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October 22, 2020

Mr. Jeff Shrum, AICP
Community Development Director
City of Venice
401 W. Venice Ave.
Venice, FL 34285

Re: Watermark Annexation Petition No. 20-45AN

Dear Mr. Shrum:

As you are aware, we represent the applicant, Thompson Thrift Development, Inc., as contract purchaser, in connection with the Watermark Annexation Petition No. 20-45AN (the "Petition"). Pursuant to your request contained within the Planning Technical Review Committee comments dated October 9, 2020, please see below our opinion on enclaves as it relates to the Petition on file with the City of Venice.

Section 171.031(13), F. S., defines "Enclave" as "(a) Any unincorporated improved or developed area that is enclosed within and bounded on all sides by a single municipality; or (b) Any unincorporated improved or developed area that is enclosed within and bounded by a single municipality and a natural or manmade obstacle that allows the passage of vehicular traffic to that unincorporated area only through the municipality."

The property proposed for annexation in the Petition is part of the Woodland Acres Plat recorded in the public records of Sarasota County (see enclosed). The Woodland Acres plat provides a 60 foot private road right-of-way identified as Curry Lane. Curry Lane runs east and west and separates lots 1 – 7 on the northern side of Curry Lane from lots 8 – 12 on its southern side. Consistent with recently approved Annexation Petition No. 20-01AN, the Petition does not include Curry Lane, which will remain under the jurisdiction of Sarasota County.

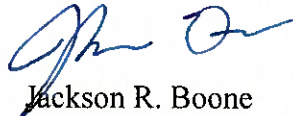
Annexation of the property identified in the Petition would not render the lots on the northern side of Curry Lane remaining in Sarasota County an enclave. To be an enclave an unincorporated property must be "bounded on *all* sides by a single municipality." With Curry Lane remaining under the jurisdiction of Sarasota County, the lots in Sarasota County on the

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northern side of Curry Lane will maintain the same access for transportation and essential services through Sarasota County that it enjoys today.

If you have any questions or wish to discuss this matter further, please do not hesitate to contact us.

Very truly yours,



Jackson R. Boone

jrb

Enclosure

W148-16763\EnclOpinion

