

Persson & Cohen, P.A.

Attorneys and Counselors At Law

David P. Persson
Andrew H. Cohen
Kelly M. Fernandez*
Maggie D. Mooney-Portale*
R. David Jackson

Telephone (941) 375-3565
Facsimile (941) 451-8375
Email: dpersson@swflgovlaw.com

* Board Certified City, County and Local Government Law

Reply to: *Venice*

January 5, 2016

The Honorable John W. Holic, Mayor
and Members of the City Council
401 West Venice Avenue
Venice, Florida 34285

Re: Utility Connections for Annexed Properties

Dear Mayor Holic and Council Members:

This letter is in response to the status of the City's on-going efforts with regard to utility connections for annexed properties. Matt Rheingans, as Special Counsel to the City and working with the Utility Department, has successfully obtained connections to over sixty properties within the City over the past two years. There remain a few vacant annexed properties which do not need to connect until there is a building erected. There are four improved properties to connect: 1100 Sunset Drive, 601 thru 611 N. Tamiami Trail, 629 N. Tamiami Trail and 1001 Avenida del Circo. The following is a brief explanation of each:

1. 1100 Sunset Drive - the property has been subject to a probate dispute. Mr. Rheingans arrived at an agreement whereby the property will be connected when another property is sold or by October 1, 2016, whichever occurs first.
2. 601 thru 611 N. Tamiami Trail (Gulf Liner Marine) has been handled by Mr. Bramble. My understanding is that he has an informal agreement with the

Lakewood Ranch
6853 Energy Court
Lakewood Ranch, Florida 34240

Venice
217 Nassau Street S.
Venice, Florida 34285

The Honorable John W. Holic, Mayor
and Members of the City Council
January 5, 2016
Page | 2

owners to connect with City utilities (and disconnect a presently unused septic tank) once there is an occupant for the properties.

3. 629 N. Tamiami Trail (Coastal Marine) is being handled by the Utility Department. My understanding is that there are engineering issues to be resolved or an easement to be obtained to allow connections to the current improvement.
4. 1001 Avenida del Circo, known as the Colonial House and home of the Boone law firm, differs from all other properties in that the property owner has expressed a willingness to connect to City utilities. What prevents connection is the required size of the water line and meter under the Plumbing Code. After many meetings and discussions with past and interim building officials, the Boones have informed me that they have elected to request an extension of time in which to connect under section 74-2(c) of the City Code. I expect a formal application shortly.

The Utility Department is working on connections for properties that were not annexed, but for which connections are available and, therefore, need to be connected. If you have any questions please do not hesitate to contact me.

Respectfully,



DPP/dgb

David P. Persson

cc: Matt Rheingans, Esquire
Edward Lavalley, City Manager
Len Bramble, Assistant City Manager
Tim Hochuli, Utilities Director
Jeffery A. Boone, Esquire