



MEMORANDUM

To: Board of County Commissioners

From: Charlie Bishop, County Administrator

CMB

Date: December 28, 2023

Subject: Recommendation Report to declare property as surplus and authorize its sale for property located at: 500 15th Street West, Bradenton, Florida 34205.

1. **Any potential use of the parcel for a county purpose;** At this time, the subject property appears to have no potential use for county purposes.
2. **Potential purchasers of the property, if known;** There are no known potential purchasers; however, there is a belief that there will be moderate to strong demand for the property.
3. **Current zoning, site dimensions, and other factors related to use of the site;** The subject property is currently vacant, with the exception of an asphalt-paved surface parking area and other associated improvements and is zoned "T5", Urban Center. The subject property is approximately 161,294 square feet or 3.70 acres.
4. **Value estimate;** The subject parcel has an estimated value of \$5,800,000.00, based on an appraisal completed by Lee Pallardy, Inc. in August, 2022.
5. **Any recommended conditions on the transfer of title (e.g., limitation on access or use);** The County may request either an extended possession clause or a parking agreement to allow employee parking during the construction of the new County parking garage.
6. **Estimated costs associated with the disposition to be paid by the county, if any;** The sale of the property may require Manatee County to pay The Southwest Florida Water Management District the greater of (a) \$3,500,000.00 or (b) 50% of the proceeds from the sale. There may also be possible additional costs per RLS-12-332.

Therefore, I recommend to surplus this property and proceed with a sale of this property and begin the disposition process in accordance with Section 125.35, Florida Statutes, Article XII of Chapter 2-2 of the Manatee County Code of Ordinances and County Ordinance Number 14-26.

CB/cm/pm