

20 NORTH WASHINGTON BOULEVARD, SARASOTA, FL 34236

INFORMATION SHEET

Sarasota County is soliciting responses from interested parties for the purchase and development of the property located at 20 North Washington Boulevard. This highly visible property is located at the intersection of two main downtown corridors and currently is a surface parking lot consisting of 86 public parking spaces. Interested parties that can demonstrate the ability to develop the property in a manner that works well with this premium location and the surrounding buildings while providing economic benefit to Sarasota County are invited to submit a response. Proposed developments should result in measurable positive economic development impact on the community. Sarasota County will require a minimum of 86 public parking spaces to remain available on site or nearby vicinity.

The purpose of this Invitation to Negotiate (ITN) is to solicit offers to purchase and develop the property in a way that represents the best value for the County. Sarasota County is seeking respondents who have the financial and organizational capacity to successfully implement the proposed development in a timely manner, who can demonstrate the positive economic impact on the community and who provide a favorable revitalization vision for the property. The County may consider the proposed use of the parcel, the qualifications and experience of potential purchasers, consistency of the proposed use with the zoning requirements and property physical characteristics, purchase price or other consideration offered, limitation on access or use, and cost associated with the transfer of ownership, and other factors when evaluating the responses.

The property located at 20 North Washington Boulevard (PID # 2027-01-0012) was acquired by Sarasota County in 1978 and has since been used for public parking. The property consists of 41,595 sq. ft. and is located in the City of Sarasota at the northeast corner of the intersection of North Washington Boulevard and Main Street. The property measures approximately 178.5' x 233' with the 233' frontage on Main Street directly north of the Sarasota County Historic Courthouse. The property contains 86 parking spaces available to the public when on County related business, including but not limited to using the Courthouse. Frontage also exists on Fletcher Avenue and North Washington Boulevard (U.S. 301). The property is located in the Downtown Core zoning district as designated by the City of Sarasota Zoning Code. The surrounding area includes multi-story office complexes, governmental facilities, mixed use commercial/residential structures, retail and a large 20 movie theater cinema. It is also located three blocks from the recently redeveloped Payne Park.

All respondents are urged to inspect the property or by other means satisfy themselves with the condition of the property prior to submitting a response. Sarasota County makes no representation or warranty of the property or its condition. All respondents agree to accept the property with its current zoning, easements, restrictions and any and all right-of-way requirements.

ITEM	DESCRIPTION
AREA:	41,595.9 square feet more or less
SHAPE:	Rectangular
DIMENSIONS:	Approximately 178.5' x 233'
SITE IMPROVEMENTS:	Surface parking lot consisting of 86 public parking spaces
ZONING:	Downtown Core

INFORMATION SPECIFIC TO OFFERS:

- The County will not pay a real estate commission. Please make provisions to pay any real estate commission outside of the response to this ITN.
- The County will not pay for Title Insurance, which includes but is not limited to search, exam and title policy.
- The County will not finance any portion of the purchase.

Information deemed reliable but not guaranteed.

To respond, please register at www.bidsync.com/sarasota



20 N. Washington- view from west side of the surface parking lot looking south



Overhead view



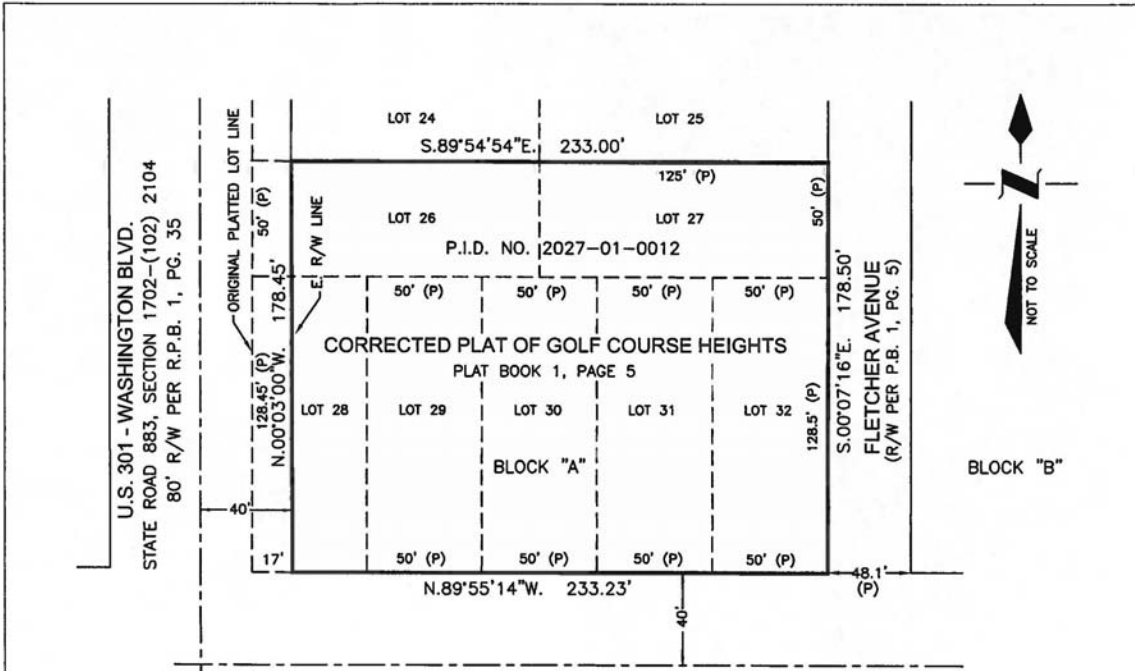
View from the west side of property looking to the south and at the intersection of North Washington Boulevard and Main Street



View from the west side of the property looking east



View from the northeast corner of the property looking directly south to the Historic Courthouse



U.S. 301 - WASHINGTON BLVD.
 STATE ROAD 883, SECTION 1702-(102) 2104
 80' R/W PER R.P.B. 1, PG. 35

CORRECTED PLAT OF GOLF COURSE HEIGHTS
 PLAT BOOK 1, PAGE 5

MAIN STREET
 80' R/W PER P.B. 1, PG. 5



BLOCK "B"

ABBREVIATION LEGEND

- R/W = RIGHT-OF-WAY
- SUB. = SUBDIVISION
- P.B. = PLAT BOOK
- PG. = PAGE
- SEC. = SECTION
- TWP. = TOWNSHIP
- RNG. = RANGE
- N.T.S. = NOT TO SCALE
- NO. = NUMBER
- P.C. = POINT OF CURVATURE
- C = CENTERLINE
- O.R.B. = OFFICIAL RECORDS BOOK
- P.I.D. = PROPERTY IDENTIFICATION
- R.P.B. = ROAD PLAT BOOK
- S.R. = STATE ROAD
- (P) = PLAT

All of Lots 26, 27, 28, 29, 30, 31 and 32, Block "A", CORRECTED PLAT OF GOLF COURSE HEIGHTS, according to the plat thereof recorded in Plat Book 1, Page 5 of the Public Records of Sarasota County, Florida. LESS Right-of-Way for U.S. 301 (Washington Blvd.) according to the State Road Department Right-of-Way Map for Road No. 883, Section 1702-(102) 2104, recorded in Road Plat Book 1, Page 35 of the Public Records of Sarasota County, Florida.

Containing 41,595.9 square feet more or less.

SURVEYOR'S NOTES

1. BEARINGS SHOWN ARE BASED ON STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SEC. 1702-(102) 2104, RECORDED IN ROAD PLAT BOOK 1, PAGE 35 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. THE EAST RIGHT-OF-WAY LINE OF U.S. 301 - WASHINGTON BLVD. BEING N 00°03'00"W.
2. THIS DRAWING IS A DESCRIPTION SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY OF THE PARCEL DESCRIBED.
3. PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE OR AN ATTORNEY'S TITLE OPINION OF TITLE, THEREFORE, ANY DEED OVERLAP OR HIATUS OR ANY RECORDED OR UNRECORDED RIGHTS-OF-WAY AND OR EASEMENTS MAY NOT BE SHOWN.

DRAFT

TERI S. OWEN, COUNTY SURVEYOR
 PROFESSIONAL SURVEYOR AND MAPPER NO. 5928
 STATE OF FLORIDA
 1001 SARASOTA CENTER BLVD.
 SARASOTA, FLORIDA 34240

DATE

MAIN STREET - U.S 301(WASHINGTON BLVD.)				
PARCEL = 41,595.9 Square Feet ±	DRAWN	J.R.M.	DATE	5-24-13
				JOB NO. SURPLUS

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