

BERT HARRIS OFFER RECOMMENDATIONS FOR APRIL 4, 2017 COMMISSION MEETING REQUIRING ACTION BY CITY

1. LAR/ADA Accomodation: 501 South Bay Blvd – Owner: Rick and Kristina Kellar

Claim Received	150 Deadline	Sent By	Property Type	Demand	Offer	Counter Offer
12/1/2016	4/30/2017	Rudacille	Vacant/Single Family Proposed	2013 LAR/ADA	None	N/A

Recommendation: *Allow construction as intended in 2014 with the restriction that they will not use the property as a vacation rental for 5 years as a settlement of the Bert Harris claim and as an Americans with Disabilities Act accommodation.*

2. 104 Tuna Street – Owner: 105 Tuna LLC

Claim Received	150 Deadline	Attorney	Property Type	Demand	Offer	Counter Offer
1/13/2017	6/13/2017	Najmy	Redevelopment	16	None	N/A

Recommended Offer: *14 (6 x 2 + 2) if a six bedroom house is built with each bedroom having a minimum of 100 square feet.*

3. 112 Maple Avenue – Owner: Grace Crowder, Trustee of the Grace A. Crowder Living Trust Dated 10-3-91

Claim Received	150 Deadline	Attorney	Property Type	Demand	Offer	Counter Offer
1/13/2017	6/13/2017	Najmy	Redevelopment	14	None	N/A

Recommended Offer: *12 (5 x 2 + 2) if a five bedroom house is built with each bedroom having a minimum of 100 square feet.*

4. 237 Willow Avenue – Owner: William and Nedra Townley

Claim Received	150 Deadline	Attorney	Property Type	Demand	Offer	Counter Offer
1/13/2017	6/13/2017	Najmy	Single Family	10	None	N/A

Recommended Offer: *8 (3 x 2 + 2)*

5. 513 North Bay Blvd. – Owner: Mighty Palm LLC

Claim Received	150 Deadline	Attorney	Property Type	Demand	Offer	Counter Offer
1/13/2017	6/13/2017	Najmy	Redevelopment	14	None	N/A

Recommended Offer: *14 (6 x 2 + 2) in settlement of both the occupancy and a separate LAR claim that was filed if a six bedroom house is built with each bedroom having a minimum of 100 square feet.*

6. 752 North Shore Drive – Owner: Scott Ledgerwood

Claim Received	150 Deadline	Attorney	Property Type	Demand	Offer	Counter Offer
1/13/2017	6/13/2017	Najmy	Single Family	16	None	N/A

Recommended Offer: 10 (4 x 2 + 2)

7. 11101 Gulf Drive – Owner: Casita Marina, Inc.

Claim Received	150 Deadline	Attorney	Property Type	Demand	Offer	Counter Offer
1/17/2017	6/15/2017	Najmy	Multi-family	17	None	N/A

Recommended Offer: 6 (2 x 2 + 2) unit 1 and 8 (3 x 2 + 2) unit 2 for a total of 14

8. 787 North Shore Drive – Owner: Alexander and Laurie Horvat

Claim Received	150 Deadline	Attorney	Property Type	Demand	Offer	Counter Offer
1/17/2017	6/15/2017	Rudacille	Redevelopment	14 or damages of \$600,000	None	N/A

Recommended Offer: 14 (6 x 2 + 2) if a 6 bedroom home is built with each bedroom having a minimum of 100 square feet.

9. 215 Spring Avenue – Owner: Erik and Cheryl Christensen

Claim Received	150 Deadline	Attorney	Property Type	Demand	Offer	Counter Offer
1/13/2017	6/12/2017	Rudacille	Single Family	16 or damages of \$465,000	None	N/A

Recommended Offer: 14 (6 x 2 + 2)

Counteroffer:

10. 801 North Shore Drive – Owner: James L. and Jeanette DePorre

Claim Received	150 Deadline	Attorney	Property Type	Demand	Offer	Counter Offer
1/11/2017	6/10/2017	Hennesey	Single Family	14 adults plus add'l children and infants	None	N/A

Negotiation History: The city offered an occupancy of 10. The offer was rejected and a counteroffer of 14 plus additional infants and children was made based on the large size of the property, buildings, bedrooms and history of rentals to large families.

Recommended offer: Offer to buy property at “before” value of \$2,270,000, or occupancy of 12.