

RESOLUTION R-08-027

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, MAKING CERTAIN FINDINGS WITH REGARD TO CERTAIN REAL PROPERTY AND AUTHORIZING THE SALE OF SUCH PROPERTY.

WHEREAS, Section 125.35, Florida Statutes, authorizes counties to sell any real property belonging to the county whenever the Board determines that it is the best interest of the county to do so, to the highest and best bidder for the particular use the Board deems to be the highest and best; and

WHEREAS, the County acquired real property located at 102 52nd Avenue Terrace East in settlement of a lawsuit with funds of the county's utility system; and

WHEREAS, pursuant to Resolution R-91-21, as supplemented and amended, Manatee County has issued revenue bonds secured by the revenues of its utilities system including covenants requiring certain findings and determinations regarding the disposal of any assets of the system.

NOW THEREFORE, be it resolved by the Board of County Commissioners of Manatee County, Florida that:

1. The parcel of real property to be sold is located at 102 52nd Avenue Terrace East and more particularly described as:

The West 60 feet of Lot 1, CASA ONECO MOBILE HOME SUBDIVISION, as per Plat thereof recorded in Plat Book 7, Page 52 of the Public Records of Manatee County, Florida, (hereinafter the "Property")

2. The property is not presently being used in connection with the operations of the county's utilities system and is not contemplated to be used in the future for the operations of the system as confirmed by the county's consultant in the letter attached as Exhibit A.
3. It is in the best interest of the County to sell the Property and make it available for any use permitted by current zoning and land use regulations.
4. The fair and reasonable value of \$23,760.00, recommended by the county's consultant pursuant to Exhibit B, is the minimum selling price.
5. The sale of the Property in accordance with the Notice of Sale of County Land attached hereto as Exhibit C to the highest bidder above the minimum selling price is hereby authorized, provided, the Notice shall be published on February 1, 2008 and February 8, 2008 and bids shall be opened on February 20, 2008.
6. The County Administrator and his designees are authorized to do all things necessary to provide for the sale of the Property as provided herein and the chairman, or in the chairman's absence a vice-chairman, is authorized to sign a deed conveying the Property to the best and highest bidder complying with the requirements provided in Exhibit C.

7. The proceeds from the sale of the real property shall be deposited in the capital improvement funds for the utilities system.

ADOPTED with a quorum present and voting this 29th day of January, 2008.

ATTEST: R. B. SHORE
Clerk of the Circuit Court

By: Susan Palmer



BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA

By: Donald M. Brown

Chairman (First Vice)



ENGINEERS
SURVEYORS
PLANNERS

February 15, 2007

01024

Manatee Board of County Commissioners
PO Box 1000
1112 Manatee Avenue West
Bradenton, Florida 34205

Re: 104 52nd Avenue Terrace East
Bradenton, FL

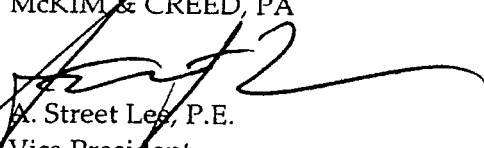
Dear Commissioners:

Manatee County acquired the above addressed property some time ago as part of the resolution of a legal matter with the previous owner. The property contained a mobile home which has been removed from the site. The property is now vacant and is not in use by the Utility Department.

Based on our review as Engineer of Record, we do not foresee an appropriate use of this property by the Utility Operations Department and we, therefore, concur with the proposed sale of this property.

If I may be of further assistance in this matter, please do not hesitate to contact me.

Sincerely,
McKIM & CREED, PA



A. Street Les, P.E.
Vice President

1365 Hamlet Avenue

Clearwater, FL 33756

727 442 7196

Fax 727 461 3827

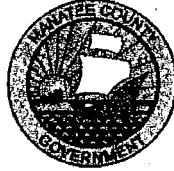
www.mckimcreed.com

C: Mr. Dan Gray, Utility Operations Director

S:1024/clerical/blossom grove

Exhibit " A "

MEMORANDUM



PROPERTY MANAGEMENT

Property Acquisition
1022 26th Avenue West
Bradenton, Florida 34208

MANATEE COUNTY FLORIDA

Phone: 941.708.7400
Fax: 941.708.7504
www.mymanatee.org

To: Board of County Commissioners
From: Jim Staples, *Jim Staples* Interim Director Property Management
Date: January 17, 2008
Subject: Sale of Real Property

The subject vacant lot is situated in the West 60 feet of Lot 1 Casa Oneco Mobile Home Subdivision PB 17/ Page 52. The address of this property is 102 52nd Avenue Terrace East.

The property appraiser's assessed value of this 4380 square foot corner parcel is \$23,760.

Utility Operations has requested Property Acquisition recommend a fair market value of this property to be sold through a bid process. An appraisal report, estimated at approximately \$2,500, has not been ordered in an effort to minimize costs.

An analysis of the market conditions is as follows;

The most recent lot sale found within the subject market area was from the end of 2006. The address of the property is 504 50th Avenue West which sold for \$35,000 in a similar subdivision.

Actual current sales (within the past 12 months) show lots with homes (no lots only) that range from \$64,000 to \$91,000.

With current market conditions at a very poor state, the limited number of lots for sale and with the ongoing maintenance by the County of this property, it is, therefore, estimated that the market value may be between \$23,760 and \$35,000. A recommended opening or minimum bid should be \$23,760 to assure the prompt sale of the property without additional cost and delay and the highest bid over that indicating the market value.

An opening bid for this parcel should be no less than the assessed amount of \$23,760.

*****NOTE:** This is not an appraisal but merely a comparative market analysis. This lots value may vary with the development of an actual appraisal.

**NOTICE
SALE OF COUNTY LAND**

In accordance with Florida Statutes §125.35, notice is given that Manatee County is offering for sale vacant real property located at 102 52nd Avenue Terrace East, more specifically described as:

The West 60 feet of Lot 1, CASA ONECO MOBILE HOME
SUBDIVISION, as per Plat thereof recorded in Plat Book 7, Page 52
of the Public Records of Manatee County, Florida.

The property will be sold as is by quit claim deed to the highest bidder above the minimum selling price of \$23,760.00 and in compliance with this Notice and subject to all zoning and land development regulations. In the event highest bids are tied, there will be a drawing to select the purchaser. Bidders shall conduct such title searches and other investigations as the bidder deems appropriate. Bidders must rely solely upon their own investigations and not on any information provided by the officers, employees or agents of Manatee County. The successful bidder shall pay all documentary stamps and recording fees.

Bids shall be submitted in a sealed envelope labeled "Bid for Property at 102 52nd Avenue Terrace East" and shall include a bid deposit in the form of a personal check drawn on an account from a bank with offices in Manatee County in the amount of 5% of the bid price. The driver's license number or state identification number of the person signing the check and state of issuance must be written on the check. The envelope must contain a clear copy of the driver's license or state identification card and a sheet with the name, telephone number and address of the bidder and the bid price. The deed will be issued in the name of the bidder. Up to three alternative phone numbers may be included. Any alternative terms or extraneous information in the bid will result in rejection of the bid for failure to meet the bidding requirements.

Bids must be delivered to the Manatee County Purchasing Division by hand delivery or mail to:

Manatee County Administrative Center
Purchasing Division
1112 Manatee Avenue West, Suite 803, 8th Floor
Bradenton, Florida 34205
Attention: Ruth Sampredo, Contracts Negotiator

Bids must be received no later than 3:00 P.M. on the 15th day of February, 2008. The bidder accepts the risk of late delivery by postal or other delivery service and absolutely no bid will be accepted after the date and time stated above. Bids will be opened at 4:00 P.M. on February 20, 2008 at the above offices. All bids below the minimum selling price or not conforming to this notice will be rejected.

Promptly after opening, the highest bidder complying with this notice will be announced and, if not present, contacted by telephone. The highest bidder will be given 24 hours from bid opening to tender payment of the full bid price plus recording fees and documentary stamps by cash or certified funds payable to Manatee County. Bidders may call (941)-749-3014 after 4:30 p.m. for the name of the highest bidder. If the highest bidder fails to comply with this Notice, the bid deposit will be forfeited and used to defray the cost of advertising, property maintenance, and any deficiency in the ultimate selling price. All other deposit checks will be returned to bidders present or returned by mail to the address provided with the bid. This Notice, as approved by the Manatee County Board of County Commissioners pursuant to Resolution R-08-027 and the signed, sealed bid, shall constitute the entire understanding between the parties.

EXHIBIT "C"