

**BLALOCK  
WALTERS**  
ATTORNEYS AT LAW

WE MAKE A DIFFERENCE

April 28, 2020

VIA ELECTRONIC MAIL

Ms. Cheri Coryea  
County Administrator  
County Administrator's Office  
1112 Manatee Avenue West  
Bradenton, Florida 34205

RE: Request for Private Sale of portions of PIN #s 3292500059 and  
3293800003 (Bradenton, FL)

Dear Ms. Coryea:

Our firm represents 920 Manatee Associates, LLC, a Florida limited liability company ("920 Manatee Associates "). 920 Manatee Associates is the owner of certain real property located in Manatee County, FL, identified as a portion of parcel # 3293800003 ("920 Manatee Associates Property"). 920 Manatee Associates is in the process of drafting and intends to submit plans to the City of Bradenton for the construction of a mixed-use development on the 920 Manatee Associates Property.

Manatee County currently owns property that currently allows parking for the northern County-owned property and building [serving the Manatee County Property Appraiser] and a drive aisle (collectively the "County Parcel"). The County Parcel is depicted on the attached sketch. 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, 920 Manatee Associates Property 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. As part of this transaction, Manatee Avenue Associates Property will lease back ten parking spaces to Manatee County for use by the Manatee County Property Appraiser, pursuant to a separate written lease agreement.

Mark P. Barnebey  
Anthony D. Bartirome  
Robert G. Blalock  
Ann K. Breitingner  
Anne W. Chapman  
Gregory S. DeMeuse  
Dana Carlson Gentry  
Alexander K. John  
Charles F. Johnson, III  
Matthew J. Lapointe  
Mary Fabre LeVine  
Jason H. Levy  
Melanie Luten  
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Matthew R. Plummer  
Ryan P. Portugal  
Marisa J. Powers  
William C. Robinson, Jr.\*  
Jodi M. Ruberg  
Scott E. Rudacille  
Jennifer S. Schembri  
Timothy S. Shaw  
Matthew A. Staggs  
Robert S. Stroud  
Amanda C. Tullidge  
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2436378v1



Ms. Cheri Coryea  
Page 2  
April 28, 2020

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

Very truly yours,

A handwritten signature in black ink, appearing to read 'W. C. Robinson Jr.', written in a cursive style.

William C. Robinson Jr.

Enclosure

Cc: Joy Leggett-Murphy [via electronic mail with enclosure]  
Tim Cristello [via electronic mail with enclosure]  
John Osborne [via electronic mail with enclosure]  
920 Manatee Associates, LLC [via electronic mail with enclosure]

**DESCRIPTION:**

A PARCEL OF LAND BEING A PORTION OF 4TH AVENUE DRIVE WEST (CHANDLER STREET), A PORTION OF LOT 1 OF BLOCK H, & A PORTION OF LOT 2 OF BLOCK H OF SMITH'S ADDITION AS RECORDED IN PLAT BOOK 1, PAGE 135 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 4, BLOCK H OF SAID SMITH'S ADDITION; THENCE ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 4 N01°12'01"E, A DISTANCE OF 40.00 FEET TO THE SOUTHWEST CORNER OF LOT 7, BLOCK E OF SAID SMITH'S ADDITION; THENCE ALONG THE SOUTH LINE OF LOTS 7 AND 8 OF SAID BLOCK E S89°21'31"E, A DISTANCE OF 178.12 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF A WESTERLY RIGHT-OF-WAY LINE OF 9TH STREET WEST/US 41 BUSINESS/STATE ROAD 45 AS RECORDED IN OFFICIAL RECORD BOOK 1073, PAGE 3691 OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTHERLY EXTENSION S00°39'55"W, A DISTANCE OF 62.02 FEET TO AN INTERSECT WITH SAID WESTERLY RIGHT-OF-WAY LINE AND TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N89°20'05"W, A DISTANCE OF 19.50 FEET; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID RIGHT-OF-WAY LINE AS RECORDED IN SAID OFFICIAL RECORD BOOK 1073, PAGE 3691 OF SAID PUBLIC RECORDS: (1) ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 89°11'19", A DISTANCE OF 30.35 FEET TO THE POINT OF TANGENCY; (2) N88°31'23"W, A DISTANCE OF 27.61 FEET; (3) N00°59'05"E, A DISTANCE OF 2.11 FEET TO AN INTERSECTION WITH THE NORTH LINE OF LOT 2 OF SAID BLOCK H; THENCE ALONG THE NORTH LINE OF LOTS 2 THROUGH 4 OF SAID BLOCK H N89°21'31"W, A DISTANCE OF 131.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.17 ACRES, MORE OR LESS.

NOT A BOUNDARY SURVEY  
**DESCRIPTION & SKETCH**  
LOCATED IN  
**PLAT BOOK 1, PAGE 135**  
**SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST**  
**MANATEE COUNTY, FLORIDA**

DATED: 2020.04.27

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

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS A TRUE REPRESENTATION OF THE LAND AS SHOWN AND DESCRIBED HEREON, THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT IT MEETS THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

BY: **STATUS**

BRANDON LAUSTER, P.S.M.

FLORIDA CERTIFICATE No. PLS 7219  
DATE OF CERTIFICATION 04-27-2020

PARCEL ID NO. 3293800003 & 3292500059  
NOW OR FORMERLY

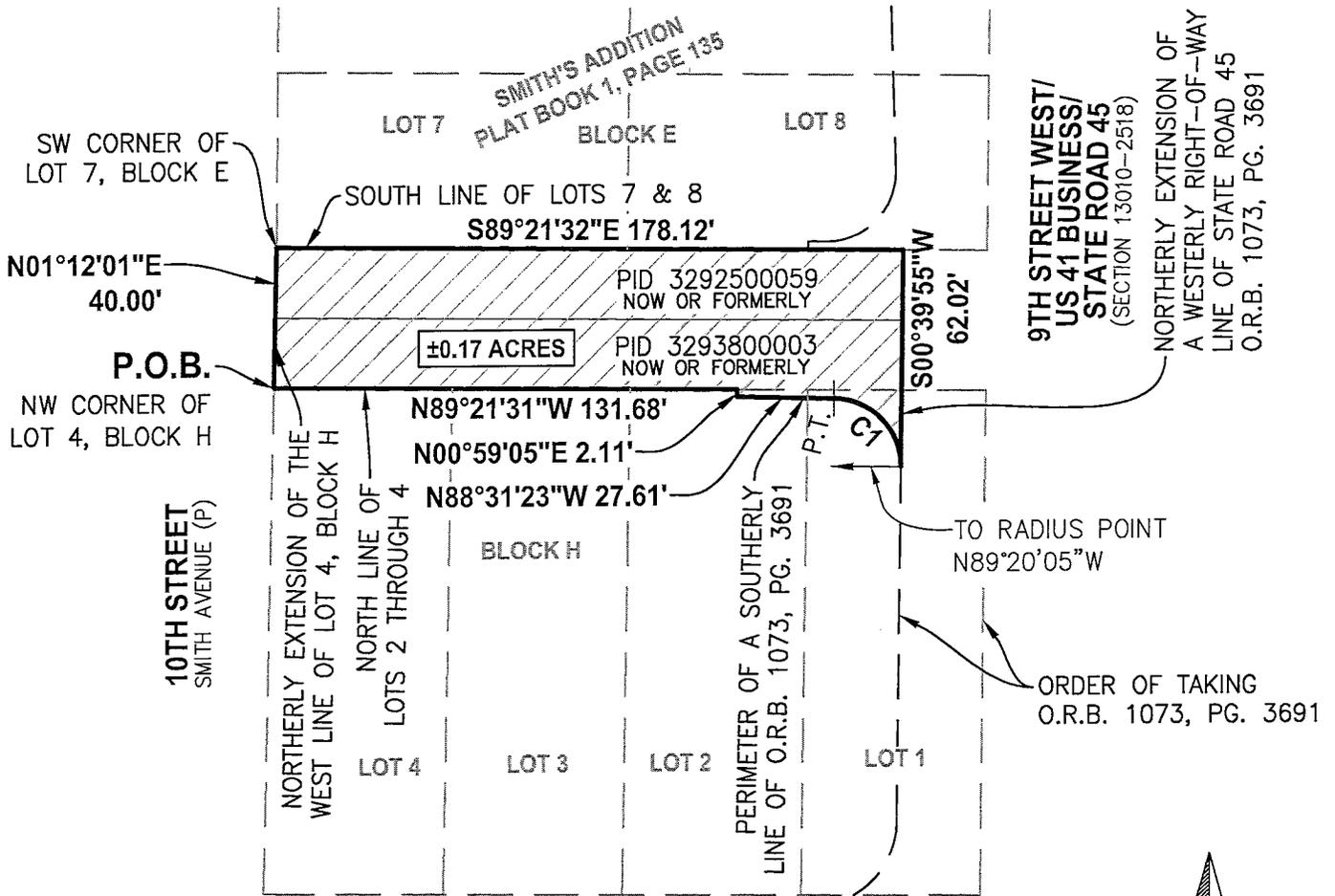
**SHEET 1 OF 3**

# ZNS ENGINEERING

Land Planning Engineering Surveying Landscape Architecture  
 EB 0027476 IB 0006982 LC 0000345

## EXHIBIT A

CERTIFICATE OF AUTHORIZATION # LB 6982  
 201 5th AVENUE DRIVE EAST  
 BRADENTON, FLORIDA 34208  
 (941) 748-8080  
 FAX (941) 748-3747



### LEGEND:

- P.O.B. - POINT OF BEGINNING
- P.T. - POINT OF TANGENCY
- (P) - PLATTED
- O.R.B. - OFFICIAL RECORD BOOK
- PG. - PAGE
- PID - PARCEL IDENTIFICATION
- ± - MORE OR LESS
- SITE (±0.17 ACRES)

DATED: 2020.04.27

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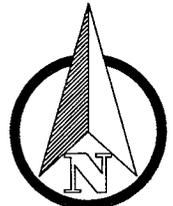
**PARCEL ID NO. 3293800003 & 3292500059  
 NOW OR FORMERLY**

### NOT A BOUNDARY SURVEY DESCRIPTION & SKETCH

LOCATED IN

**PLAT BOOK 1, PAGE 135**

**SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST  
 MANATEE COUNTY, FLORIDA**



SCALE 1"=50'

### NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF LOTS 2 THROUGH 4 OF SMITH'S ADDITION, BEING N89°21'31"W.
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 3**

BOUNDARY CURVE DATA				
CURVE #	ARC	RADIUS	CENTRAL ANGLE	CHORD BEARING
C1	30.35'	19.50'	89°11'19"	N43°55'44"W

**LEGEND:**

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**NOW OR FORMERLY**

**SHEET 3 OF 3**