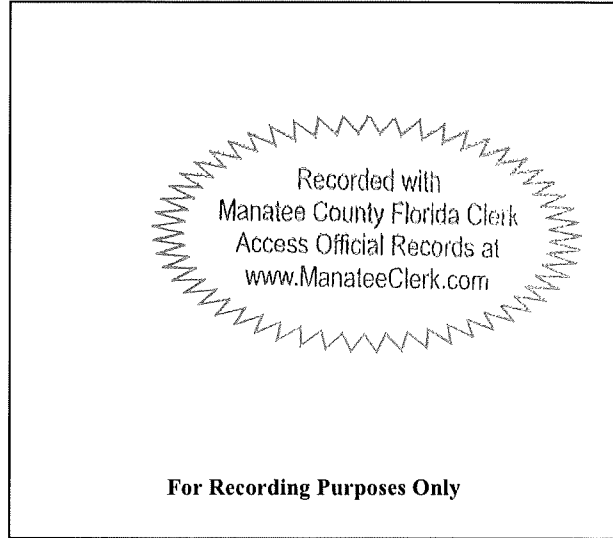


**THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:**

Gretchen R. H. Vose, Esq.
Vose Law Firm LLP
324 W. Morse Blvd.
Winter Park, FL 32789



SETTLEMENT AGREEMENT

This Settlement Agreement (“Agreement”) is entered into this 13th day of November 2017, (“Effective Date”) by and between, 205 Elm LLC (“Owner”) and the City of Anna Maria (“City”), collectively referred to as the “Parties.”

RECITALS

WHEREAS, on November 19, 2015, the City enacted Ordinance 15-807, the Vacation Rental Ordinance (“Ordinance”), which limited occupancy in Vacation Rentals, as that term is defined in the Ordinance; and

WHEREAS, Owner owns the real property and improvements located at 205 Elm Avenue, Anna Maria, Florida, as more particularly described in the attached Exhibit “A” (the “Property”); and

WHEREAS, on July 12, 2016, Owner filed a claim with the City, pursuant to the provisions of §70.001, Florida Statutes, the Bert J. Harris, Jr., Private Property Rights Protection Act (the “Harris Act”), alleging that the Property had been inordinately burdened by the adoption of the Ordinance, (the “Claim”); and

WHEREAS, the Harris Act provides for the City to have the ability to enter into a settlement agreement which would have the effect of a modification or variance to the application of a regulation or ordinance as it would otherwise apply to the subject real property, provided the relief granted protects the public interest served by the regulations at issue and is the appropriate relief necessary to prevent the governmental regulatory effort from inordinately burdening the real property; and

WHEREAS, the City has determined that the modifications to the effect of the Ordinance effected by this Agreement protect the public interest served by the Ordinance and are the appropriate relief necessary to prevent the regulatory effect of the Ordinance from inordinately burdening the Property; and

WHEREAS, the Parties now desire to settle and finally resolve all disputes between and among them concerning the Claim.

NOW, THEREFORE, the Parties hereby agree as follows:

1. **Recitals**. The above recitals are true and correct and are incorporated herein by reference.

2. **Occupancy Allowable Under Ordinance**. Owner is hereby granted a variance from the provisions of the Ordinance so that the Owner shall have the right to apply under the Ordinance for a maximum occupancy of 12 guests if the residence is built with 5 bedrooms with each bedroom 100 square feet or more in size, or 14 if the residence is built similar to the residence at 217 Magnolia Avenue, i.e. 5 bedrooms with each bedroom 100 square feet or more in size with 2 living rooms that have legal egress and comply with all applicable laws, but in the event the residence is not built with 5 bedrooms or similar to the residence at 217 Magnolia, then the owner shall have the right to apply under the ordinance for a maximum occupancy of 2 persons per bedroom with each bedroom 100 square feet or more in size plus an additional 2 persons not to exceed a total of 12 overnight guests. The right shall continue in perpetuity, regardless of any future changes in ownership, provided that this right shall expire permanently only if, after the construction of the aforementioned home, the home were to be voluntarily remodeled or voluntarily rebuilt in such a manner as to decrease the number of bedrooms.

3. **Development in Accordance with Code**. Notwithstanding any provisions contained herein, the Owner shall at any time have the right and option to remodel, develop, or use the Property in accordance with the applicable ordinances of the City of Anna Maria in effect at the time of application therefor, and this variance shall not be construed as making the Property in any way non-conforming.

4. **Entire Agreement**. The Parties acknowledge that this Agreement constitutes the entire agreement between them regarding the settlement of their dispute and any prior statements, whether oral or written, are merged herein. This Agreement may not be modified or amended without a written instrument signed by the party against whom enforcement is sought.

5. **Duration of Agreement**. This Agreement shall be perpetual and deemed to run with the land, and shall be binding upon and the benefits shall inure to the parties hereto and their respective heirs, devisees, personal representatives, successors and assigns.

6. **Authority**. The signatories to this Agreement are expressly authorized to resolve their dispute as set forth herein and by their signatures here represent and affirm their authority to execute this Agreement.

CITY OF ANNA MARIA

By: [Signature]
Dan Murphy, Mayor

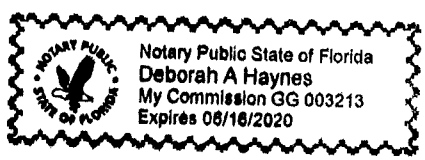
Date: 11.16.17

ATTEST:
[Signature]

Diane Percycoe, City Clerk
LoAnne Addy
Date: 11.16.17

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 16 day of November, ²⁰¹⁷~~2016~~, by Dan Murphy, and Diane Percycoe, who are personally known to me and acknowledge executing the same freely and voluntarily under authority vested in them by the City of Anna Maria.



(NOTARY SEAL)

[Signature]
Signature of Notary

Deborah A. Haynes
Print or type name

Approved as to form and legality for use and reliance by the City of Anna Maria, Florida

[Signature]
Gretchen R. H. "Becky" Vose

Exhibit "A"

Legal Description of Property

Begin at a point on the southeasterly line of Elm Avenue if extended, 105 feet northeasterly from the northeast corner of Elm Avenue and Snapper Street according to the plat of Anna Maria Beach as recorded in Plat Book 1, Page 270, of the public records of Manatee County, Florida for a point of beginning; Thence continue northeasterly along said line of Elm Avenue 52.5 feet; thence at right angles run in a southeasterly direction 110 feet; thence at right angles run southwesterly 52.5 feet; thence at right angles run northwesterly 110 feet to a point of beginning. All lying and being in fractional Section 18, Township 34 South, Range 16 East, Manatee County, Florida