

**BERT HARRIS COUNTEROFFER RECOMMENDATIONS
FOR MAY 11, 2017 COMMISSION MEETING
REQUIRING ACTION BY CITY**

PENDING COUNTEROFFERS:

1. 9802 Gulf Drive – Owner: 9802 Gulf Drive LLC

Claim Received	150 Deadline	Attorney	Property Type	Demand
8/17/2016	1/14/2017	Najmy	Vacant	14

Recommendation: *Offer a variance of 14 if the residence is built similar to the residence at 217 Magnolia with a second living room area on the second floor as determined by a site visit by city staff in the event the residence is not built similar to the residence at 217 Magnolia, then the Owner shall have the right to apply under the Ordinance for a maximum occupancy of two (2) persons per bedroom plus an additional two (2) persons not to exceed a total of fourteen (14) overnight guests, and the City shall grant such occupancy.”*

2. 306 Tarpon Street – Owner: Tommy and Michelle Bolton

Claim Received	150 Deadline	Attorney	Property Type	Demand
5/23/2016	10/20/2016	Najmy	Single Family	12

Recommendation: *Stick with offer of 10 overnight guests.*

3. 11101 Gulf Drive – Owner: Casita Marina, Inc.

Claim Received	150 Deadline	Attorney	Property Type	Demand
1/17/2017	6/15/2017	Najmy	Multi-Family	17

Recommendation: *Accept counteroffer of variance of 16 (6 in Unit 1 and 10 in Unit 2) if inspection by city staff shows that the living area with a sleeper sofa in Unit 2 has emergency egress and otherwise complies with all applicable codes, if not, then a variance of 14.*

4. 404 Spring Avenue (Lot 12) – Luann Marshall and Linda Cedolin

Claim Received	150 Deadline	Attorney	Property Type	Demand
1/11/2017	6/10/2017	Hennessy	Vacant	16

Recommendation: *Stick with offer of 14 (6 x 2 + 2) assuming a six bedroom residence with each bedroom having a minimum of 100 sq. ft. is built in full compliance with the then applicable building code.*

5. 404 Spring Avenue (Lot 13) – Owner: Linda Cedolin and Luann Marshall

Claim Received	150 Deadline	Attorney	Property Type	Demand
1/11/2017	6/10/2017	Hennessy	Vacant	16

Recommendation: *Stick with offer of 14 (6 x 2 + 2) assuming a six bedroom residence with each bedroom having a minimum of 100 sq. ft. is built in full compliance with the*

then applicable building code.

6. 797 North Shore Drive – Owner: Gregory Reynolds, Kristine Zelt, Andrew Offerle, Marcus Martin and Heather Martin

Claim Received	150 Deadline	Attorney	Property Type	Demand
1/12/2017	6/11/2017	Najmy	Single Family	14

Recommendation: *Offer 12 overnight guests if upon inspection by city staff the second living room has emergency egress and otherwise complies with all applicable codes for sleeping. If a determination is made that the emergency egress from the second living room is not available, the city will offer a variance of 10.*