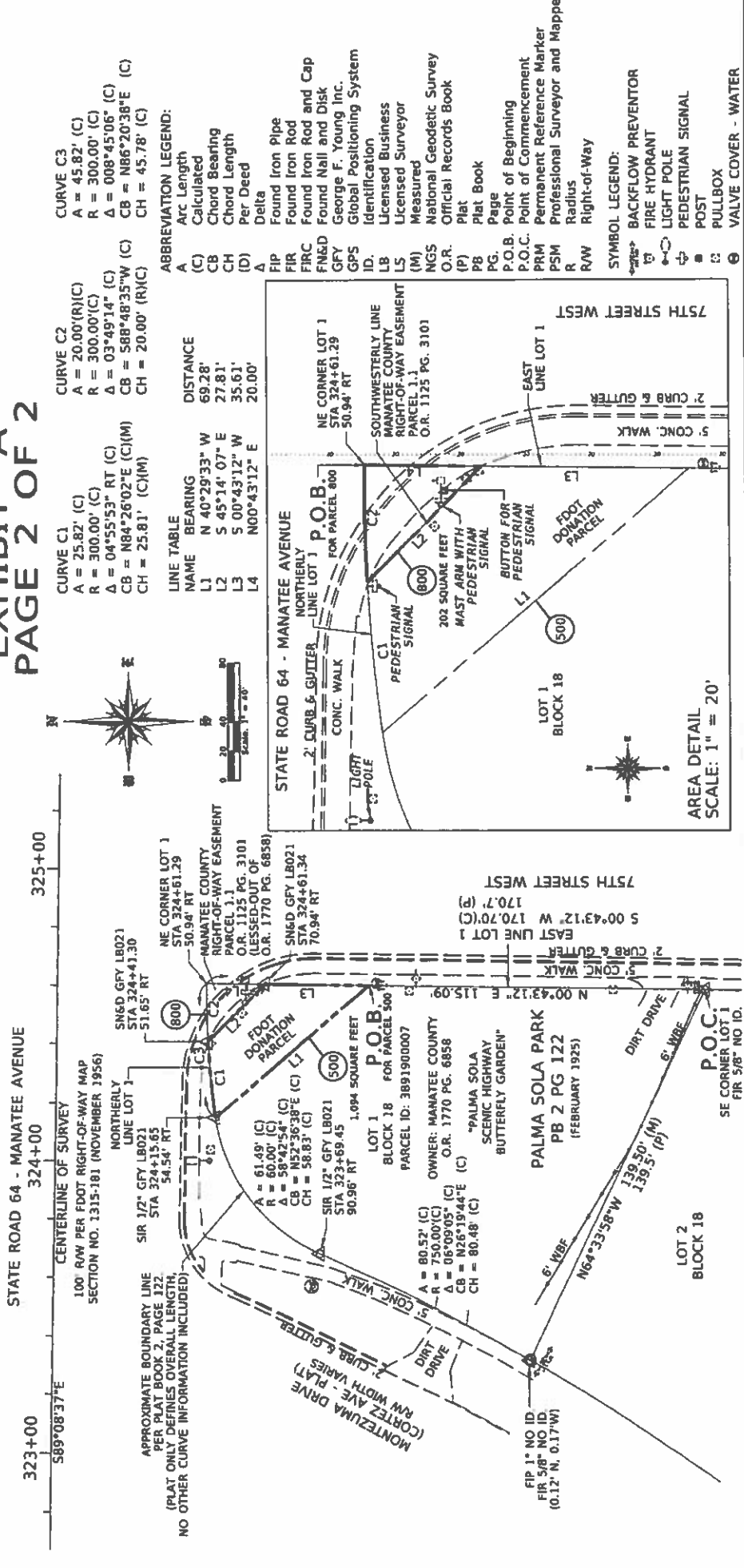


Wilfredo A. Alonzo P.S.M. #7107

Date: 05/01/2026

NOT VALID UNLESS EMBOSSED

SECTION 30, TOWNSHIP 34 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA
EXHIBIT "A"
PAGE 2 OF 2



STATE ROAD NO. 64				MANATEE COUNTY			
FLORIDA DEPARTMENT OF TRANSPORTATION				DATA SOURCE: GEORGE F. YOUNG, INC.			
PREPARED BY:				SKETCH & DESCRIPTION			
BY	DATE	DRAWN	JAR	04-20-2026	SECTION 1315-181		
REVISION	BY	DATE	CHECKED		F.P. NO. N/A		
PARCEL SKETCH - NOT A SURVEY				PAGE 4 OF 4 FOR PARCEL 500.1			

EXHIBIT C

ASSIGNMENT OF EASEMENT RIGHTS

ASSIG. ESMT RIGHTS

Date: May 1, 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. N/A

PARCEL 800.1

SECTION 1315-181

STATE ROAD 64 (MANATEE AVENUE)

COUNTY MANATEE

ASSIGNMENT OF EASEMENT RIGHTS

THIS ASSIGNMENT OF EASEMENT RIGHTS ("Assignment") made this ____ day of _____, 20__, by MANATEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, ("Assignor") whose address is Post Office Box 1000, Bradenton, Florida 34206 to STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, a political subdivision of the State of Florida ("Assignee"), whose address is Post Office Box 1249, Bartow, Florida 33831-1249.

WITNESSETH:

WHEREAS, Assignor has rights to that Right of Way Easement ("Easement") as evidenced by that RIGHT OF WAY EASEMENT recorded in Official Records Book 1125, Page 3101, Public Records of MANATEE County, Florida; and

WHEREAS, Assignor wishes to assign to Assignee all rights to the Easement, which Assignor may possess to Assignee; and

WHEREAS, Assignee wishes to accept the rights to the Easement assigned herein, along with all terms and conditions connected with the Easement, if any.

NOW THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Assignor hereby assigns to the Assignee the Easement in, over, under, upon and through the following described land in MANATEE County, Florida, viz:

SEE EXHIBIT "A"

TO HAVE AND TO HOLD the same unto said Assignee, its successors and assigns forever.

IN WITNESS WHEREOF, the said grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson or Vice-Chairperson of said Board, the day and year aforesaid.

GRANTOR:

MANATEE COUNTY, a political
subdivision of the State of Florida

By: its Board of County Commissioners

By: _____
Chairperson

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: _____
Deputy Clerk

F.P. NO. N/A

SECTION 1315-181

PARCEL 800

"That part of Lot 1, in Block 18, Palma Sola Park Subdivision, as per plat thereof recorded in Plat Book 2, page 122 and 123, of the Public Records of Manatee County, Florida, further described as follows:

Begin at a point on the South right-of-way line of SR 64, said point being 20.00 feet West of the NE corner of Lot 1, thence Easterly along said right of-way line, a distance of 20.00 feet to the aforementioned NE corner of Lot 1; thence South along the East line of Lot 1, a distance of 20.00 feet to a point; thence Northwesterly a distance of 28.28 feet, more or less, to the Point of Beginning.

All the above being and lying in Section 30, Township 34 South, Range 17 East, Manatee County, Florida.

Contains 200.00 square feet, more or less"

The above description within quotes is per Right of Way Easement dated June 27, 1985, recorded in Official Records Book 1125, Page 3101, Public Records of Manatee County, Florida.

Being further described as follows:

That portion of Lot 1, Block 18, That portion of Lot 1, Block 18, Palma Sola Park, a subdivision lying in Section 30, Township 34 South, Range 17 East, as per plat thereof recorded in Plat Book 2, Page 122, Public Records of Manatee County, Florida.

Being described as follows:

BEGIN at the northeast corner of said Lot 1; thence along the east line of said Lot 1, South 00°43'12" West a distance of 20.00 feet; thence North 45°14'07" West a distance of 27.81 feet to the northerly line of said Lot 1 and the beginning of a curve having a radius of 300.00 feet; thence along said northerly line the arc of said curve to the right a distance of 20.00 feet through a central angle of 03°49'14" with a chord bearing North 88°48'35" East and a chord distance of 20.00 feet to the end of said curve and to the POINT OF BEGINNING.

Containing 202 square feet, more or less.

Legal Description Approved by:

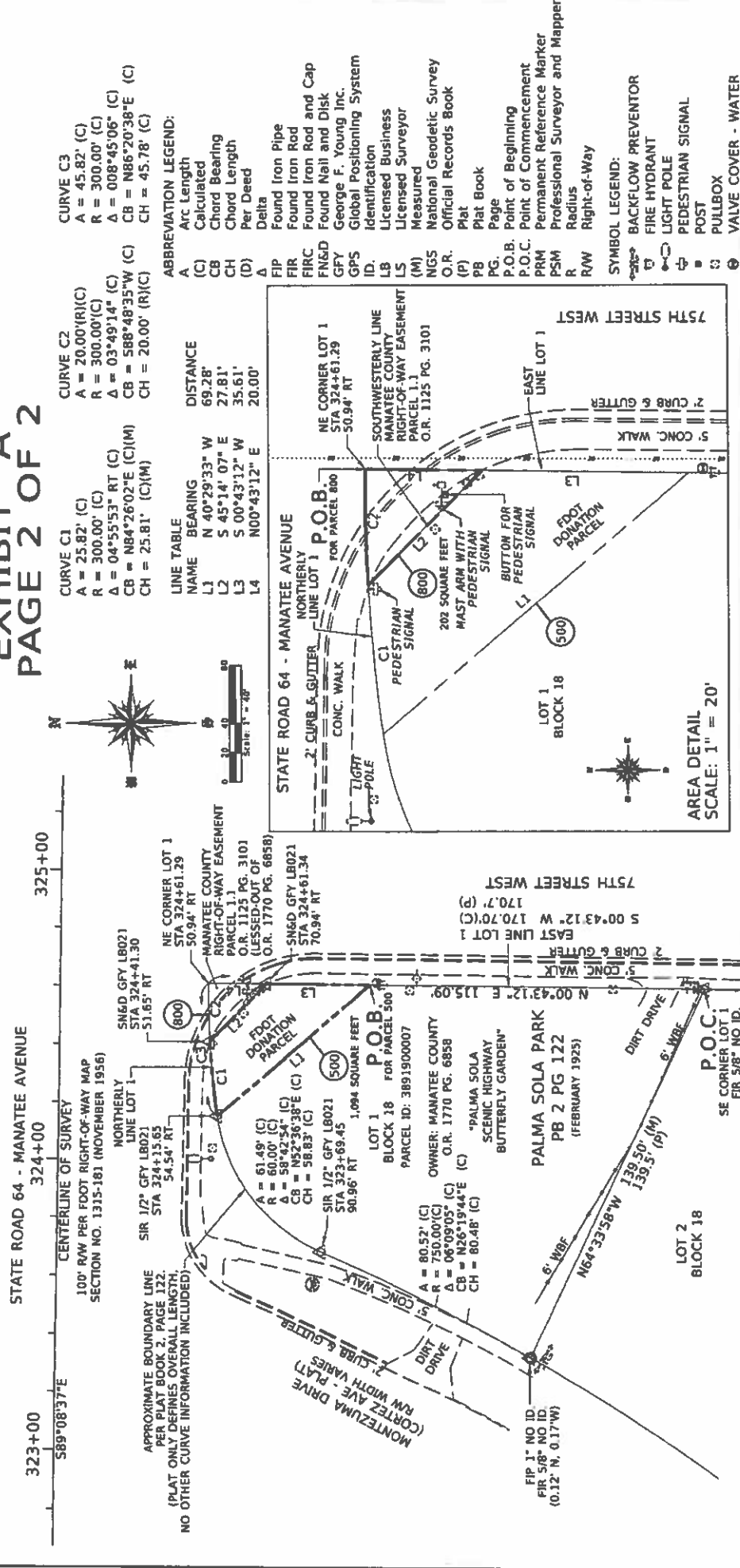


Wilfredo A. Alfonso P.S.M. #71107

Date: 05/01/2026

NOT VALID UNLESS EMBOSSED

SECTION 30, TOWNSHIP 34 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA
EXHIBIT "A"
PAGE 2 OF 2



FLORIDA DEPARTMENT OF TRANSPORTATION		STATE ROAD NO. 64		MANATEE COUNTY	
PARCEL SKETCH - NOT A SURVEY				DATA SOURCE: GEORGE F. YOUNG, INC.	
				SKETCH & DESCRIPTION	
				PREPARED BY: FLORIDA DEPARTMENT OF TRANSPORTATION	
				DATE 04-20-2026	
				DRAWN JAR	
				CHECKED	
				DATE	
				BY	
				REVISION	
				F.P. NO. N/A	
				SECTION 1315-181	
				PAGE 4 OF 4 FOR PARCEL 800.1	