MEMORANDUM

To: All Manatee County Departments
From: Charlie Bishop, Property Management Department
Date: May 1, 2019

Subject: Potential Surplus Property; 19th Street East, (old U.S. Highway 301) a portion of right-of-way as recorded in Road Plat Book 10, Page 135. The potential surplus property is 4615 square feet and is adjacent to the proposed Whiskey Joe’s Bar and Grill at 5313-5315 19th Street East in Ellenton.

For matters of importance within the jurisdiction of the Property Management Department, a written assessment of the proposed sale of potential surplus property conveyed by a Road Plat from FDOT to Manatee County, is requested. (A reply form is included for your convenience). Please provide any information that you feel is important and should be considered during the processing of the subject property as surplus.

It is important that your response is returned to Tim Cristello, Real Property Specialist, no later than May 10, 2019. If you are unable to respond by the specified date, please notify Tim Cristello by email at Tim.Cristello@manatee.org, or by calling him at (941) 748-4501, extension 6284.

Receiving your review in a timely manner will ensure the Property Management Department is properly represented when the Resolution is presented to the Board of County Commissioners for their action and consideration. Your prompt reply and consideration during this review process are appreciated.

CB/Jlm/tc

Attachments:

Sketch and Description-Potential Surplus Property (right-of-way)
Road Plat Book 10, Page 135
Grimes Goebel Letter Requesting Private Sale
JURISDICTIONAL REVIEW RESPONSE FOR SURPLUS PROPERTY

Manatee County owns property at: 19th Street East, (Old U.S. Highway 301) a portion of right-of-way at Ellenton, 34222
This property is being considered to declare as Surplus. Please check your response below and include your comments accordingly.

I HAVE NO OBJECTION to the subject property being declared as Surplus.

I have no objections, though the following consideration(s) may apply to this request:


I object to this request for the following reason(s):


Date Reviewed:
Reviewers Name:
Department:
Division:
Phone/Extension
Email:

Please return completed form to:
Property Management Department
Property Acquisition Division
Attention: Tim.Cristello@mymanatee.org
(941) 748-4501 X 6284
DESCRIPTION:

RIGHT-OF-WAY VACATION OF A PORTION OF 19th STREET EAST (OLD U.S. HIGHWAY 301) AS
RECORDED IN ROAD PLAT BOOK 10, PAGE 135 OF THE PUBLIC RECORDS OF MANATEE COUNTY,
FLORIDA. LYING IN SECTION 16, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY,
FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 27 OF TAMPA SHORES AS PER PLAT THEREOF
RECORDED IN PLAT BOOK 7, PAGE 33 OF SAID PUBLIC RECORDS; THENCE N 02°42’12” W,
ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 27, A DISTANCE OF 46.89
FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S
27°43’59” E, AT A DISTANCE OF 363.75 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF
SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 09°23’22”, A DISTANCE OF 59.61
FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF
555.58 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH
A CENTRAL ANGLE OF 10°23’07”, A DISTANCE OF 100.70 FEET TO THE SOUTHWEST CORNER OF
A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 2722, PAGE 1144 OF SAID PUBLIC
RECORDS AND THE EAST LINE OF PARCELS OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 2041,
PAGE 93 OF SAID PUBLIC RECORDS; THENCE S 00°05’49” W, ALONG SAID WEST LINE, A
DISTANCE OF 5.24 FEET TO THE NORTHEAST CORNER OF SAID LOT 27; THENCE S 58°38’11” W,
ALONG THE NORTH LINE OF SAID LOT 27, A DISTANCE OF 175.24 FEET TO THE POINT OF
BEGINNING.

CONTAINING 4615 SQUARE FEET (0.11 ACRES), MORE OR LESS.

SEE SHEET 2 FOR SKETCH
NOT A BOUNDARY SURVEY
DESCRIPTION SKETCH
OF
RIGHT-OF-WAY
PORTION OF 19th STREET EAST
IN
SECTION 16, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION
HAVE BEEN PREPARED UNDER OUR DIRECT SUPERVISION, THAT
THEY ARE A TRUE REPRESENTATION OF THE LAND AS SHOWN AND
DESCRIBED HEREON, THAT THEY ARE CORRECT TO THE BEST OF OUR
KNOWLEDGE AND BELIEF AND THAT THEY MEET THE "STANDARDS
OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA",
CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

BY:

JAMES N. GATCH, JR. P.S.M.
FLORIDA CERTIFICATE NO. 45-4995
DATE OF CERTIFICATION: 3/27/2018

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DOCUMENT IN COMPLIANCE WITH F.S. CHAPTER 119.
SEE SHEET 1 FOR DESCRIPTION
NOT A BOUNDARY SURVEY
DESCRIPTION SKETCH
OF
RIGHT-OF-WAY
PORTION OF 19TH STREET EAST
IN
SECTION 16, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

DATED: 9/27/2018

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NOTES:
1. BEARINGS ARE BASED ON THE FLORIDA STATE COORDINATE SYSTEM (WEST ZONE) NAD 83/2011 - EPOCH 2010.0000 AND ARE DERIVED FROM THE SOUTHERLY R/W LINE OF U.S. 301 (STATE ROAD NO. 43), HAVING A BEARING OF 58° 38' 11" W. THIS BEARING ORIENTATION IS DERIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK SITE "MANATEE GA STROOP CORP-ARP" (DIP-DL7628).
2. THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY; MONUMENTS HAVE NOT BEEN FIELD LOCATED OR SET.

SHEET 2 OF 2
April 5, 2019

VIA HAND DELIVERY

John Osborne
Deputy County Administrator
County Administrator’s Office
1112 Manatee Avenue West
Bradenton, Florida 34205

Re: Request for Private Sale of a portion of 19th Street East ROW (Ellenton, FL)

Dear Mr. Osborne:

Our firm represents TP-Ellenton, LLC, a Florida limited liability company (“TP-Ellenton”). TP-Ellenton is the owner of certain real property located in Manatee County, FL, identified as parcels 872700000 and 864400209 (“TP-Ellenton’s Property”). TP-Ellenton has submitted plans to Manatee County for the construction of a Whiskey Joe’s Bar & Grill on the property.

Manatee County currently owns the 19th Street East right-of-way located adjacent to TP-Ellenton’s Property. However, FDOT is in the process of purchasing a large portion of the 19th Street right-of-way in order to reconstruct 19th Street with a planned future terminus at a cul-de-sac just east of TP-Ellenton’s Property. This proposed purchase excludes a small parcel of land more particularly described on the enclosed sketch and description (“County Parcel”). Consequently, the County Parcel will be located between the new 19th Street right-of-way and TP-Ellenton’s Property. Because of the small size and location of the County Parcel, and other constraints, it is of insufficient size and shape to be issued a building permit for any type of development and is of use only to TP-Ellenton, as the adjacent property owner. Therefore, we are respectfully requesting that Manatee County designate the County Parcel as “surplus property.”

Further, once declared surplus property, we request that the County Parcel be sold to my client, who is the adjoining property owner, through a private sale as authorized under Section 2-2-280(2)(a) of the Manatee County Code of Ordinances and Section 331 of the Land Development Code.

Please contact me should you have any questions or concerns regarding this request.

Sincerely,

GRIMES GOEBEL GRIMES HAWKINS
GLADFELTER & GALVANO, P.L.

KYLE W. GRIMES, ESQ.
DESCRIPTION:
RIGHT-OF-WAY VACATION OF A PORTION OF 19th STREET EAST (OLD U.S. HIGHWAY 301) AS RECORDED IN ROAD PLAT BOOK 10, PAGE 135 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. LYING IN SECTION 16, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 27 OF TAMiami SHORES AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 33 OF SAID PUBLIC RECORDS; THENCE N 02°42'-12" W, ALONG THE NORTHEASTERLY EXTENSION OF THE EAST LINE OF SAID LOT 27, A DISTANCE OF 45.69 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WhOSE RADIUS POINT BEARS S 27°43'-59" E, AT A DISTANCE OF 363.75 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 09°23'-22", A DISTANCE OF 59.61 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 555.88 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 10°23'-07", A DISTANCE OF 100.70 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 2722, PAGE 1144 OF SAID PUBLIC RECORDS AND THE EAST LINE OF PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 2041, PAGE 93 OF SAID PUBLIC RECORDS; THENCE S 00°05'-49" W, ALONG SAID WEST LINE, A DISTANCE OF 5.24 FEET TO THE NORTHEAST CORNER OF SAID LOT 27; THENCE S 58°38'-11" W, ALONG THE NORTH LINE OF SAID LOT 27, A DISTANCE OF 175.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 4615 SQUARE FEET (0.11 ACRES), MORE OR LESS.

SEE SHEET 2 FOR SKETCH
NOT A BOUNDARY SURVEY
DESCRIPTION SKETCH
OF
RIGHT-OF-WAY PORTION OF 19th STREET EAST IN
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BY: JAMES N. GATCH, JR. P.S.M.
FLORIDA CERTIFICATE NO. 51-995
DATE OF CERTIFICATION: 3/27/2018

SHEET 1 OF 2
SEE SHEET 1 FOR DESCRIPTION
NOT A BOUNDARY SURVEY
DESCRIPTION SKETCH
OF
RIGHT-OF-WAY
PORTION OF 19th STREET EAST
IN
SECTION 16, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

DATED: 9/27/2018

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