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Bradenton, Florida 34205
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Solicitation Addendum

Addendum Number: 1
Solicitation Number: 24-001
Solicitation Title: Sale and Development of All the Property at
1707 Lena Road, Bradenton, Florida 34211
Addendum Date: January 19, 2024
Contact: Charles Meador, Property Acquisition Division Manager

Invitation to Negotiate (ITN) Number 24-001 is amended as set forth herein. Responses to questions posed by prospective bidders are provided below. This Addendum is hereby incorporated in and made a part of ITN Number 24-001.

The deadline to submit all inquiries concerning interpretation, clarification or additional information pertaining to this ITN is January 26, 2024, at 3:00 PM EST.

CHANGE TO:

INTRODUCTION: OVERVIEW & PROPERTY INFORMATION

The Property, Parcel Identification Number 1462800359, located at 1707 Lena Road, Bradenton, Florida, is vacant and consists of approximately 160.99 Acres or 7,012,718 Square Feet and is located in an unincorporated area of Manatee County.

The Property was acquired by Manatee County in 2020 via Warranty Deed and recorded as Instrument Number 202041124675, of the Public Records of Manatee County, Florida. The Property was approved by the Board of County Commissioners for the establishment of the Central County Complex.

The Property's current zoning designation is ~~Suburban Agriculture (A-1)~~ Planned Development Mixed Use (PD-MU). ~~The purpose of this district is to permit short-term agricultural and related uses and to provide for areas transitioning from rural to suburban character~~ Planned Development Mixed Use districts are defined as planned development districts for the establishment of complimentary groupings of residential, commercial, office, industrial or other uses.

ATTACHMENT "E"

Potential County restrictions for the development of the Property

- A. Proposer shall design, permit and construct a two-lane, public road running approximately 1,500 feet east-west along the northern boundary of the Property (the "Access Road") in accordance with the current County's Engineering Standards Manual. The Access Road shall be subject to normal and customary driveway spacing requirements for a local road. The Access Road shall be immediately adjacent to the property owned by Musgrave Real Estate Holdings, Limited Partnership (the "MREH Property") and they and their successors shall have full access to the Access Road. The Proposer shall provide for the right-of-way and stormwater retention areas entirely on the Property. The Access Road shall not be subject to limitations for use by trucks. The intersection of the Access Road and Lena Road shall allow for right and left turns from the Access Road onto Lena Road to proceed both north and south. The name of the Access Road shall be "Musgrave Ranch Road" and shall be a public road.
- B. The County has identified approximately 0.23 acre of potential functional loss for wetland mitigation for the development of the MREH Property. The Proposer will utilize a portion of the Property for mitigation of these wetland impacts or may purchase mitigation credits for this functional loss at their cost.
- C. The County has calculated the volume of floodplain compensation for the development of the MREH Property at approximately 39 acre-feet, which shall be offset on the Property.
- D. The Proposer shall potentially build a 100,000 to 200,000 square foot warehouse for County use on the Property. The specifications of the warehouse shall be determined during the negotiations.
- E. Prior to any closing on the sale of the Property, the County may be required to secure a Release of Restrictions from Musgrave Real Estate Holdings, Limited Partnership.
- F. The Proposer shall install wastewater and potable water facilities in or adjacent to the Access Road to serve their development, the County's potential warehouse, and the MREH Property. The facilities shall be made public, at a minimum, along the Access Road and shall be sufficient to provide water and wastewater service for approximately 1,045,000 square feet of commercial development and shall provide connections points to serve the MREH Property.
- G. The Proposer shall complete construction and certification of the Access Road, stormwater, floodplain compensation, wetland mitigation, and utility improvements. The turnover of the Access Road, stormwater piping, and utility improvements shall also be completed. This shall be completed within twelve (12) months of the real estate closing that coincides with the sale of the Property that is the subject of this ITN.
- H. An exhibit illustrates the County's proposed floodplain compensation site 11.5 ac-ft and pond 7.03 acres on the that same parcel. Both the floodplain compensation and the pond can be relocated anywhere on the site to meet the County's stormwater requirements per the developer's engineers redesign.

I. An exhibit illustrates the roadway right-of-way and permanent easements needed for the Lena Road project. Sketches and descriptions may have to be prepared or denoted on the deed. The Bio-swaales on the east side adjacent to the roadway must remain.

Flood Insurance Rate Map can be found [here](#).

Lena Road ROW Exhibit Floodplain Pond-Layout can be found [here](#).

Question: Just curious if there are any other documents related to the property that are available?

Answer: Available items can be accessed below.

Appraisal Report can be found [here](#).

Floodplain Analysis can be found [here](#).

Phase I ESA can be found [here](#).

Phase II ESA can be found [here](#).

Survey can be found [here](#).

Question: The link provided in the January 5th, 2024, email appears to be broken.

Answer: We are aware of the technical issue and apologize for any inconvenience. The issue with the email link has been resolved. If anyone has any issues downloading the ITN from the website, please contact Peter.Morrow@mymanatee.org or Charles.Meador@mymanatee.org

NOTE:

Deleted items will be ~~struck through~~, added or modified items will be underlined. All other terms and conditions remain as stated in the Invitation to Negotiate.

END OF ADDENDUM

AUTHORIZED FOR RELEASE