



E.G. (DAN) BOONE
JEFFERY A. BOONE
STEPHEN K. BOONE
JOHN S. KODA

JAMES T. COLLINS, LAND PLANNER
(NOT A MEMBER OF THE FLORIDA BAR)

LAW OFFICES

BOONE, BOONE, BOONE & KODA, P.A.

P. O. BOX 1596

VENICE, FLORIDA 34284

ESTABLISHED 1956

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STREET ADDRESS:

1001 AVENIDA DEL CIRCO 34285

TELEPHONE (941) 488-6716

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e-mail: adm@boone-law.com

January 12, 2016

VIA HAND DELIVERY

Ms. Lori Stelzer, City Clerk
City of Venice
401 West Venice Ave
Venice, Florida 34285

Re: Splash Sunfun Beachwear, Inc. - Petition for Vacation of a Road or Portion Thereof

Dear Lori:

As you are aware, we represent Splash Sunfun Beachwear, Inc., property owner, in connection with the above-referenced matter. Toward that end, we herewith enclose a Petition for Vacation of a Road or Portion Thereof:

Our request for waiver of the associated fee in connection with the Vacation request will be hand delivered under separate cover.

If you have any questions or need any additional information, please do not hesitate to contact us.

Kind regards.

Very truly yours,

Jeffery A. Boone

Enclosures

cc: Noah Rosenberg (w/encl.)

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DESCRIPTION OF PROPOSED PORTION OF ALLEY VACATION:

A PORTION OF A 20' WIDE ALLEY, PER REPLAT OF PORTIONS OF BLOCK 206 AND 208 OF EDGEWOOD SECTION OF VENICE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 217, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 11, BLOCK 208, SAID PLAT OF REPLAT OF PORTIONS OF BLOCK 206 AND 208 OF EDGEWOOD SECTION OF VENICE; THENCE ON THE NORTH RIGHT OF WAY LINE OF CYPRESS AVENUE (60' PUBLIC RIGHT OF WAY), WEST, 20.00' TO THE SOUTHEAST CORNER OF LOT 7, BLOCK 208, OF SAID PLAT; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, AND ON THE EAST LINE OF SAID LOT 7, BLOCK 208, NORTH, 135.70' TO A POINT ON THE SOUTH LINE OF LOT 24, BLOCK 208, VENICE, EDGEWOOD SECTION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 166, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ON THE SOUTH LINE OF SAID LOT 24, BLOCK 208, AND ON THE SOUTH LINE OF LOT 23, BLOCK 208, SAID PLAT OF VENICE, EDGEWOOD SECTION, EAST, 20.00'; THENCE LEAVING SAID SOUTH LOT LINE, SOUTH, 135.70' TO THE POINT OF BEGINNING.

ALL LYING AND BEING IN SECTION 7, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA. PARCEL CONTAINING 2,714 SQUARE FEET, MORE OR LESS.

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS**Detail by Entity Name****Florida Profit Corporation**

SPLASH SUNFUN BEACHWEAR, INC.

Filing Information

Document Number	P97000032043
FEI/EIN Number	65-0751827
Date Filed	04/08/1997
State	FL
Status	ACTIVE

Principal Address4639 riverwood av
Sarasota, FL 34231

Changed: 01/23/2015

Mailing Address4639 riverwood av
Sarasota, FL 34231

Changed: 02/28/2014

Registered Agent Name & AddressROSENBERG, NOAH
4639 RIVERWOOD AV
SARASOTA, FL 34231

Name Changed: 03/03/1998

Address Changed: 02/19/2010

Officer/Director Detail**Name & Address**

Title D

ROSENBERG, NOAH
4639 riverwood av
Sarasota, FL 34231

Title D

ROSENBERG, LILI

4639 riverwood av
Sarasota, FL 34231

Annual Reports

Report Year	Filed Date
2014	02/28/2014
2015	01/23/2015
2016	03/04/2016

Document Images

03/04/2016 -- ANNUAL REPORT	View image in PDF format
01/23/2015 -- ANNUAL REPORT	View image in PDF format
02/28/2014 -- ANNUAL REPORT	View image in PDF format
01/28/2013 -- ANNUAL REPORT	View image in PDF format
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01/11/2011 -- ANNUAL REPORT	View image in PDF format
02/19/2010 -- ANNUAL REPORT	View image in PDF format
01/10/2009 -- ANNUAL REPORT	View image in PDF format
01/30/2008 -- ANNUAL REPORT	View image in PDF format
01/26/2007 -- ANNUAL REPORT	View image in PDF format
02/13/2006 -- ANNUAL REPORT	View image in PDF format
04/02/2005 -- ANNUAL REPORT	View image in PDF format
03/25/2004 -- ANNUAL REPORT	View image in PDF format
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02/13/2001 -- ANNUAL REPORT	View image in PDF format
02/01/2000 -- ANNUAL REPORT	View image in PDF format
03/08/1999 -- ANNUAL REPORT	View image in PDF format
03/03/1998 -- ANNUAL REPORT	View image in PDF format
04/08/1997 -- Domestic Profit Articles	View image in PDF format

97062776

Return to:

Louis Canaras
Stewart Title Guaranty
1980 Post Oak Blvd., Ste 610
Houston, Tx 77056
SN #: 786970013

**SPECIAL WARRANTY DEED
(FROM CORPORATION)**

•• OFFICIAL RECORDS ••
BOOK 2976 PAGE 2533

This instrument prepared by:

Frank J. Giampa, Esq.
c/o Mobil Oil Corporation
3225 Gallows Road
Fairfax, VA 22037-0001

Property Appraisers Parcel

Identification (Folio) Number(s):

0402-a-0017

Grantee(s) S.S.#(s):

Receipt #: 000000502183-01
Doc Stamp-Deed : 2310.00
Karen E. Rushing, Sarasota Co
By: [Signature] D.C.

**SPACE ABOVE THIS LINE FOR PROCESSING
DATA**

**SPACE ABOVE THIS LINE FOR
RECORDING DATA**

*Return to: Richard D. Saba, Esq.
2033 Main St., Ste 303
Sarasota, FL 34237*

THIS SPECIAL WARRANTY DEED made and executed the 21st day of February 1997, and effective as of the 30th day of May, 1997, by **MOBIL OIL CORPORATION**, a corporation existing under the laws of the State of New York, and having its principal place of business at 3225 Gallows Road, Fairfax, Virginia 22037-0001, hereinafter called the "Grantor", to **SPLASH SUNFUN BEACHWEAR, INC.**, a Florida corporation, whose post office address is 231 N. Tamiami Trail, Sarasota, Florida 34646, hereinafter called the "Grantee":

(Wherever used herein the terms "grantor" and "grantee" shall include singular and plural, all the parties to this instrument, the heirs, legal representatives, and assigns of individuals and the successors and assigns of corporations, wherever the context so admits or requires)

WITNESSETH, that the Grantor, for and in consideration of the sum of \$330,000.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in the County of Sarasota, State of Florida, viz:

See Exhibit "A" attached hereto and by this reference made a part hereof for description of Real Estate.

TOGETHER, with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

PARCEL I

ALL THOSE CERTAIN two (2) parcels of land with the buildings and improvements thereon, SITUATE in Venice, Sarasota County, Florida, the first thereof BEING all of Lots 23, 24 and 25, and the North 10 feet of the 20-foot vacated alley adjoining the South line of the East 20 feet of said Lot 23, Block 208, Edgewood Section of Venice, as per plat recorded in Plat Book 2, Page 166, Public Records of said Sarasota County, Florida, and more particularly described according to a survey thereof dated May 16, 1967, revised June 22, 1967, prepared by Ralph M. Hansen, Certified Florida Land Surveyor No. 1182, as follows:

BEGINNING at a point in the Southerly right of way line of Venice Avenue East (120-foot right of way), being South 89 degrees 58 minutes 30 seconds West 74 feet from a concrete monument at the Northwesterly end of a highway right of way line which connects said right of way line of Venice Avenue East and the Westerly right of way line of Venice By Way (United States Highway No. 41)(100-foot right of way); running thence (1) South 00 degrees 00 minutes 15 seconds East 125 feet to a point; thence (2) North 89 degrees 59 minutes 45 seconds West 20 feet to a point in the Easterly line of a 20-foot alley, also being the Westerly line of said 20-foot vacated alley; thence (3) along the last mentioned line North 00 degrees 01 minutes 15 seconds East 10 feet to a point in the Northerly line of said 20-foot alley; thence (4) along said line of said 20-foot alley North 89 degrees 59 minutes 45 seconds West 55 feet to a point in line of land now or formerly of Josephine E. Gilmer; thence (5) along said line of land of Josephine E. Gilmer, North 00 degrees 00 minutes 15 seconds West 115 feet to a concrete monument in said right of way line of Venice Avenue East; and thence (6) along said right of way line of Venice Avenue East, North 89 degrees 58 minutes 30 seconds East 75 feet to the place of BEGINNING.

PARCEL II

And the second thereof BEING Lots 8, 9, 10 and 11, of RE-PLAT of Blocks 206 and 208, of EDGWOOD SECTION OF VENICE, as per Plat thereof recorded in Plat Book 2, Page 166, of the Public Records of Sarasota County, Florida;

ALSO, Lots 19, 20, 21 and 22, Block 208, of EDGWOOD SECTION OF VENICE, as per Plat thereof recorded in Plat Book 2, Page 166, of the Public Records of Sarasota County, Florida;

ALSO that portion of the public alley owned by the Estate of THOMAS J. DIAB, Deceased, in Block 208, EDGWOOD SECTION OF VENICE, lying East of the West line extended of Lots 8, 9, 10 and 11, in said Block 208, as officially closed by the CITY COUNCIL OF THE CITY OF VENICE by Resolution on May 29, 1967; said Resolution now recorded in the Public Records of Sarasota County, Florida, in Official Records Book 664, Page 84; and recorded in Official Records Book 772, Pages 26 through 28, inclusive, of the Public Records of Sarasota County, Florida.

BEING more particularly described by metes and bounds according to a Survey thereof, dated May 16, 1967, revised June 22, 1967, prepared by Ralph M. Hansen, Certified Land Surveyor No. 1182, as follows:

BEGINNING at a concrete monument at the Northwesterly end of a highway right-of-way line which connects the Southerly right-of-way line of Venice Avenue East (120-foot right-of-way) and the Westerly right-of-way line of Venice By-Way (United States No. 41) (100 foot right-of-way); running thence (1) along said highway connecting line South 33 degrees 41 minutes 51 seconds East 21.65 feet to a concrete monument in said right-of-way line of Venice By-Way; thence (2) along said right-of-way line of Venice By-Way, due South 214.70 feet to a concrete monument at the Northeastly end of a highway right-of-way line which connects said right-of-way line of Venice By-Way and the Northerly right-of-way line of Cypress Avenue (60-foot right-of-way); thence (3) along said highway connecting line South 33 degrees 41 minutes 45 seconds West 21.61 feet to a concrete monument in said right-of-way line of Cypress Avenue; thence (4) along said right-of-way line of Cypress Avenue, South 89 degrees 59 minutes 45 seconds West 93.9 feet measured (94.0 feet recorded) to a concrete monument in the Easterly line of a 20-foot alley; thence (5) along said line of said 20-foot alley North 00 degrees 01 minutes 15 seconds East 125.70 feet to a point; thence (6) South 89 degrees 59 minutes 45 seconds East 20 feet to a point; thence (7) North 00 degrees 00 minutes 15 seconds West 125 feet to a point in said right-of-way line of Venice Avenue East; and thence (8) along said right-of-way line of Venice Avenue East, North 89 degrees 58 minutes 30 seconds East 74 feet to the place of BEGINNING.

RECORDED IN OFFICIAL
RECORDS
11-3 PM '67

COMMONWEALTH OF VIRGINIA:)
COUNTY OF FAIRFAX)

On the 24th day of FEBRUARY, 1997 before me personally appeared
J.D. HANLEY and D.J. Fisher
known to me to be the persons whose names are subscribed to the foregoing instrument,
and known to me to be the ASSI. TREASURER and Asst.
Secretary, respectively, of MOBIL OIL CORPORATION, a New York
corporation, and acknowledged to me that they executed the said instrument for the purposes
and consideration therein expressed, and as the act and deed of said corporation.

Given under my hand and seal of office this 24th day of February, 1997



Kimberly Wheeland
Notary Public

Commission expires: _____

KIMBERLY WHEELAND
My Commission Expires Nov. 30, 2000
Notary Public, Commonwealth of Virginia

This conveyance is SUBJECT FURTHER to the following restrictive covenant:

As part of the consideration for this conveyance, the Grantee for itself, its successors or assigns, covenants and agrees, by its acceptance hereof, that neither the real property herein conveyed nor any part thereof shall at any time within a period of ten (10) years from the date of this deed be used for the storage and sale of motor fuels, any residential use or any child care facility; that this covenant shall survive delivery of the Deed; that this covenant and agreement is to run with the real property herein conveyed and that a similar restrictive covenant shall be inserted in any Deed or Lease or other instrument conveying or demising the real property herein conveyed or any part thereof, for whatever balance of time remains on the period of restriction defined herein.

AND the Grantor hereby covenants with said Grantee, as against all persons lawfully claiming or to claim by, through, or under the Grantor, that the Grantor is lawfully seized of said land in fee simple, that it has good, right and lawful authority to sell and convey said land, and that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

WITNESS/ATTEST:

MOBIL OIL CORPORATION,
a New York corporation

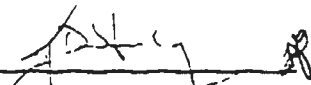


Name: D.J. FISHER

Title: ASST. SECRETARY

Corporate Seal



By: 

Name: J.D. HANLEY

Title: ASST. TREASURER

Date: FEB 24 1997

Signed, sealed and delivered in the presence of:

Witness signature

CHRISTIE KITE

Printed name

3225 Galloway Rd., Fairfax, VA 22037

Address



Witness signature

JEANIE B. PIEHLE

Printed name

3225 Galloway Rd., Fairfax, VA 22037

Address

Ownership and Encumbrances Report

Attorneys' Title Fund Services, LLC
Sarasota
6408 Parkland Drive, Suite 105
Sarasota, FL 34243
(800)228-8137
(888)855-1077

Fund File Number: 263173

Provided For: Boone Boone Boone & Koda P.A.

Agent's File Reference: s257-12503

Effective Dates: From October 16, 2009 at 5:21 PM

To December 20, 2015 at 11:00 PM

This title search commences from the date of the last outstanding institutional first mortgage on the property. If there is no outstanding mortgage, the search commences with the date record title vested in the current record owner.

Description of Real Property Situated in Sarasota County, Florida.

Lot 7, Block 208, REPLAT OF PORTIONS OF BLOCKS 206 & 208 OF EDGEWOOD SECTION OF VENICE, recorded in Plat Book 2, Page 217, Public Records of Sarasota County, Florida.

AND: (Per Official Records Instrument #1999063810)

A portion of a 20 foot wide alley adjacent to Block 208, REPLAT OF PORTIONS OF BLOCKS 206 & 208 OF EDGEWOOD SECTION OF VENICE, recorded in Plat Book 2, at Page 217, Public Records of Sarasota County, Florida, described as follows: BEGIN at the Northeast corner of Lot 7, Block 208, REPLAT OF PORTIONS OF BLOCKS 206 & 208 OF EDGEWOOD SECTION OF VENICE, recorded in Plat Book 2, at Page 217, Public Records of Sarasota County, Florida; thence WEST along North Line of said Lot 7 and Lots 5 and 6, Block 208, REPLAT OF PORTIONS OF BLOCKS 206 & 208 OF EDGEWOOD SECTION OF VENICE, a distance of 137.97 feet to a point lying 29.00 feet easterly of the Northwest corner of said Lot 5, Block 208, VENICE, Edgewood Section, recorded in Plat Book 2, Page 166, Public Records of Sarasota County, Florida; thence NORTH perpendicular to said North line of Lots 5, 6, and 7, a distance of 20.00 feet to a point on the South line of Lot 30, Block 208, VENICE, Edgewood Section, recorded in Plat Book 2, Page 166, Public Records of Sarasota County, Florida; thence EAST along said South line of lot 30, and the South line of Lots 29, 28, 27, 26, 25, and 24, Block 208, VENICE, Edgewood Section, a distance of 137.97 feet to a point on the northerly extension of the easterly line of said Lot 7; thence SOUTH along the East line of Lot 7, and its northerly extension, a distance of 20.00 feet to the POINT OF BEGINNING.

LESS: (Portion of vacated Alley per Official Records Instrument #2001023073)

Attorneys' Title Fund Services, LLC



By: Jimmy R. Jones
President

Rev. 08/12

Ownership and Encumbrances Report

That Portion of the vacated and abandoned alleyway described in Resolution 99-11 of the City of Venice recorded on May 7, 1999, as Instrument 1999063810 of the Public Records of Sarasota County, described as follows: BEGIN at the Northeast corner of Lot 7, Block 208, REPLAT OF PORTIONS OF BLOCKS 206 & 208 OF EDGEWOOD SECTION OF VENICE, recorded in Plat Book 2, at Page 217, Public Records of Sarasota County, Florida; thence NORTH perpendicular to the North Line of the said Lot 7, a distance of 20 feet to a POINT OF BEGINNING on the South Line of Lot 24, Block 208, VENICE, Edgewood Section, recorded in Plat Book 2, Page 166, Public Records of Sarasota County, Florida; thence WEST along the South Line of said Lot 24 and 25, Block 208, VENICE, Edgewood Section, recorded in Plat Book 2, Page 166, Public Records of Sarasota County, Florida, until the southwest corner of said Lot 25; thence SOUTH perpendicular to said South Line of the said Lot 25 for a distance of 10 feet to the centerline of the said vacated and abandoned alleyway; then EAST along the centerline of the said vacated and abandoned alleyway to a point along the northerly extension of the easterly line of the said Lot 7; thence NORTH perpendicular to the North Line of the said Lot 7, a distance of 10 feet to the POINT OF BEGINNING.

Apparent Title Vested in:

Bogey's of Venice Holdings LLC, a Florida limited liability company by Warranty Deed in Instrument Number 2009128316.

This search does not cover matters other than those recorded in the Official Records Book of the county and does not assure the legality or validity of the referenced instruments.

Ad Valorem tax information is not provided.

Prepared Date: December 29, 2015

Prepared by: Peggy Frook

Phone Number: (800) 228-8137 x6604

Ownership and Encumbrances Report

Fund File Number: 263173

ENCUMBRANCES

1. Mortgage to Gateway Bank of Southwest Florida, mortgagee(s), recorded under Instrument Number 2009128317, as modified in Instrument Number 2014137142, Public Records of Sarasota County, Florida.
2. Assignment of Leases, Contracts, Rents and Profits in favor of Gateway Bank of Southwest Florida recorded in Instrument Number 2009128318, Public Records of Sarasota County, Florida.
3. UCC Financing Statement in favor of Gateway Bank of Southwest Florida recorded in Instrument Number 2009128319, Public Records of Sarasota County, Florida.

A 20-year name search has been performed on parties acquiring an interest within the time period covered by this search.

This Title Search is prepared and furnished for information only. It is not an opinion of title and may not be used as a title base for the issuance of a title insurance commitment and/or policy, nor should it be used for the preparation of foreclosure proceedings or other litigation. Maximum liability for incorrect information is \$1000 under Sec. 627.7843, F.S.

Ownership and Encumbrances Report

Attorneys' Title Fund Services, LLC
Sarasota
6408 Parkland Drive, Suite 105
Sarasota, FL 34243
(800)228-8137
(888)855-1077

Fund File Number: 263162

Provided For: Boone Boone Boone & Koda P.A.

Agent's File Reference: S257-12503

Effective Dates: *From* June 3, 1997 at 3:14 PM

To December 17, 2015 at 11:00 PM

This title search commences from the date of the last outstanding institutional first mortgage on the property. If there is no outstanding mortgage, the search commences with the date record title vested in the current record owner.

Description of Real Property Situated in Sarasota County, Florida.

See attached Exhibit A.

Apparent Title Vested in:

Splash Sunfun Beachwear, Inc., a Florida corporation by Special Warranty Deed and Quit Claim Deed recorded in O.R. Book 2976, Page 2533, and Instrument Number 2001023073, Public Records of Sarasota County, Florida

This search does not cover matters other than those recorded in the Official Records Book of the county and does not assure the legality or validity of the referenced instruments.

Ad Valorem tax information is not provided.

Prepared Date: December 29, 2015

Prepared by: Karen Westberry

Phone Number: (800) 228-8137 x6603

Attorneys' Title Fund Services, LLC



***By: Jimmy R. Jones
President***

Rev. 08/12

Ownership and Encumbrances Report

Fund File Number: 263162

ENCUMBRANCES

1. Mortgage to The Provident Bank, mortgagee(s), recorded under Instrument Number 2001033363, Mortgage Modification and Future Advance and Spreader Agreement recorded in Instrument Number 2002037481, Instrument Number 2002046727; Partial Release of Mortgage recorded in Instrument Number 2003212244; Assignment of Mortgage to RBC Centura Bank recorded in Instrument Number 2004020683; and Satisfaction of Assignment of Mortgage recorded in Instrument Number 2014048332, Public Records of Sarasota County, Florida.
2. Assignment of Leases, Rents and Profits filed March 14, 2001, in Instrument Number 2001033364, Public Records of Sarasota County, Florida.
3. UCC Financing Statement between Splash Sunfun Beachwear, Inc and The Provident Bank as recorded in Instrument Number 2001033365, Assignment recorded in Instrument Number 2004010943, Continuation recorded in Instrument Number 2005237530 and Instrument Number 2010113590, Public Records of Sarasota County, Florida.
4. Notice of Lis Pendens recorded in Instrument Number 1998149692, Public Records of Sarasota County, Florida.
5. Lis Pendens recorded in Instrument Number 2013099373, and Stipulated Final Judgment recorded in Instrument Number 2014046523, Public Records of Sarasota County, Florida.
6. Order of Taking for Parcel 113 recorded in Instrument Number 2013147270, Public Records of Sarasota County, Florida.
7. Agreement for Access to Premises after Transfer of Title recorded in O.R. Book 2976, Page 2569, Public Records of Sarasota County, Florida.
8. Utility Easement contained in instrument recorded under Instrument Number 1998159606, Public Records of Sarasota County, Florida.
9. Resolution No. 99-11 recorded in Instrument Number 1999063810, Public Records of Sarasota County, Florida.
10. Recorded Notice of Environmental Resource Permit recorded in Instrument Number 2015143651, Public Records of Sarasota County, Florida.

A 20-year name search has been performed on parties acquiring an interest within the time period covered by this search.

This Title Search is prepared and furnished for information only. It is not an opinion of title and may not be used as a title base for the issuance of a title insurance commitment and/or policy, nor should it be used for the preparation of foreclosure proceedings or other litigation. Maximum liability for incorrect information is \$1000 under Sec. 627.7843, F.S.

EXHIBIT A

PARCEL I

ALL THOSE CERTAIN two (2) parcels of land with the buildings and improvements thereon, SITUATE in Venice, Sarasota County, Florida, the first thereof BEING all of Lots 23, 24 and 25, and the North 10 feet of the 20-foot vacated alley adjoining the South line of the East 20 feet of said Lot 23, Block 208, Edgewood Section of Venice, as per plat recorded in Plat Book 2, Page 166, Public Records of said Sarasota County, Florida, and more particularly described according to a survey thereof dated May 16, 1967, revised June 22, 1967, prepared by Ralph M. Hansen, Certified Florida Land Surveyor No. 1182, as follows:

BEGINNING at a point in the Southerly right of way line of Venice Avenue East (120-foot right of way), being South 89 degrees 58 minutes 30 seconds West 74 feet from a concrete monument at the Northwesterly end of a highway right of way line which connects said right of way line of Venice Avenue East and the Westerly right of way line of Venice By Way (United States Highway No. 41)(100-foot right of way); running thence (1) South 00 degrees 00 minutes 15 seconds East 125 feet to a point; thence (2) North 89 degrees 59 minutes 45 seconds West 20 feet to a point in the Easterly line of a 20-foot alley, also being the Westerly line of said 20-foot vacated alley; thence (3) along the last mentioned line North 00 degrees 01 minutes 15 seconds East 10 feet to a point in the Northerly line of said 20-foot alley; thence (4) along said line of said 20-foot alley North 89 degrees 59 minutes 45 seconds West 55 feet to a point in line of land now or formerly of Josephine E. Gilmer; thence (5) along said line of land of Josephine E. Gilmer, North 00 degrees 00 minutes 15 seconds West 115 feet to a concrete monument in said right of way line of Venice Avenue East; and thence (6) along said right of way line of Venice Avenue East, North 89 degrees 58 minutes 30 seconds East 75 feet to the place of BEGINNING.

PARCEL II

And the second thereof BEING Lots 8, 9, 10 and 11, of RE-PLAT of Blocks 206 and 208, of EDGEWOOD SECTION OF VENICE, as per Plat thereof recorded in Plat Book 2, Page 217, of the Public Records of Sarasota County, Florida;

ALSO, Lots 19, 20, 21 and 22, Block 208, of EDGEWOOD SECTION OF VENICE, as per Plat thereof recorded in Plat Book 2, Page 166, of the Public Records of Sarasota County, Florida;

ALSO that portion of the public alley owned by the Estate of THOMAS J. DIAB, Deceased, in Block 208, EDGEWOOD SECTION OF VENICE, lying East of the West line extended of Lots 8, 9, 10 and 11, in said Block 208, as officially closed by the CITY COUNCIL OF THE CITY OF VENICE by Resolution on May 29, 1967; said Resolution now recorded in the Public Records of Sarasota County, Florida, in Official Records Book 664, Page 84; and recorded in Official Records Book 772, Pages 26 through 28, inclusive, of the Public Records of Sarasota County, Florida.

BEING more particularly described by metes and bounds according to a Survey thereof, dated May 16, 1967, revised June 22, 1967, prepared by Ralph M. Hansen, Certified Land Surveyor No. 1182, as follows:

BEGINNING at a concrete monument at the Northwesterly end of a highway right-of-way line which connects the Southerly right-of-way line of Venice Avenue East (120-foot right-of-way) and the Westerly right-of-way line of Venice By-Way (United States No. 41) (100 foot right-of-way); running thence (1) along said highway connecting line South 33 degrees 41 minutes 51 seconds East 21.65 feet to a concrete monument in said right-of-way line of Venice By-Way; thence (2) along said right-of-way line of Venice By-Way, due South 214.70 feet to a concrete monument at the Northeasterly end of a highway right-of-way line which connects said right-of-way line of Venice By-Way and the Northerly right-of-way line of Cypress Avenue (60-foot right-of-way); thence (3) along said highway connecting line South 33 degrees 41 minutes 45 seconds West 21.61 feet to a concrete monument in said right-of-way line of Cypress Avenue; thence (4) along said right-of-way line of Cypress Avenue, South 89 degrees 59 minutes 45 seconds West 93.9 feet measured (94.0 feet recorded) to a concrete monument in the Easterly line of a 20-foot alley; thence (5) along said line of said 20-foot alley North 00 degrees 01 minutes 15 seconds East 125.70 feet to a point; thence (6) South 89 degrees 59 minutes 45 seconds East 20 feet to a point; thence (7) North 00 degrees 00 minutes 15 seconds West 125 feet to a point in said right-of-way line of Venice Avenue East; and thence (8) along said right-of-way line of Venice Avenue East, North 89 degrees 58 minutes 30 seconds East 74 feet to the place of BEGINNING.

Exhibit A

That Portion of the vacated and abandoned alleyway described in Resolution 99-11 of the City of Venice recorded on May 7, 1999, as Instrument 1999063810 of the Public Records of Sarasota County, Florida, as shown on the attached Exhibit 1, described as follows

Began at the Northeast corner of Lot 7, Block 208, REPLAT OF PORTIONS OF BLOCKS 206 and 208 OF EDGEWATER SECTION OF VENICE recorded in Plat Book 2 at Page 217, Public Records of Sarasota County, Florida, thence NORTH perpendicular to the north line of the said Lot 7, a distance of 20 feet to a Point of Beginning on the South Line of Lot 24, Block 208, VENICE, Edgerwood Section, recorded in Plat Book 2, Page 166, Public Records of Sarasota County, Florida,

Thence WEST along the South Line of Said Lot 24 and 25, Block 208, VENICE, Edgerwood Section, recorded in Plat Book 2, Page 166, Public Records of Sarasota County, Florida, until the southwest corner of said Lot 25; thence SOUTH perpendicular to said south line of the said Lot 25 for a distance of 10 feet to the centerline of the said vacated and abandoned alleyway; thence EAST along the centerline of the said vacated and abandoned alleyway to a point along the northerly extension of the easterly line of the said Lot 7; thence NORTH perpendicular to the north line of the said Lot 7, a distance of 10 feet to the Point of Beginning

CERTIFICATE OF DEDICATION

State of Florida
 County of Sarasota

Know All Men by these Presents, that B.L.E. Realty Corporation, a Florida Corporation, the owner of the land shown on this plat known as RE-PLAT OF BLOCKS 206 AND 208 OF EDGEWOOD SECTION OF VENICE, Sarasota County, Florida described as follows: Lot 1 and Lots 1 to 31 both inclusive, Tract 206 A and Lots 36 to 54 both inclusive, all in Block 206 and Lot 1 to 18 both inclusive of Block 208, Edgewood Section of Venice, Sarasota County, Florida, according to the recorded plat thereof on file and of record in Book 2, Page 161 Public Records of Sarasota County, Florida, including those portions of Venice By Way and Grandwood Avenue located by the Town of Venice on April 11, 1927 which were described as the West 30 feet of said Venice By Way lying north of a line drawn due east from the most southerly corner of Lot 51, Block 208, in said Edgewood Section of Venice, and that portion of Grandwood Avenue lying south of south line of alley in Blocks 206 and 208, Edgewood Section of Venice, and with the authority of its Board of Directors, hereby dedicate to the use of the public for all of the thoroughfares, streets, sidewalks and loadways, shown upon said plat, to wit: Grandwood Avenue and Venice By Way, and hereby reserve all other parts of said lands which may have been heretofore made.

B.L.E. Realty Corporation hereby reserves in itself all easements, franchise rights and privileges pertaining to access over and under all of the thoroughfares, streets, sidewalks, alleys and loadways shown upon said plat necessary for the construction, installation, maintenance and operation of electric light and telephone systems, and the buying, operation and maintenance of mains for supplying said Edgewood Section of Venice with water, gas and sewage disposal.

In witness whereof, B.L.E. Realty Corporation by and with the authority of its Board of Directors has caused these presents to be signed and its corporate seal hereunto attested this 11th day of April, 1927.

Signed, sealed and delivered in presence of
 M. J. ...
 B. L. E. REALTY CORPORATION
 Secretary

State of Florida
 County of Sarasota

Before me a notary public of the State of Florida personally appeared W. S. ... and C. E. ... to me personally known and known to me to be the president and secretary respectively of B.L.E. Realty Corporation and they acknowledged before me that they executed the foregoing instrument in their official capacity as the true and legal act and deed of said corporation by and with the authority of the Board of Directors of said corporation.

Witness my hand and official seal of Sarasota this 11th day of April, 1927.
 W. S. ...
 My Commission Expires June 22, 1928.

CERTIFICATE OF CLERK

State of Florida
 County of Sarasota

I, J. R. ... Clerk of Circuit Court in and for the said county do hereby certify that this plat complies with Chapter 12715, Laws of 1925 and was filed the 11th day of April, 1927 at 2:00 P.M. and recorded in Plat Book 2, Page 217 of the Laws of April, 1927.

Witness my hand and official seal of Sarasota this 11th day of April, 1927.
 J. R. ...
 Clerk of Circuit Court
 By: ...
 Deputy Clerk

APPROVED BY COUNTY ENGINEER

Approved this 11th day of April, 1927
 State of Florida
 County of Sarasota

We hereby approve and accept the foregoing plat and dedications therein contained on behalf of Sarasota County this 11th day of April, 1927.
 Board of County Commissioners of Sarasota County, Florida
 By: ...
 Chairman

Attest:
 Clerk of Circuit Court in and for said County and ex officio Clerk of said Board

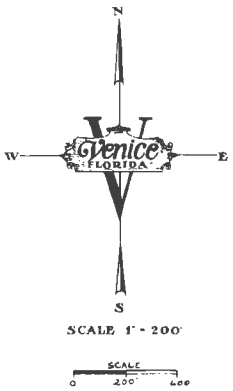
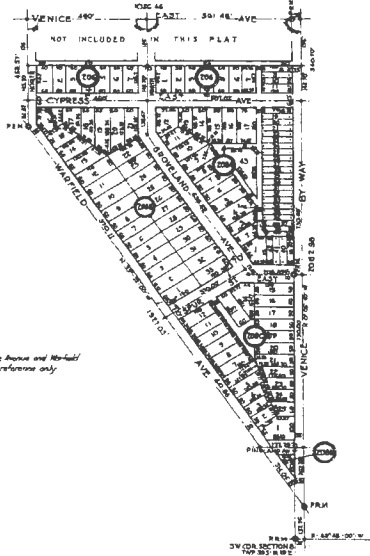
CERTIFICATE OF ENGINEER

State of Florida
 County of Sarasota

Block, M. Kenney and Stewart, Consulting Engineers do hereby certify that this plat is a true and correct representation of the land platted and that permanent reference monuments have been placed as called for under Section 7, Chapter 10275 (No. 253) of the acts of the Legislature of the State of Florida of 1925.

Date of Survey: March 13-20, 1926
 Block, M. Kenney and Stewart, Consulting Engineers
 By: ... Assistant Engineer
 Certificate No. 830 State of Florida

Approved by Town Council of Venice, Florida
 By: ...
 Attested by: ...
 Town Clerk



RE-PLAT OF BLOCKS 206 & 208 OF
 EDGEWOOD SECTION
 OF
VENICE
 SARASOTA COUNTY FLORIDA
 B L E REALTY CORPORATION OWNERS & DEVELOPERS
 BLACK, KENNEY & STEWART ENGINEERS

CERTIFICATE OF SEARCH

STATE OF FLORIDA
COUNTY OF SARASOTA

I, Barbara Ford-Coates, Sarasota County Tax Collector in and for said County and State, hereby certify that I have carefully searched the tax records in this office, and that it is my opinion that the county taxes have been paid for the years of 1996 – 2015 on the following described property, with exceptions, if any, noted below.

DESCRIPTION:

ACCOUNT #0408010017

- **LOTS 8, 9, 10 & 11, REPLAT OF BLKS 206 & 208, EDGEWOOD SECTION OF VENICE & LOTS 19, 20, 21, 22, 23, 24 & 25, BLK 208, EDGEWOOD SECTION OF VENICE & PORTION OF VAC ALLEY DESC IN DESC IN ORI 2001023073, LESS R/W FOR US 41 BY-PASS AS DESC IN ORI 2013147270, SUBJ TO 350 C-SF UTILITY ESMT TO CITY OF VENICE INCLUDED IN ORI 1998159606, BEING SAME LANDS AS DESC IN OR 2976/2533 & ORI 2001023073**

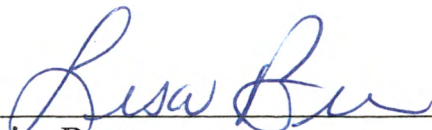
EXCEPTIONS:

NONE

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the official seal at Sarasota, Florida this 7TH day of December, 2015.

BARBARA FORD-COATES
SARASOTA COUNTY TAX COLLECTOR
Sarasota, Florida

By: _____



Lisa Burns

Sarasota County Tax Collector

Barbara Ford-Coates

101 S. Washington Blvd., Sarasota, FL 34236
 941.861.8300, option 3
 Info@SarasotaTaxCollector.com
 www.SarasotaTaxCollector.com

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

REAL ESTATE 2015 20212.0000

Skip The Trip! www.SarasotaTaxCollector.com

- * Echeck (electronic payment from your checking account with no fee)
- * Credit card (2.45% fee added by the payment processor)

Print Your Receipt Instantly.

ACCOUNT # 0408010017

SPLASH SUNFUN BEACHWEAR INC
 6508 S TAMIAMI TRL
 SARASOTA FL 34231-4805

120 US 41 BYP
 LOTS 8, 9, 10 & 11, REPLAT OF
 BLKS 206 & 208, EDGEWOOD
 SECTION OF VENICE & LOTS 19,
 20, 21, 22, 23, 24 & 25, BLK
 See Tax Roll For Extra Legal

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
Sarasota Co. General Revenue	3.1983	200,000		200,000	639.66
Bonds-Debt Service	0.1458	200,000		200,000	29.16
Mosquito Control	0.0471	200,000		200,000	9.42
Sarasota Memorial Hospital	1.0525	200,000		200,000	210.50
SW FL Water Management Dist.	0.3488	200,000		200,000	69.76
West Coast Inland Navigation	0.0394	200,000		200,000	7.88
Sarasota School Board					
School District Fund	6.2630	200,000		200,000	1,252.60
School Capital Impr	1.5000	200,000		200,000	300.00
City of Venice	3.1000	200,000		200,000	620.00
City of Venice Debt Service	0.1770	200,000		200,000	35.40
Emergency Medical Services	0.6600	200,000		200,000	132.00
TOTAL MILLAGE	16.5319				
			TOTAL AD VALOREM TAXES		3,306.38

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
TOTAL NON-AD VALOREM ASSESSMENTS - may not be deductible. Check with your income tax preparer.		

COMBINED TAXES AND ASSESSMENTS

3,306.38

Pay <u>only</u> one amount	Nov 30 2015 3,174.12	Dec 31 2015 3,207.19	Jan 31 2016 3,240.25	Feb 29 2016 3,273.32	Mar 31 2016 3,306.38
----------------------------	--------------------------------	--------------------------------	--------------------------------	--------------------------------	--------------------------------

Keep this portion for your records. WALK-IN CUSTOMERS PLEASE BRING FOR YOUR RECEIPT

Sarasota County Tax Collector REAL ESTATE 2015

Barbara Ford-Coates

101 S. Washington Blvd., Sarasota, FL 34236

ACCOUNT # 0408010017

20212.0000 120 US 41 BYP

SPLASH SUNFUN BEACHWEAR INC
 6508 S TAMIAMI TRL
 SARASOTA FL 34231-4805

Pay online at www.SarasotaTaxCollector.com

AMOUNT DUE

Pay amount based on postmark or date paid in person/online for current taxes. Delinquent taxes are based on the date payment is received in the office.

If Paid By	Please Pay
Nov 30 2015	3,174.12
Dec 31 2015	3,207.19
Jan 31 2016	3,240.25
Feb 29 2016	3,273.32
Mar 31 2016	3,306.38

Taxes are delinquent on April 1st.

Checks payable to Sarasota Tax Collector Barbara Ford-Coates

U.S. funds only * No postdated checks * Print receipt online

RETURN WITH PAYMENT

This site works best using Internet Explorer 9 or above. Close Message



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Account Number: 0408010017

Ownership:
 SPLASH SUNFUN BEACHWEAR INC
 6508 S TAMIAMI TRL, SARASOTA, FL, 34231-4805
Situs Address:
 120 US 41 BYP S VENICE, FL, 34285

Land Area: 15,671 Sq.Ft.
Municipality: City of Venice
Subdivision: 0663 - VENICE EDGEWOOD SEC OF REPLAT
 BLKS 206 & 208
Property Use: 1000 - Vacant commercial land
Status: OPEN
Sec/Twp/Rge: 07-39S-19E
Census: 121150024021
Zoning: CI - COMMERCIAL, INTENSIVE
Total Living Units: 0

Parcel Description: LOTS 8, 9, 10 & 11, REPLAT OF BLKS 206 & 208, EDGEWOOD SECTION OF VENICE & LOTS 19, 20, 21, 22, 23, 24 & 25, BLK 208, EDGEWOOD SECTION OF VENICE & PORTION OF VAC ALLEY DESC IN DESC IN ORI 2001023073, LESS R/W FOR US 41 BY-PASS AS DESC IN ORI 2013147270, SUBJ TO 350 C-SF UTILITY ESMT TO CITY OF VENICE INCLUDED IN ORI 1998159606, BEING SAME LANDS AS DESC IN OR 2976/2533 & ORI 2001023073

Buildings

Vacant Land

Extra Features

<u>line #</u>	<u>Building Number</u>	<u>Description</u>	<u>Units</u>	<u>Unit Type</u>	<u>Year</u>
1	0	IMPACT - Impact fee credit	1	EA	2013

Values

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap</u>
2015	\$123,000	\$0	\$77,000	\$200,000	\$200,000	\$0	\$200,000	\$0
2014	\$315,900	\$5,100	\$77,000	\$398,000	\$393,087	\$0	\$393,087	\$4,913
2013	\$564,100	\$512,500	\$22,200	\$1,098,800	\$1,098,800	\$0	\$1,098,800	\$0
2012	\$640,300	\$360,700	\$22,600	\$1,023,600	\$1,023,600	\$0	\$1,023,600	\$0
2011	\$647,900	\$309,200	\$22,900	\$980,000	\$980,000	\$0	\$980,000	\$0
2010	\$701,300	\$316,200	\$23,200	\$1,040,700	\$1,040,700	\$0	\$1,040,700	\$0
2009	\$762,200	\$500,100	\$23,500	\$1,285,800	\$1,285,800	\$0	\$1,285,800	\$0
2008	\$861,700	\$423,100	\$24,300	\$1,309,100	\$1,309,100	\$0	\$1,309,100	\$0
2007	\$894,800	\$576,200	\$24,300	\$1,495,300	\$1,495,300	\$0	\$1,495,300	\$0
2006	\$828,500	\$519,500	\$24,300	\$1,372,300	\$1,372,300	\$0	\$1,372,300	\$0

Current Exemptions

There are no exemptions associated with this parcel

Sales & Transfers

<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
2/24/1997	\$330,000	2976/2533	01	MOBIL OIL CORP	WD

Associated Tangible Accounts

<u>Account Number</u>	<u>Business Type</u>	<u>Owner</u>
B0020090363	562119 - Other Waste Collection	EXXONMOBILE OIL CORP

Serving Our Community with Pride and Accountability

Sarasota County Property Appraiser - Ph 941.861.8200 Fax. 941.861.8260 - 2001 Adams Lane, Sarasota, FL, 34237

LEGEND

- R/W = RIGHT-OF-WAY
- P.B. = PLAT BOOK
- P.C. = PAGE
- C/L = CENTERLINE
- P.O.B. = POINT OF BEGINNING
- O.R.B. = OFFICIAL RECORDS BOOK
- O.R.I. = OFFICIAL RECORDS INSTRUMENT
- P.I.D. = PROPERTY IDENTIFICATION
- N.T.S. = NOT TO SCALE
- NO. = NUMBER

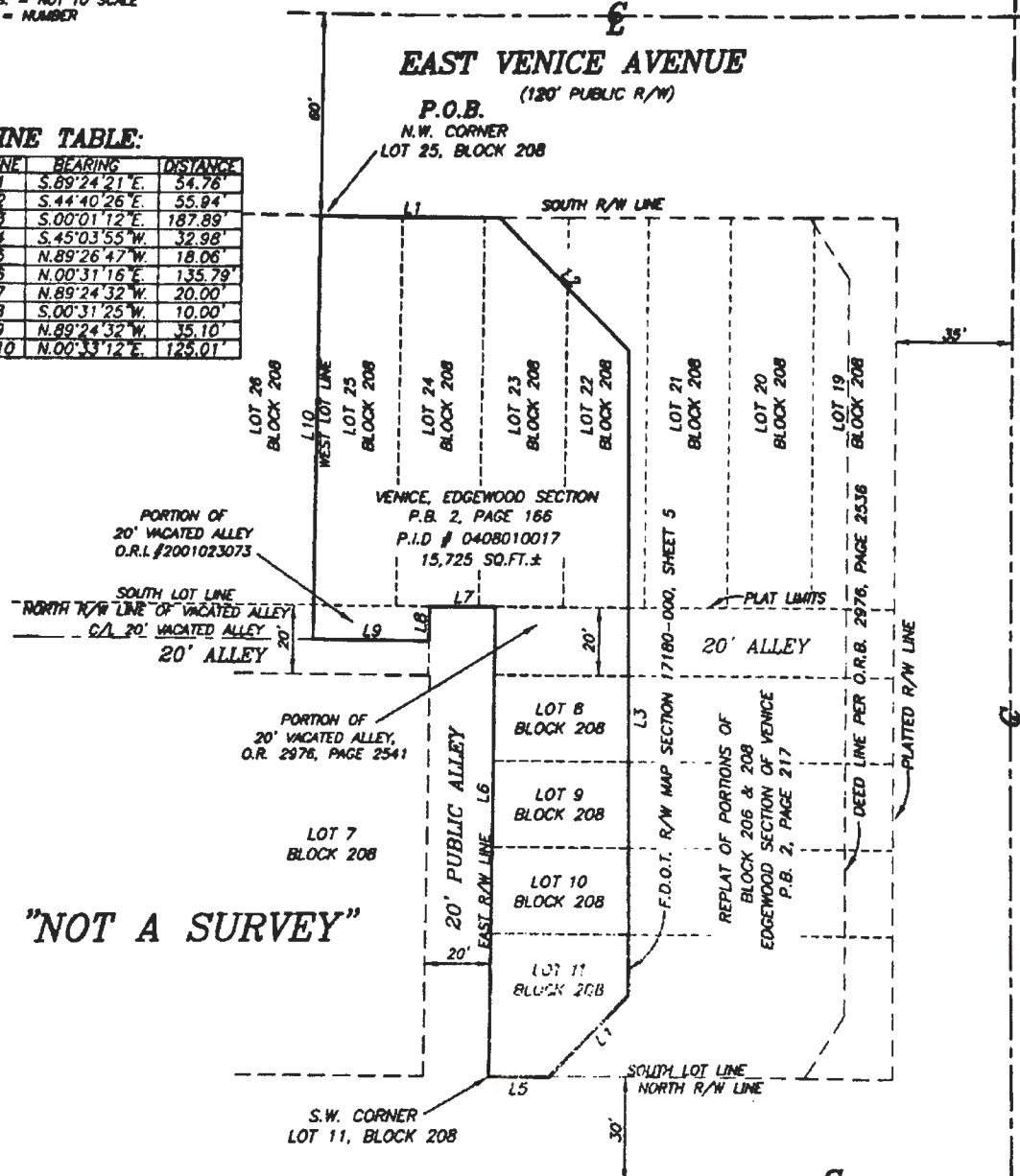
**SKETCH & DESCRIPTION OF:
A TRACT OR PARCEL OF LAND
LYING AND BEING IN
SECTION 7, TOWNSHIP 39 SOUTH, RANGE 19 EAST,
SARASOTA COUNTY, FLORIDA**



NOT TO SCALE

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S.89°24'21"E.	54.76'
L2	S.44°40'26"E.	55.94'
L3	S.00°01'12"E.	187.89'
L4	S.45°03'55"W.	32.98'
L5	N.89°26'47"W.	18.06'
L6	N.00°31'16"E.	135.79'
L7	N.89°24'32"W.	20.00'
L8	S.00°31'25"W.	10.00'
L9	N.89°24'32"W.	35.10'
L10	N.00°33'12"E.	125.01'



S.R. 45-A (U.S. 41 VENICE BY-PASS)

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF EAST VENICE AVENUE BEING S.89°24'21"E., BASED ON AN ASSUMED MERIDIAN.
2. THE SKETCH & DESCRIPTION SHOWN HEREON DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS SKETCH & DESCRIPTION IS NOT VALID UNLESS ALL SHEETS (SHEET 1 TO 2) ARE PRESENT.

CYPRESS AVENUE
(80' PUBLIC R/W)

EST. 1987
STRAYER
SURVEYING & MAPPING, INC.

742 Shawrock Boulevard
Venice, Florida 34293
(941) 498-9488
Fax (941) 497-8188

www.strayerurveying.com

DATE: 11/11/15 P.I.D. #0408010017

SHEET 1 OF 2

B. GREGORY RIETH
FLORIDA SURVEYOR & MAPPER REG'N NO. 5228

REVISION:	DRAWN	B.G.R.	DATE	11/11/15	SCALE
	CHECKED	P.N.M.	DATE	11/11/15	N.T.S.
					FILE NO.
					14-11-06

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER © 2015

DRAWING: 20151111001001001.dwg, NOAA PARCEL 11/11/2015 4:07:38 PM

**DESCRIPTION OF:
A TRACT OR PARCEL OF LAND
LYING AND BEING IN
SECTION 7, TOWNSHIP 39 SOUTH, RANGE 19 EAST,
SARASOTA COUNTY, FLORIDA**

A TRACT OR PARCEL OF LAND LYING AND BEING IN SECTION 7, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING A PORTION OF LOTS 22 AND 23, AND ALL OF LOTS 24 AND 25, BLOCK 208, VENICE, EDGEWOOD SECTION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 166, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE ADJACENT 20' WIDE VACATED ALLEY, AND TOGETHER WITH A PORTION OF LOTS 8, 9, 10 AND 11, BLOCK 208, REPLAT OF PORTIONS OF BLOCK 206 AND 208, EDGEWOOD SECTION OF VENICE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 217, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE ADJACENT 20' WIDE VACATED ALLEY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 25, BLOCK 208; THENCE ON THE SOUTH RIGHT OF WAY LINE OF EAST VENICE AVENUE (120' PUBLIC RIGHT OF WAY), S.89°24'21"E., 54.76'; THENCE LEAVING SAID RIGHT OF WAY LINE, ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY, FEDERAL PROJECT NO. 3013 104 P, SECTION 17180-000, THE FOLLOWING THREE COURSES: S.44°40'26"E., 55.94'; THENCE S.00°01'12"E., 187.89'; THENCE S.45°03'55"W., 32.98' TO A POINT ON THE SOUTH LINE OF SAID LOT 11, BLOCK 208, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF CYPRESS AVENUE (60' PUBLIC RIGHT OF WAY); THENCE ON SAID RIGHT OF WAY LINE, N.89°26'47"W., 18.06' TO THE SOUTHWEST CORNER OF SAID LOT 11, BLOCK 208, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF A 20' WIDE PUBLIC ALLEY; THENCE ON THE EAST LINE OF SAID ALLEY, N.00°31'16"E., 135.79' TO A POINT ON THE SOUTH LINE OF SAID LOT 23, BLOCK 208, SAID POINT LYING ON THE NORTH RIGHT OF WAY LINE OF A 20' WIDE PUBLIC ALLEY; THENCE ON SAID NORTH RIGHT OF WAY LINE, N.89°24'32"W., 20.00'; THENCE LEAVING SAID RIGHT OF WAY LINE, S.00°31'25"W., 10.00' TO THE CENTERLINE OF SAID 20' ALLEY; THENCE ON THE CENTERLINE OF SAID ALLEY, N.89°24'32"W., 35.10' TO THE WEST LINE OF SAID LOT 25, BLOCK 208 EXTENDED; THENCE LEAVING SAID CENTERLINE, ON SAID EXTENDED WEST LINE AND CONTINUING ON THE WEST LINE OF LOT 25, BLOCK 208, N.00°33'12"E., 125.01' TO THE POINT OF BEGINNING.

ALL LYING AND BEING IN SECTION 7, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA. PARCEL CONTAINING 15,725 SQUARE FEET, MORE OR LESS.



742 Shamrock Boulevard
Venice, Florida 34293
(941) 496-8488
Fax (941) 497-6188

www.strayerurveying.com

P.I.D. #0408010017

SHEET 2 OF 2

REVISION:	DRAWN	B.G.R.	DATE	11/11/15	SCALE N.T.S.
	CHECKED	P.N.M.	DATE	11/11/15	FILE NO. 14-11-06



March 29, 2016

Noah Rosenberg
4639 Riverwood Ave.
Sarasota, FL 34231

Re: Petition to Vacate Right of Way.

Dear Mr. Rosenberg,

After review your request to vacate the Right of Way, it has been determined Comcast Cable does not object to the request to vacate the portion of Right of Way in question. Comcast does have aerial facilities in said Right Of Way. Any relocation will be at the expense of others.

Should you have any questions or concerns, please feel free to contact me. I can be reached at (941) 730-0600.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bruce Drackett'.

Bruce Drackett
Project Manager



November 24, 2015

Noah Rosenberg
4639 Riverwood Ave.
Sarasota, FL 34231

Re: Petition to Vacate Easement

Dear Mr. Rosenberg,

After review your request to vacate the Easement, it has been determined Comcast Cable does not object to the request to vacate the portion of easement in question. Comcast does have aerial facilities in said easement. Any relocation will be at the expense of others.

Should you have any questions or concerns, please feel free to contact me. I can be reached at (941) 730-0600.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bruce Drackett'.

Bruce Drackett
Project Manager



Florida Power & Light Company, 5657 S. McIntosh Road, Sarasota, Florida 34233
941-927-4266

February 22, 2016

Noah Rosenberg
120 US 41 South Bypass
Venice, Florida 34285

Re: Platted Easement Encroachment
Parcel "0408010017" Replat of Portions of Block 206 & 208 Edgewood
Section of Venice (P.B 2, PG.217)

Name:

Thank you for contacting FPL about the encroachment of Portion of the 20' Alley, Lying and Being in Section 7, Township 39 South, Range 19 East, Sarasota County. Approximately 1457 square feet. Parcel "0408010017" Replat of Portions of Block 206 & 208 Edgewood Section of Venice (P.B 2, PG.217) in the platted utility easement at the referenced location. FPL has no objection to this existing encroachment and will not require its removal, however FPL does not agree to the future encroachment of any other structures into the easement.

If I can be of any further assistance, please contact me at 941 927 4249.

Sincerely,

Andrew Chang
Associate Engineer

A handwritten signature in blue ink that reads "Andrew Chang". The signature is written in a cursive style and is placed over a light blue rectangular background.

AGREEMENT TO GRANT EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that:

WHEREAS, the undersigned has applied to the County of Sarasota, Florida, for the vacation of a certain street or alley as shown on Section 7, Township 39 South, Range 19 East as recorded in Plat Book 2, Page 217 of the Public Records of Sarasota County, Florida in, on and under which said street or alley there exists structures and facilities owned by Florida Power & Light Company, a Florida corporation ("FPL"); and

WHEREAS, FPL is willing to waive any objection to the application of the undersigned for such street or alley vacation provided that the undersigned grants to FPL an easement on its usual form permitting FPL to utilize and occupy the area presently occupied by FPL's structures and facilities; and

WHEREAS, the undersigned is willing to grant to FPL such easement as soon as the undersigned has a valid legal right to do so and the undersigned is desirous of binding himself or itself to the ultimate grant of such easement;

NOW, THEREFORE, in consideration of the aforesaid premises, the waiver of objection, as aforesaid, by FPL, and the sum of One Dollar (\$1.00) and other good and valuable considerations, the undersigned, intending to bind himself or itself, and his or its heirs, personal representatives, successor and assigns, docs hereby agree to and for the benefit of FPL and its successors and assigns, as follows:

1. Immediately upon the legal effectuation of the vacation of the aforementioned street or alley and the vesting of legal title therein and thereto in the undersigned, the undersigned shall execute and deliver an easement to FPL and its successors and assigns in form and substance as appears on the easement instrument designated as Exhibit "A" attached hereto and by this reference made a part hereof.

2. No additional consideration, either monetary or non-monetary, shall be required of FPL for the execution and delivery by the undersigned of said easement.

3. In the event the undersigned shall fail to execute and deliver said easement, as aforesaid, FPL shall, without notice or demand of the undersigned, (a) be entitled to record this Agreement among the Public Records of Sarasota County, Florida, in order to evidence its interest in said vacated street or alley and its right to continue to occupy the same with its structures and facilities, including the right to reconstruct, inspect, alter, improve, enlarge, add to, change the nature or physical characteristics of, replace, remove or relocate such structures or facilities or any part of the same, and (b) be entitled to bring an action against the undersigned for specific performance of the undersigned's agreement to execute and deliver said easement and the undersigned agrees to pay all court costs and attorneys' fees incurred by FPL in the bringing and prosecution of said action for specific performance.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed as of the day of February 22, 2016

Signed, sealed and delivered in the presence of:

Terresa M. England
Print Name: TERRESA M. ENGLAND
witness

Noah Rosenberg
Print Name: NOAH ROSENBERG

Christina M. Williams
Print Name: Christina M. Williams
witness

Print Name: _____

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF Sarasota)ss:
22nd February

On this day of, 2016 before me, the undersigned notary public, personally appeared/personally known to me to be the person who subscribed to the foregoing instrument or who has produced , as identification, and acknowledged that he/she executed the same.

Noah Rosenberg

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Christina M. Williams
NOTARY PUBLIC, STATE OF FLORIDA

Print Name: Christina M. Williams
Commission No.: FF 117360
My Commission Expires: July 16, 2018



EXHIBIT "A"

Work Order No. _____

Sec. 7, Twp. 39 S, Rge. 19 B

Parcel I.D. 0408010017
(Maintained by County Appraiser)

Form 3722 (Stocked) Rev. 7/94

EASEMENT

This Instrument Prepared By

Name: Andrew Chang

Co. Name: PPL

Address 5657 S. McIntosh Rd.
Sarasota 34233

pg _____ of _____

The undersigned, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its licensees, agents, successors, and assigns, an easement forever for the construction, operation and maintenance of overhead and underground electric utility facilities (including wires, poles, guys, cables, conduits and appurtenant equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage, as well as, the size of and remove such facilities or any of them within an easement 10 feet in width described as follows:

Reserved for Circuit Court

See exhibit "A"

Together with the right to permit any other person, firm or corporation to attach wires to any facilities hereunder and lay cable and conduit within the easement and to operate the same for communications purposes; the right of ingress and egress to said premises at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the easement area; to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the easement area which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the land heretofore described, over, along, under and across the roads, streets or highways adjoining or through said property.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on _____, 20__.

Signed, sealed and delivered in the presence of:

(Corporate's name)

By:

(President's signature)

(Witness' Signature)

Print Name:

Print Name

(Witness)

Print Address:

(Witness' Signature)

Attest:

(Secretary's signature)

Print Name

(Witness)

Print Name:

Print Address:

(Corporate Seal)

STATE OF _____ AND COUNTY OF _____. The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, and respectively the _____ President and _____ Secretary of _____, a _____ corporation, on behalf of said corporation, who are personally known to me or have produced _____ as identification, and who did (did not) take an oath.

(Type of Identification)

My Commission Expires:

Notary Public, Signature

Print Name

Exhibit "A"

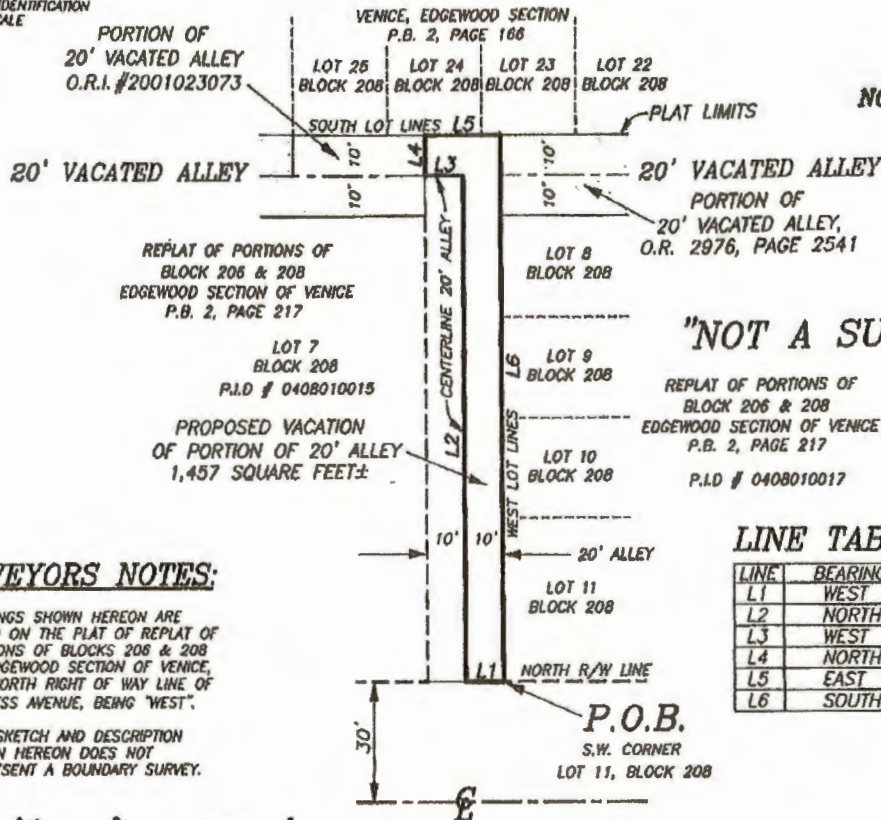
LEGEND

R/W = RIGHT-OF-WAY
P.B. = PLAT BOOK
PG. = PAGE
C/L = CENTERLINE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
O.R.B. = OFFICIAL RECORDS BOOK
O.R.I. = OFFICIAL RECORDS INSTRUMENT
B.B. = BEARING BASIS
P.I.D. = PROPERTY IDENTIFICATION
N.T.S. = NOT TO SCALE
NO. = NUMBER

SKETCH & DESCRIPTION OF: PROPOSED VACATION OF A PORTION OF A 20' ALLEY, LYING AND BEING IN SECTION 7, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA



NOT TO SCALE



"NOT A SURVEY"

LINE TABLE:

LINE	BEARING	DISTANCE
L1	WEST	10.00'
L2	NORTH	125.70'
L3	WEST	10.00'
L4	NORTH	10.00'
L5	EAST	20.00'
L6	SOUTH	135.70'

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF REPLAT OF PORTIONS OF BLOCKS 206 & 208 OF EDGEWOOD SECTION OF VENICE, THE NORTH RIGHT OF WAY LINE OF CYPRESS AVENUE, BEING 'WEST'.
2. THE SKETCH AND DESCRIPTION SHOWN HEREON DOES NOT REPRESENT A BOUNDARY SURVEY.

Description of Easement - CYPRESS AVENUE (60' PUBLIC R/W)

DESCRIPTION OF PROPOSED PORTION OF ALLEY VACATION:

A PORTION OF A 20' WIDE ALLEY, PER REPLAT OF PORTIONS OF BLOCK 206 AND 208 OF EDGEWOOD SECTION OF VENICE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 217, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 11, BLOCK 208, SAID PLAT OF REPLAT OF PORTIONS OF BLOCK 206 AND 208 OF EDGEWOOD SECTION OF VENICE; THENCE ON THE NORTH RIGHT OF WAY LINE OF CYPRESS AVENUE (60' PUBLIC RIGHT OF WAY), WEST, 10.00' TO THE CENTERLINE OF A 20' WIDE ALLEY; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, AND ON THE CENTERLINE OF SAID 20' WIDE ALLEY, NORTH, 125.70' TO THE CENTERLINE OF A 20' WIDE ALLEY, AS SHOWN ON THE SUBJECT RECORD PLAT; THENCE ON SAID CENTERLINE, WEST, 10.00'; THENCE LEAVING SAID CENTERLINE, NORTH, 10.00' TO A POINT ON THE SOUTH LINE OF LOT 24, BLOCK 208, VENICE, EDGEWOOD SECTION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 166, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ON THE SOUTH LINE OF SAID LOT 24, AND CONTINUING ON THE SOUTH LINE OF LOT 23, BLOCK 208, SAID PLAT OF VENICE, EDGEWOOD SECTION, EAST, 20.00'; THENCE LEAVING SAID SOUTH LOT LINE, AND CONTINUING ON THE WEST LINES OF LOTS 8, 9, 10 AND 11, BLOCK 208, SAID REPLAT OF PORTIONS OF BLOCK 206 AND 208 OF EDGEWOOD SECTION OF VENICE, SOUTH, 135.70' TO THE POINT OF BEGINNING.

ALL LYING AND BEING IN SECTION 7, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA. PARCEL CONTAINING 1,457 SQUARE FEET, MORE OR LESS.

B.S.T. 1987
STRAYER
SURVEYING & MAPPING, INC.

742 Shamrock Boulevard
Venice, Florida 34293
(941) 498-9488
Fax (941) 497-6188

www.strayersurveying.com

DATE: 11/13/15

B. GREGORY RIETH
FLORIDA SURVEYOR & MAPPER REG'N NO. 5228

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER" © 2015

REVISION:

DRAWN	B.G.R.	DATE	11/13/15	SCALE
CHECKED	P.N.M.	DATE	11/11/15	FILE NO.

14-11-06

Kathleen Weeden

From: Noah Rosenberg <splashsun@aol.com>
Sent: Thursday, December 03, 2015 10:21 AM
To: Kathleen Weeden
Subject: Fwd: Doc

Sent from my iPhone

Begin forwarded message:

From: "MONAHAN, India" <India.MONAHAN@fpl.com>
Date: December 1, 2015 at 4:04:31 PM EST
To: Noah Rosenberg <splashsun@aol.com>, "Wachob, Bennett" <Bennett.Wachob@fpl.com>
Subject: RE: Doc

Hi Noah,

Greg replied and said there are no issues with this from the road work.

We do have overhead facilities in the area so he said the area engineer will also need to review.

Bennett, please let us know when you might be able to review and make that determination?

Thank you,
India Monahan
Governmental Accounts

Florida Power & Light Company
(941) 483-2034 (office)
India.Monahan@FPL.com

-----Original Message-----

From: Noah Rosenberg [<mailto:splashsun@aol.com>]
Sent: Tuesday, December 01, 2015 3:59 PM
To: MONAHAN, India
Subject: Re: Doc

Hello India this is noah any good news

Sent from my iPhone

On Nov 30, 2015, at 1:08 PM, MONAHAN, India
<India.MONAHAN@fpl.com> wrote:

Hi Greg,

Would you be able to review the attached to see if FPL has any objection to the proposed vacation of an alley easement at 120 US Hwy 41 Byp in Venice? I wanted to run it by you in case any plans or access concerns with the roadwork going on in the area.

Thank you!

India Monahan
Governmental Accounts

Florida Power & Light Company
(941) 483-2034 (office)
India.Monahan@FPL.com

-----Original Message-----

From: splashsun@aol.com [<mailto:splashsun@aol.com>]

Sent: Monday, November 30, 2015 12:32 PM

To: MONAHAN, India

Subject: Doc

This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.

Scanned with FastScannerPro

<Doc.pdf>

<Doc.pdf>

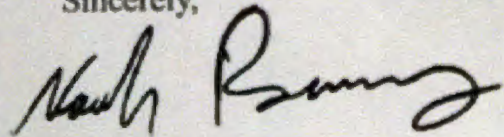
Today at 3:10 PM

**Splash Sun Fun Beachwear, Inc.
120 S.U.S. 41 Bypass
Venice, Fl 34285**

Dear Michael Little,

Frontier, LLC and its successors have authorization to have access to their facilities for the ability to maintain and provide service at 120 S. U.S. 41 Bypass Venice, Fl 34285.

Sincerely,

A handwritten signature in black ink, appearing to read "Noah Rosenberg". The signature is fluid and cursive, with the first name "Noah" and last name "Rosenberg" clearly distinguishable.

Noah Rosenberg

Teco/Peoples Gas

8261 Vico Ct. • Sarasota, FL 34240 • 941-342-4026 • Fax. 342-4011

December 28, 2015

Noah Rosenberg
Sarasota, Florida

**Re: No Objection to Vacation of Right of Way
Portion of Alley north of Cypress Avenue
Sarasota County**

Dear Mr. Rosenberg:

We have reviewed the plan forwarded to us regarding the vacation as referenced above.

TECO/Peoples Gas has **No Objection** to the proposed vacation.

Should you have any questions or concerns, please contact me at 941-342-4006.

Sincerely,

TECO/PEOPLES GAS



Dan Shanahan
Sarasota Operations Engineering

Jim Collins

From: Noah Rosenberg <noahrosenberg6@icloud.com>
Sent: Wednesday, December 02, 2015 4:11 PM
To: Mark Beebe; Joe Menen; Jim Collins; John T. Swen
Subject: Fwd: Doc

Sent from my iPhone

Begin forwarded message:

From: "Lantz, Bryan L (BRYAN)" <bryan.lantz@verizon.com>
Date: December 2, 2015 at 3:45:43 PM EST
To: Noah Rosenberg <noahrosenberg6@icloud.com>
Subject: RE: Doc

Verizon has no objection with the stipulation that an acceptable easement over the area being vacated is granted in favor of Verizon Florida LLC.

Bryan Lantz Verizon Florida LLC
Rights of way & Municipal Affairs Mgr. - Network Field Ops
Tel:813-740-1231
Verizon Global Network Service Delivery & Assurance
bryan.lantz@verizon.com

-----Original Message-----

From: Noah Rosenberg [mailto:noahrosenberg6@icloud.com]
Sent: Monday, November 30, 2015 9:38 AM
To: Lantz, Bryan L (BRYAN)
Subject: Doc

Scanned with FastScannerPro

From: Bryan L Lantz bryan.lantz@verizon.com
Subject: RE: Doc
Date: Today at 3:45 PM
To: Noah Rosenberg noahrosenberg6@icloud.com

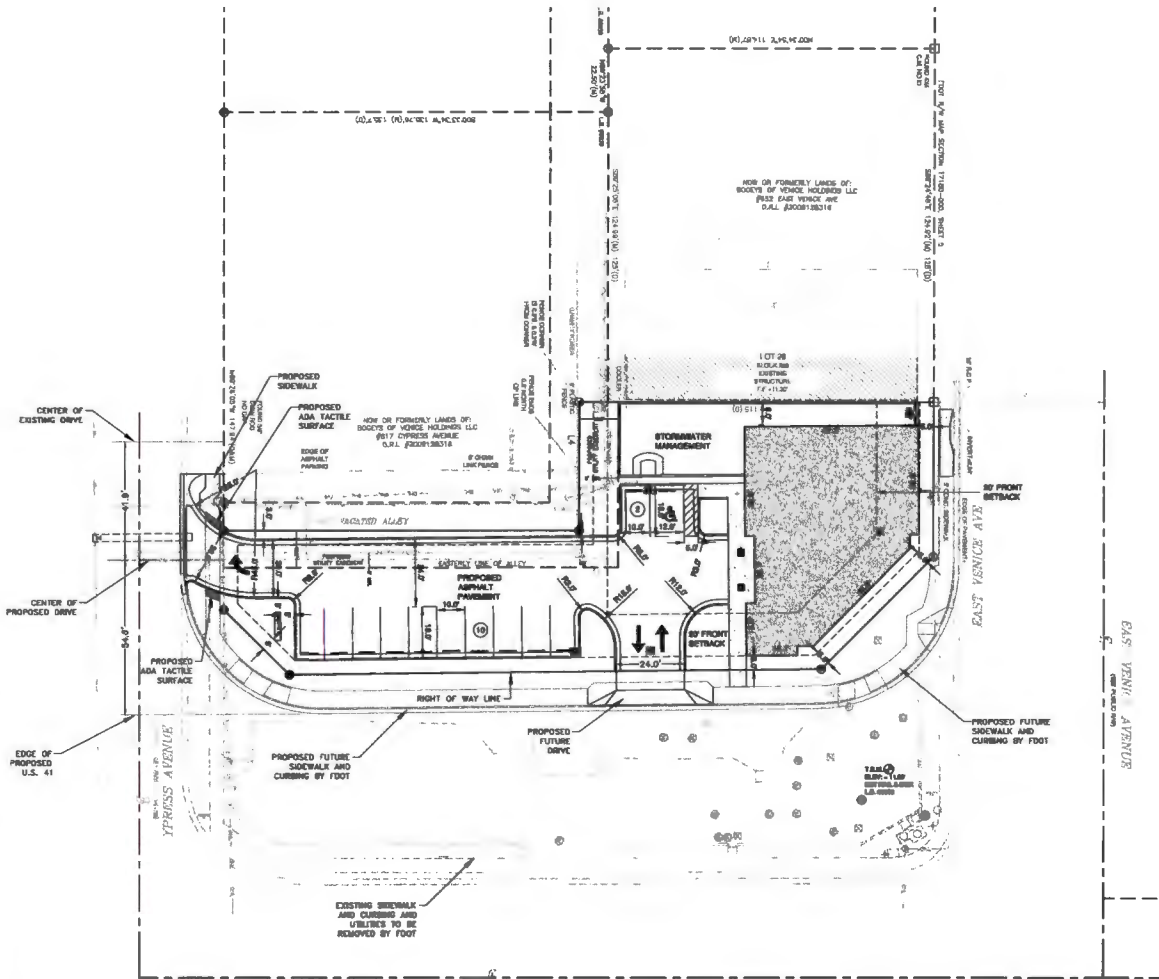
Verizon has no objection with the stipulation that an acceptable easement over the area being vacated is granted in favor of Verizon Florida LLC.

Bryan Lantz Verizon Florida LLC
Rights of way & Municipal Affairs Mgr. - Network Field Ops
Tel:813-740-1231
Verizon Global Network Service Delivery & Assurance
bryan.lantz@verizon.com

-----Original Message-----

From: Noah Rosenberg [<mailto:noahrosenberg6@icloud.com>]
Sent: Monday, November 30, 2015 9:38 AM
To: Lantz, Bryan L (BRYAN)
Subject: Doc

Scanned with FastScannerPro



LEGEND

- DENOTES CONCRETE
- DENOTES NO. OF PARKING SPACES
- DENOTES HANDICAP PARKING
- TRAFFIC CIRCULATION (NOT FOR PAINTING)
- TRAFFIC CIRCULATION (FOR PAINTING)
- DENOTES TACTILE SURFACE
- SITEWALKWAY LIGHTING

THE WATER AND SEWER SERVICE WILL BE PROVIDED
 BY CITY OF VENICE UTILITIES DEPARTMENT
 300 NORTH WARFIELD AVENUE
 VENICE FL 33595
 941-480-8000

THE POWER SERVICE WILL BE PROVIDED
 BY FLORIDA POWER AND LIGHT
 2846 MURPHY COURT
 NORTH PORT FL 34886
 888-575-8800

THE TELEPHONE SERVICE WILL BE PROVIDED
 BY VERIZON
 1701 RINDLING BOULEVARD
 SARASOTA FL 34238
 941-889-4882

PROJECT SITE SUMMARY

PROJECT ZONING - CI

TOTAL SITE AREA 17,126 S.F. 0.393 AC.

IMPERVIOUS AREA

TYPE	PROPOSED	%
BUILDING COVERAGE	4,016 S.F.	23.5 %
ASPHALT/CONCRETE PAVEMENT	7,380 S.F.	42.8 %
CONCRETE SIDEWALKS AND SLABS	428 S.F.	2.4 %
TOTAL IMPERVIOUS	11,784.0	68.7 %

PERVIOUS AREA

LANDSCAPE AND OPEN SPACE	5381 S.F.	31.3 %
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PARKING REQUIREMENTS

BUILDING NON STORAGE - 3486 SF
 RETAIL (1 SPACE PER 300 SF) - 3,486 SF / 300 = 12 SPACES
 PARKING REQUIRED - 12 SPACES

PARKING PROVIDED

PARKING PROVIDED - 12 SPACES
 HANDICAP SPACES REQUIRED - 1 SPACES
 HANDICAP SPACES PROVIDED - 1 SPACES

REQUIRED NOTES: (BY CITY OF VENICE)

1. ALL WORK CONDUCTED IN THE CITY OF VENICE RIGHT-OF-WAY (ROW) WILL REQUIRE THE ISSUANCE OF A ROW PERMIT.
2. ALL WORK CONDUCTED IN SARASOTA COUNTY AND/OR FOOT ROW SHALL REQUIRE A COPY OF THE ISSUED PERMITS.
3. TREE REMOVAL PERMIT MUST BE OBTAINED FROM SARASOTA COUNTY NATURAL RESOURCES DEPARTMENT.
4. POST DEVELOPMENT RUNOFF DOES NOT EXCEED RE-DEVELOPMENT RUNOFF VOLUME OR RATE FOR A 24-HOUR, 25-YEAR STORM EVENT.
5. ALL FIRE SERVICE BACKFLOW ASSEMBLIES SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR WITH A CLASS I, II, OR V CERTIFICATE OF COMPETENCY ISSUED BY THE STATE FIRE MARSHALL AS PER F.S. 626.521
6. CONSTRUCTION SITE MUST BE POSTED WITH 24-HOUR CONTACT INFORMATION
7. ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, SHALL MEET CITY OF VENICE STANDARDS.
8. CONTACT PUBLIC WORKS SOLID WASTE DIVISION (941-488-2422) FOR APPROVAL OF DUMPSTER LOCATION AND LAYOUT PRIOR TO CONSTRUCTION.

ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY OF VENICE STANDARD DETAILS. CITY OF VENICE STANDARD DETAILS SHALL SUPERSEDE ANY REQUIREMENTS WHICH ARE IN CONFLICT.

THERE ARE NO RECORD OF WATER, SEWER, OR REUSE UTILITIES IN THE PROPOSED CONSTRUCTION AREA. IF ANY UNDERGROUND UTILITIES ARE DISCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL PROTECT AND MAINTAIN THE UTILITIES AND NOTIFY THE CITY OF VENICE UTILITIES DEPARTMENT AND THE AIRPORT AUTHORITY.

Charlotte Engineering & Surveying, Inc.
 1700 E. Johnson Road
 Suite 200
 Tallahassee, FL 32310
 Phone No.: (904) 626-8282
 Fax No.: (904) 745-8288
 E-mail: ces@cep-usa.com



Professional Seal
 State of Florida
 License No. 12751
 Exp. 12/31/2015

SITE PLAN

RETAIL BUILDING

FOR

MR. NOAH ROSENBERG

4638 RIVERWOOD AVE
 SARASOTA FL, 34231

Revised:
 -
 -
 -

Joseph S. Moran, P.E.
 P.E. No. 12751
 State of Florida
 Chartered Engineering & Surveying, Inc.
 Certificate No. 12751

Date: 12-15-14
 Scale: SHOWN
 Drawn By: MSP
 Checked By: JSM
 Project #: 12751



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 Sunshine State One Call of Florida, Inc.

SHEET C1.02



E.G. (DAN) BOONE
JEFFERY A. BOONE
STEPHEN K. BOONE
JOHN S. KODA

JAMES T. COLLINS, LAND PLANNER
(NOT A MEMBER OF THE FLORIDA BAR)

LAW OFFICES
BOONE, BOONE, BOONE & KODA, P.A.
P. O. BOX 1596
VENICE, FLORIDA 34284

ESTABLISHED 1956

January 13, 2016

STREET ADDRESS:
1001 AVENIDA DEL CIRCO 34285
TELEPHONE (941) 488-6716
FAX (941) 488-7079
e-mail: adm@boone-law.com

VIA HAND-DELIVERY ONLY

Edward F. Lavallee
City Manager
City of Venice
401 W. Venice Avenue
Venice, Florida 34285

Re: Application Fee Waiver Request

Dear Mr. Lavallee:

As you are aware, we represent Splash Sunfun Beachwear, Inc., which has recently obtained approval by the Planning Commission of a Site and Development Plan to re-build its store (at a smaller size) which was demolished as a part of the U.S. 41 By-Pass widening project. The Site and Development Plan was approved contingent upon the City vacating an alley at the southwestern corner of the Splash property.

As we are now filing the application to vacate the alley, we would respectfully request that you please accept this letter as a formal request that the \$500.00 alley vacation application fee be waived, for the reasons set forth below.

The fact that the alley had not been vacated previously came as a total surprise to our client, as well as to those at City Hall and many others with the knowledge of the history surrounding the original Splash store and Bogey's Restaurant development. Those who were totally surprised included the undersigned, who, along with everyone else, had long believed the alley had been vacated by the City years ago.

The alley at issue was indeed vacated by the City once before, over 15 years ago, as part of a multi-party land swap to facilitate the construction and operation of Bogey's on Venice Avenue. A mistake was made by the City during that process, and the City took action to rectify the mistake, which involved reversing two alley vacations and the other land-swap transactions. Although the other aspects of the original land-swap were re-done, and despite its best intentions to re-vacate the alley in question, the City never effectuated the vacation of the alley the second time in its efforts to correct the mistake. As noted above, the fact that the alley was not re-

Edward F. Lavallee
City Manager
January 13, 2016
Page 2

vacated came as a surprise to everyone involved, and in fact the alley has been treated as being vacated ever since.

Once we became aware of the failure of the City to re-vacate the alley, we immediately met with you and City Engineer Kathleen Weeden to explain the history of the alley vacation, reversal and failure to re-vacate. During this meeting it was suggested that the City would undertake the vacation of the alley, due to the previous failure to accomplish the re-vacation. However, it proved to be too difficult and time consuming for staff to undertake the effort, so our client directed us to undertake the work necessary to obtain all the documentation required to vacate the alley and file an application therefor.

The remaining issue discussed at the meeting was whether, due to the City's past failure to re-vacate the alley, the City would agree to waive the application filing fee. Our client believes this request is even more appropriate in view of the fact it has now turned out that it will bear all the costs of obtaining all the documentation required to re-vacate the alley and to prepare and file the vacation application.

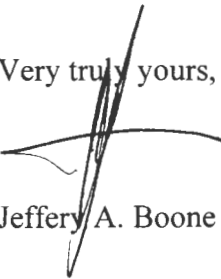
Therefore, and for the reasons set forth above, we respectfully request on behalf of our client that the filing fee for the above-described alley vacation application be waived.

If you have any questions, please do not hesitate to contact us.

Thank you for your consideration of our request.

Kind regards.

Very truly yours,

A handwritten signature in black ink, appearing to read "Jeffery A. Boone". The signature is written over the printed name "Jeffery A. Boone" and extends upwards into the "Very truly yours," line.

Jeffery A. Boone

JAB/jb

cc: David P. Persson, City Attorney (via email)
Lori Stelzer, City Clerk
Kathleen Weeden, City Engineer
Jeff Shrum, Development Services Director
Splash Sunfun Beachwear, Inc.

f:\15203\LtrLavallee011316



Licensed to Practice:
 FL, NY, NJ, DC & GA
 Litigation
 Arbitration
 FINRA Arbitrator
 Florida Supreme Certified
 Circuit Civil Mediator

STW
STEELE T. WILLIAMS, P.A.

Attorney at Law
 Pineapple Place
 1381 Mcansh Square
 Sarasota, FL 34236-5620
 Ph: 941-378-1800
 SteeleTWilliams@comcast.net



3/24/2016

Kathleen J. Weeden, PE, CFM, LEEP AP
 City Engineer
 401 W. Venice Avenue
 Venice, FL 34285

Re: Vacation of a Road or Portion Thereof
 Splash Sunfun Beachwear, Inc.

Dear Mrs. Weeden:

This firms represents Bogey's of Venice Holdings, LLC.

My client is amenable to the Road Vacation request of Splash Sunfun Beachwear, Inc. Should the road be vacated my client would allow for the continuation of the existing utility easements on the property presently.

Further, if the road in question is vacated, my client is of the understanding that :

- the property would be split in half,
- 1/2 of the road closest to Splash Sunfun Beachwear, Inc. would be transferred to such entity, and
- the other 1/2 of the road (closest to the Bogey's of Venice Holdings, LLC property) would be transferred to Bogey's of Venice Holdings, LLC.

My client's consent to this understanding is memorialized by the signature of Albert Myara, the manager of Bogey's of Venice Holdings, LLC below.

Very truly yours,

Steele T. Williams, Esquire

Date:

Albert Myara, Manager of Bogey's of Venice Holdings, LLC