



January 9, 2024 - Regular Meeting

Subject

Adoption of Resolution R-24-021, declaring certain County owned property located at 500 15th Street West, Bradenton, Florida, 34205, as surplus and authorizing its sale - District 3

Category

CONSENT AGENDA

Briefings

None

Contact and/or Presenter Information

- Charles Meador, Property Acquisition Division Manager, Property Management Department, Extension 6289
- Peter Morrow, Senior Real Property Specialist, Property Acquisition Division, Property Management Department, Extension 6913

Action Requested

- Adoption of Resolution R-24-021

Enabling/Regulating Authority

- Chapter 125.35, Florida Statutes
- Manatee County Code of Ordinances, Chapter 2-2 Article XII, Disposition of Surplus Lands

Background Discussion

- On August 26, 2009, a Stipulated Order of Taking was recorded for the vacant land, located at 500 15th Street West, Bradenton, Florida 34205 (Property), previously owned by Old City Hall Associates, L.L.L.P. The property was used for dredging and conducting spoil site operations for the Ware's Creek Storm Water Improvement Project.
- The improvement project is completed, and it has been determined that the property is no longer needed for County purposes.
- The County may be requesting either an extended possession clause or a parking agreement to allow employee parking during the construction of the new County parking garage.
- 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.
- On August 18, 2022, Appraiser David M. Taulbee, of Lee Pallardy, Inc., determined the value of the Property at \$5,800,000.00.

- Adoption of Resolution R-24-021, that is subject of this agenda, will declare the property as surplus and the County will move forward with an Invitation to Negotiate (ITN) to evaluate potential buyers.

Attorney Review

Not Reviewed (No apparent legal issues)

Instructions to Board Records

Please return a certified copy of the adopted resolution to Peter Morrow at 1112 Manatee Avenue West, Suite 800, Bradenton, Florida 34205.

Please email a copy of the approved agenda to:
Charles Meador at charles.meador@mymanatee.org
Peter Morrow at peter.morrow@mymanatee.org
Julie A. Brown at julie.a.brown@mymanatee.org
Lisa Crabtree at lisa.crabtree@mymanatee.org

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A