

Hankin & Hankin

100 Wallace Avenue, Suite 100
Sarasota, Florida 34237

Lawrence M. Hankin, Esq.
Michael T. Hankin, Esq.
Shannon G. Hankin, Esq.

Telephone: (941) 957-0080
Facsimile: (941) 957-0558

Writer's Email: mhankin@sarasotalawfirm.com

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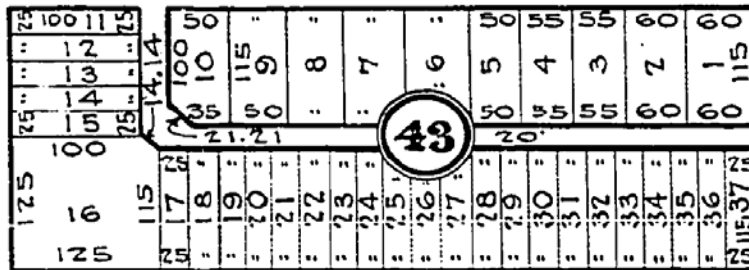
City of Venice
Attn: Kelly Martinson Fernandez, Esq.
6853 Energy Court
Lakewood Ranch, Florida 34240

Re: Post Office Parcel / East 20 Feet of Lot 8, Block 43

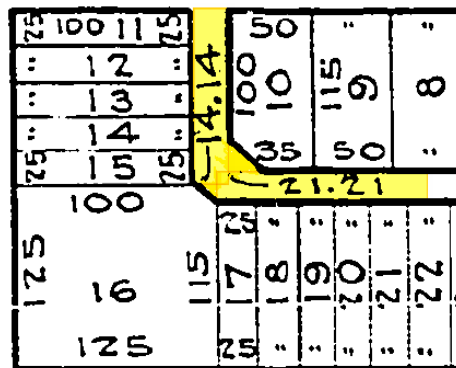
Dear Ms. Fernandez:

Per the City's request, I have reviewed the Title Search Report effective March 13, 2018 together with the various instruments referenced therein to determine what interest the City may have in that certain real property described as the East 20 feet of Lot 8, Block 43, Gulf View Section of Venice (the "Property in Question").

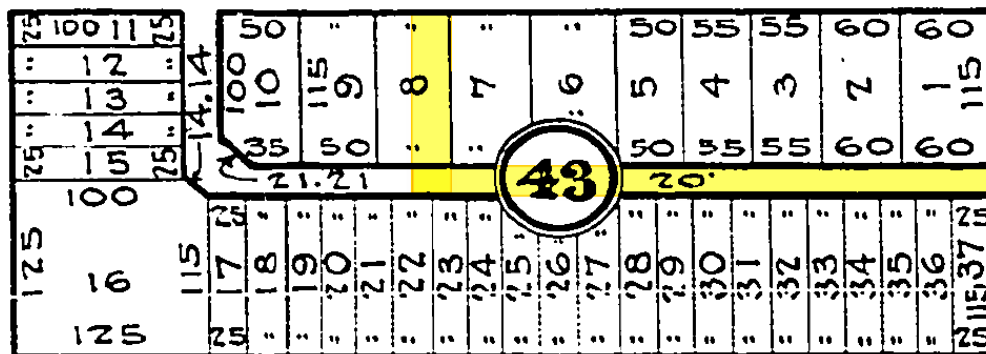
The Property in Question lies in Block 43 of the Gulf View Section of Venice Plat which was recorded in November of 1925 in Plat Book 2, Page 77 of the Public Records of Sarasota County, Florida ("Plat"). Block 43, as originally platted, is shown below:



The Plat dedicated all "thoroughfares, streets, alleys, avenues, boulevards, and highways" shown on the Plat to "the public forever." A few years later, in 1927, the owners of the property in Block 43, petitioned the City Council to vacate a portion of the alleyway shown below:



The petition was granted by the City on January 25, 1927 through the adoption of Ordinance No. 34 which was duly recorded in Deed Book 77, Page 15 of the Public Records of Sarasota County. In addition to the partial vacation of the alleyway above, the City required a good and sufficient deed to the Property in Question "to be dedicated" "for use as an alley". The following day, on January 26, 1927, a deed was recorded for the Property in Question to the City in Deed Book 76, Page 458, of the Public Records of Sarasota County. At that point, the City's relocated alley in Block 43 ("Alley") was located as shown below:



Forty-three years later, on October 27, 1970, the owners of the property in Block 43 petitioned the City to vacate the Alley. The description of the property sought to vacated was very clear in the petition and included all of the City's rights in the Alley as shown above. The City granted the petition and adopted Resolution 221-70 which was recorded in Official Records Book 868, Page 251 of the Public Records of Sarasota County.

It appears that the City's intention in passing the Resolution was to abandon all of its interest in the Alley. Unfortunately, the description of the property vacated in the recorded resolution was not as clear as the petition. The vacated land in the resolution was described as "the 20-foot public alley running (both North-South and East-West) in and through Block 43, Gulf View Section of Venice, according to the recorded plat thereof, as the same is presently located." It is likely that the property appraiser failed to update the tax rolls to reflect the vacation of the City's interest in the Property in Question, despite their City's apparent intention, because the description in the recorded resolution did not readily refer to the Property in Question. The Resolution description of "according to the plat thereof, as the same is presently located" would have appeared to the property appraiser to only have referred to the original alleyway shown on the Plat and not the relocated alleyway. This intention is also evidenced by the lack of the City's joinder in the Easement recorded in Official Records Book 1067, Page 957, of the Public Records of Sarasota County affecting the Property in Question.

If it was, in fact, the City's intention to abandon all of its interest in the Alley, I would recommend that the City cause an amended resolution which adequately describes the Property in Question to be properly adopted and recorded in the Public Records of Sarasota County, Florida.

Please let me know if you have any questions regarding the foregoing or require further elaboration on any of the issues addressed herein.

Very truly yours,

Michael T. Hankin, Esq.