

Re: Swackhamer Investments VI, LLC  
Bmeehan Investments VI, LLC  
Kmeehan Investments VI, LLC  
106 75<sup>th</sup> Street, Holmes Beach, Florida



**COPY**

**RECEIVED**

OCT 07 2016

City of Holmes Beach

---

### **Claim**

This claim is presented to the City of Holmes Beach pursuant to §70.001, Florida Statutes, the Bert J. Harris, Jr., Private Property Rights Protection Act (the “Act” or the “Harris Act”).

### **Factual Background**

Swackhamer Investments VI, LLC, Bmeehan Investments VI, LLC, and Kmeehan Investments VI, LLC, (collectively “Property Owners”) own the property located at 106 75<sup>th</sup> Street, Holmes Beach, Florida, as more particularly described in the attached Exhibit “A” (the “Property”). Property Owners took title to the Property in 2011, but the Property has been in their family for more than 50 years. Over the years, they have watched their neighborhood convert from smaller single-family homes to larger vacation rental duplexes. In fact, the Property is surrounded by a 14-unit duplex vacation rental compound known as Lizzie Lu’s Island Retreat. The Property Owners had always intended to redevelop the Property to meet the needs of their family, be that through maximizing the development potential for sale or through the development of a larger family compound.

However, on January 22, 2013, the City Commission for the City of Holmes Beach adopted Ordinance 13-03 (the “LAR Ordinance”), which implemented a “living area ratio” restriction for single-family homes and duplexes in the R-2 zoning district. The LAR Ordinance limits construction to a total living area (defined generally as air-conditioned space) based on a percentage of lot area, ranging from 40% down to 34%. Because the Property is approximately 10,826 square feet in size, the more restrictive 34% figure is applied, limiting new construction to approximately 3,680 square feet of total living area. Under the Code prior to the LAR Ordinance (hereinafter “Prior Code”), a property owner could have constructed a home that was limited in size only by a maximum building footprint of 30%, lot coverage restriction of 40%, and applicable height and setback restrictions, which could have yielded a structure as large as 5,500 to 6,000 square feet. This would be the first in a series of ordinances adopted by the City Commission to limit potential development.

On April 9, 2013, the City Commission adopted Ordinance No. 13-05, which prohibited the construction of duplexes that were connected only by the foundation. Under the Prior Code,

duplexes could be constructed connected only by the foundation in order to provide the appearance of separate single-family homes, which were more marketable and desirable than a traditional duplex with a party wall connection.

On June 23, 2015, the City Commission enacted Ordinance 15-10. This ordinance provided for increased setback requirements for pools and related patios or decks, and a new requirement that pools would be counted against required impervious coverage restrictions. These restrictions significantly limited potential development, as pools and related patios would now be required to be located within what was previously the allowable building envelope, and would count against the maximum 40% lot coverage requirements.

On September 8, 2015, the City Commission enacted Ordinance 15-12, which limited new duplex construction to a maximum of two bedrooms per unit, and limited total occupancy to two persons per bedroom. This ordinance also modified the parking requirements related to driveway width and tandem parking, making it more difficult for a property owner to achieve required parking on site, and thus further limiting potential development.

On November 10, 2015, the City Commission enacted Ordinance 15-19, which created additional restrictions related to pools. Most notably, the ordinance limits a duplex project which might ultimately become subject to condominium form of ownership to a maximum of 180 square feet per unit for any combination of pool and spa. It also created a new 10-foot setback from the dividing line between the units, as described in applicable condominium documents.

On February 23, 2016, the City Commission enacted Ordinance 16-02, creating a comprehensive vacation rental regulation and licensing program, including implementing mechanisms to enforce the occupancy limitations.

Through the enacting of Ordinances 13-03, 13-05, 15-10, 15-12, 15-19 and 16-02 (cumulatively the "Development Restrictions"), the City has engaged in a systematic approach to significantly restrict development rights within the R-2 zoning district, resulting in a cumulative inordinate burden on the Property. In August of this year, the Property Owner filed a variance application seeking relief from these Development Restrictions in order to prevent the Property from being inordinately burdened. Two months later the City provided a response letter noting that some or all of the variance requests would not be considered. As such, it was futile to continue in the variance process, so the Property Owner elected to pursue this claim under the Act.

### **The Harris Act**

The Harris Act begins with the following statement of legislative intent:

The Legislature recognizes that some laws, regulations and ordinances of the state and political entities of the state, as applied, may inordinately burden, restrict or limit private property rights without amounting to a taking under the State Constitution or the United States Constitution. The Legislature determines that there is an important state interest in protecting the interests of private property owners from such inordinate burdens. Therefore, it is the intent of the Legislature that, as a separate and distinct cause of action from the law of takings, the Legislature herein provides for relief, or payment of compensation, when a new law, regulation, or ordinance of the state or a political entity in the state, as applied, unfairly affects real property. §70.001(1), *Florida Statutes*.

Specifically, the Act provides that “[w]hen a specific action of a government entity has inordinately burdened an existing use of real property or a vested right to a specific use of real property, the property owner of that real property is entitled to relief, which may include compensation for the actual loss to the fair market value of the real property caused by the action of government, as provided in this section.” §70.001(2), *Florida Statutes*.

The term “existing use” is defined to include the following:

- (1) An actual, present use or activity on the real property, including periods of inactivity which are normally associated with, or are incidental to, the nature or type of use; or
- (2) Activity or such reasonably foreseeable, nonspeculative land uses which are suitable for the subject real property and compatible with adjacent land uses and which have created an existing fair market value in the property greater than the fair market value of the actual, present use or activity on the real property.” §70.001(3)(b), *Florida Statutes*.

The term “inordinate burden” means “that an action of one or more governmental entities has directly restricted or limited the use of real property such that”:

- (1) “the property owner is permanently unable to attain the reasonable, investment-backed expectation for the existing use of the real property or a vested right to a specific use of the real property with respect to the real property as a whole”; or
- (2) “that the property owner is left with existing or vested uses that are unreasonable such that the property owner bears permanently a disproportionate share of the burden imposed for the good of the public,

which in fairness should be borne by the public at large.” §70.001(3)(e), *Florida Statutes*.

The term “action of a governmental entity” means “a specific action of a government entity which affects real property, including action on an application or permit.” §70.001(3)(d), *Florida Statutes*. The term “real property” means “land and includes any appurtenances and improvements to the land.” §70.001(3)(g), *Florida Statutes*.

## **Case Presented**

### **I. Existing Use**

A property owner may establish an “existing use” under the Act by demonstrating that there were reasonably foreseeable, nonspeculative land uses, which were suitable for the property and compatible with adjacent properties, and which created a fair market value that was greater than the actual, present use.

#### **A. Reasonably Foreseeable, Nonspeculative Land Uses**

The development opportunities available to the Property Owners under the Prior Code were beyond reasonably foreseeable and nonspeculative. They were permitted *by right*. The issuance of a building permit for construction of a duplex meeting the requirements of the Land Development Code is a ministerial act by the Building Official, providing for no discretion.

The City Commission regularly lamented during their deliberations that investors were investing large sums of money for property to tear down existing homes and rebuild larger, elevated duplexes that could be used for vacation rentals. It was the proliferation of these types of uses which lead the City to enact the Development Restrictions. Clearly this type of development was foreseeable and nonspeculative under the Prior Code, even to the City.

#### **B. Suitable for the Property/Compatible with Adjacent Land Uses**

The uses allowed under the Prior Code were clearly suitable for the Property and compatible with adjacent land uses. They were permitted by right for decades on every parcel within the R-2 zoning district. In fact, the Property is surrounded by 14 duplex vacation rental units known as Lizzie Lu’s Island Retreat.

#### **C. Created a Fair Market Value Greater Than Actual, Present Use**

As was noted by the City on numerous occasions leading up to and during the adoption of the Development Restrictions, investors were expending large sums of money to purchase property in the City for the express purpose of razing the existing home and rebuilding a larger duplex for vacation rental purposes that would yield higher returns on investment. It was these development rights which created the heightened market values for the parcels within this zoning district, and it was these development rights which the City specifically sought to eliminate.

According to the appraisal report prepared by Bass & Associates, Inc., dated October 5, 2016, and attached hereto ("Appraisal Report") the highest and best use for the Property is for redevelopment as a vacation rental duplex, resulting in the fair market value for the Property being greater than with the actual, present use. This Appraisal Report reviewed the redevelopment potential for the Property by right under the Prior Code, and the trend of recorded sales within the City that resulted in acquisition and redevelopment. The ability to construct additional square footage with large pools and more flexibility by right under the Prior Code had created a fair market value for the Property that was higher than with the use of the existing structure.

## **II. Inordinate Burden**

The existing use of the Property, as established herein, has been inordinately burdened by the actions of the City of Holmes Beach. Once the Property Owners have established the existence of an "existing use", a claim of inordinate burden may be made under the Act by proving either of the following:

### **A. Unable to Attain Investment-Backed Expectations**

The Property Owners took title to the Property in 2011, long before the Development Regulations were ever considered. It was reasonable for the Property Owners to expect that they would be able to one day develop the property in accordance with the existing R-2 zoning regulations, and in the manner that other properties in the zoning district were being developed. As discussed previously, these uses were permitted by right under the Prior Code, and are included under the protection of the Act in its definition of "existing use". Because those development rights no longer exist, the Property Owners are now permanently unable to obtain the investment-backed expectation for the existing use of the Property. Nothing more is required under the Act.

According to the Appraisal Report, the Property has been diminished in value by \$225,000.00 by the City's adoption of the Development Restrictions. This number represents the loss of investment-backed expectations for the Property, and the Property Owners' inability to now obtain that return constitutes an inordinate burden to the Property.

**B. Unreasonable Remaining Use**

The existing uses remaining for the Property are unreasonable in light of the development patterns in this zoning district and particularly in the area around the Property. As has been discussed, property owners throughout the R-2 zoning district have been razing existing structures and building larger duplexes that would yield higher returns on investment, and the Property is surrounded by a 14-unit duplex vacation rental compound. In light of the many property owners in this area who were able to construct the projects that they desired, or were able to capitalize on the investors seeking the development rights, the Property Owners' remaining existing uses are unreasonable.

The Act does not punish local governments who enact regulations intended to serve the greater good of their community, and the wisdom of the City's actions is not at issue. The Act simply requires the local government to provide relief to property owners who are unfairly impacted when a regulation is enacted for the "greater good".

Simply stated it is unfair that these Property Owners, who have had this Property in their family for more than 50 years, must now "take one for the team", so that the City can accomplish their goal of deterring large vacation rental duplexes. The Property Owners are being asked to bear a disproportionate share of the burden imposed by the City for the public good, and in fairness this burden should be borne by the public at large, through the granting of relief or the payment of compensation by the City. This constitutes an inordinate burden to the Property under the Act.

**Prayer for Relief**

The Property Owners seek relief in the form of a permanent exemption from the "Development Restrictions", or in the alternative payment in the amount of \$225,000.00, and such other relief as the court may ultimately deem appropriate.

Respectfully Submitted,



Scott E. Rudacille, Esquire  
Blalock Walters, P.A.  
For the Property Owners

## Exhibit "A"

Commencing at the NW corner of Fraction Section 20, Township 34 South, Range 16 East, Manatee County, Florida, thence run South 51° 35' East, a distance of 231.0 feet; thence North 38° 25' East, a distance of 149.9 feet, more or less, to the Westerly line of Beach Highway; thence run South 18° 43' East along the Westerly line of said Beach Highway a distance of 1298.04 feet; thence North 89° 09' West a distance of 106.13 feet to a point of beginning; thence North 18° 43' West a distance of 179.39 feet; thence South 67° 42' 40" West a distance of 70.0 feet; thence South 22° 07' 20" East a distance of 153.92 feet; thence South 89° 09' East a distance of 64.45 feet to the point of beginning.

**BASS & ASSOCIATES, INC.**  
**CONSULTING APPRAISERS · PLANNERS · ECONOMISTS**

---

Richard W. Bass, MAI/AICP  
State-Certified General Real Estate Appraiser RZ348  
[RikBass@comcast.net](mailto:RikBass@comcast.net)

Robert J. Fletcher, MAI/AICP/CCIM  
State-Certified General Real Estate Appraiser RZ2463  
[BFletcher651@hotmail.com](mailto:BFletcher651@hotmail.com)

Susan M. Fletcher  
State-Certified General Real Estate Appraiser RZ3223  
[SMFletcher@verizon.net](mailto:SMFletcher@verizon.net)

Stephen A. Garcia  
State-Certified Commercial Real Estate Appraiser RZ3690  
[StephenAGarcia@comcast.net](mailto:StephenAGarcia@comcast.net)

Brenda D. Bailey  
State-Certified Residential Real Estate Appraiser RD5594  
[BBaileyAppraiser@yahoo.com](mailto:BBaileyAppraiser@yahoo.com)

Tracy T. Shinkarow  
State-Certified Residential Real Estate Appraiser RD7632  
[TTShink@gmail.com](mailto:TTShink@gmail.com)

**APPRAISAL REPORT**

**A DIMINUTION IN VALUE APPRAISAL  
IMPACT ANALYSIS  
CODE COMPLIANCE  
SITE DEVELOPMENT STANDARDS OF  
ORDINANCE 13-03; 13-05; 15-10; 15-12; 15-19 & 16-02**

**SWACKHAMER INVESTMENTS VI LLC  
BMEEHAN INVESTMENTS VI LLC  
KMEEHAN INVESTMENTS VI LLC  
C/O  
SCOTT E. RUDACILLE, ESQUIRE  
BLALOCK WALTERS  
ATTORNEYS AT LAW  
802 11<sup>TH</sup> STREET WEST  
BRADENTON, FLORIDA 34205**

**DATE OF APPRAISAL  
OCTOBER 5, 2016**

**RETROSPECTIVE DATE OF VALUE  
JANUARY 22, 2013**

**FILE # 16-122M**

**BASS & ASSOCIATES, INC.**  
**CONSULTING APPRAISERS · PLANNERS · ECONOMISTS**

---

Richard W. Bass, MAI/AICP  
State-Certified General Real Estate Appraiser RZ348  
[RikBass@comcast.net](mailto:RikBass@comcast.net)

Robert J. Fletcher, MAI/AICP/CCIM  
State-Certified General Real Estate Appraiser RZ2463  
[BFletch651@hotmail.com](mailto:BFletch651@hotmail.com)

Susan M. Fletcher  
State-Certified General Real Estate Appraiser RZ3223  
[SMFletcher@verizon.net](mailto:SMFletcher@verizon.net)

Stephen A. Garcia  
State-Certified Commercial Real Estate Appraiser RZ3690  
[StephenAGarcia@comcast.net](mailto:StephenAGarcia@comcast.net)

Brenda D. Bailey  
State-Certified Residential Real Estate Appraiser RD5694  
[BBaileyAppraiser@yahoo.com](mailto:BBaileyAppraiser@yahoo.com)

Tracy T. Shinkarow  
State-Certified Residential Real Estate Appraiser RD7632  
[TTShink@gmail.com](mailto:TTShink@gmail.com)

October 5, 2016

Leslie Swackhamer  
c/o  
Scott E. Rudacille, Esquire  
Blalock Walters  
Attorneys at Law  
802 11<sup>th</sup> Street West  
Bradenton, Florida 34205

Re: Impact Analysis - Ordinance 13-03; 13-05; 15-10; 15-12, 15-19 & 16-02  
A Diminution in Value Appraisal  
A Residential Parcel Located at 106 75<sup>th</sup> Street, Holmes Beach, Florida

Dear Mrs. Swackhamer:

As requested we have gathered and analyzed the necessary data in order to assess the impact, if any, of the City of Holmes Beach zoning code relative to Ordinances 13-03, 13-05, 15-10, 15-12, 15-19 and 16-02 relative to site development and occupancy standards. These ordinances amended the maximum improvement size and configuration that can be built within the city, negatively impacts the value of the underlying lands and impacts the number of bedrooms, hence sleeping accommodations.

The subject of this appraisal consists of a residentially zoned lot of record located within the municipal limits of the City of Holmes Beach. The highest and best use of the subject parcel is for redevelopment meeting current market demands relative to FEMA requirements, hurricane standards, style, size and use as a duplex.

Based on the inspection of the subject property, along with the investigation and analyses undertaken, and subject to the General and Special Assumptions and Limiting Conditions, it is our opinion that the market value of the subject property, as of the retrospective date of value, with and without the impact of the referenced ordinance relative site development standards are as follows:

**RETROSPECTIVE OPINIONS OF VALUE  
IMPACT ANALYSIS - DIMINUTION IN VALUE  
LAND VALUE ONLY**

**106 75<sup>th</sup> Street; Holmes Beach**

<b>Before Value:</b>	<b>\$450,000</b>
<b>After Value:</b>	<b><u>\$225,000</u></b>
<b>Diminution in Value:</b>	<b><u>\$225,000</u></b>

Should you have any questions, please do not hesitate to contact either of us.

Respectfully submitted,



**Richard W. Bass, MAI/AICP**  
State-certified General Real Estate Appraiser RZ348

**CERTIFICATE**

I certify that, to the best of my knowledge and belief:

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics & Standards of the Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my impartial, and unbiased professional analyses, opinions, and conclusions.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representative.

I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

I have made a personal exterior inspection of the property that is the subject of this report.

I have provided services relative to the subject properties in the past three years.

As of the date of this report, I have completed the continuing education program of the Appraisal Institute.

Susan Fletcher has provided significant professional assistance in the preparation of this report.



By: Richard W. Bass, MAI/AICP  
State Certified General Real Estate Appraiser RZ348

**TABLE OF CONTENTS**

Cover Page  
Letter of Transmittal  
Certificate of Appraisal  
Table of Contents

**APPRAISAL REPORT**

**SUMMARY INFORMATION AND DEFINITIONS**

Client ..... 1  
Appraiser ..... 1  
Subject Property ..... 1  
Purpose of the Report ..... 1  
Intended Use ..... 2  
Intended Users ..... 2  
Interest Valued ..... 2  
Effective Date of Value ..... 3  
Date of Report ..... 3  
Appraisal Development and Reporting Process ..... 3  
Highest and Best Use ..... 4  
Comparable Market Data ..... 5  
Comparative Analysis ..... 5  
Comparative Analysis Graphics ..... 6  
Impact Analysis - Diminution in Value ..... 9

**ADDENDUM**

Impact Assessment Calculations  
Land Comparables  
General Assumptions and Limiting Conditions  
Appraisers' Qualifications

**APPRAISAL REPORT**

This Appraisal Report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. For this assignment, this "report" presents a discussion of the data, reasoning, and analysis that were used in the appraisal process to develop the appraiser's opinions of value. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below.

**CLIENT:**

**Swackhamer Investments VI LLC**

c/o

Scott E. Rudacille, Esquire

Blalock Walters

Attorneys at Law

802 11<sup>th</sup> Street West

Bradenton, Florida 34205

**APPRAISER:**

Richard W. Bass, MAI/AICP

State-Certified General Real Estate Appraiser RZ348

**SUBJECT:**

Detailed information on the subject property can be found in the Addendum.

Address	106 75 <sup>th</sup> Street; Holmes Beach, Florida 34217
Parcel Identification Number	7127800006
Legal Description	See Survey Page 6
Owners	Swackhamer Investments VI LLC Bmeehan Investments VI LLC Kmeehan Investments VI LLC
Lot Area	10,826 Square Feet
Lot Width	64.45 Feet



**PURPOSE OF THE REPORT:**

The purpose of this appraisal is to render an opinion of market value of the subject "without" consideration of the impact to the highest and best use of the subject property relative to the enactment of Ordinances 13-03, 13-05, 15-10, 15-12, 15-19 and 16-02; and then separately render an opinion of value "with" enforcement of said Ordinances. If applicable, render an opinion of any diminution in value. Additionally, the purpose of the appraisal report is to comply with the Bert J. Harris Jr. Act.

**Definitions**

Market Value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) buyer and seller are typically motivated;
- (2) both parties are well informed or well advised, and acting in what they consider their own best interest;
- (3) a reasonable time is allowed for exposure in the open market;
- (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- (5) the price represents the normal consideration for the property sold unaffected by special; or creative financing or sales concessions granted by anyone associated with the sale.

(Source: Office of the Comptroller of the Currency under 12 CFR, Part 34, Subpart C-Appraisals, 34.42 Definitions.)

Bundle of Rights Theory

The concept that compares property ownership to a bundle of sticks with each stick representing a distinct and separate right of the property owner, e.g., the right to use real estate, to sell it, to lease it, to give it away, or to choose to exercise all or none of these rights.

**INTENDED USE:**

The purpose of this appraisal is to set forth opinions of market value relative to a potential civil law suit concerning the impact on value created by implementation of the above referenced Ordinances.

**INTENDED USER(S):**

The use of our appraisal [opinion(s) of value] is for internal business decisions of the owner(s) of the subject property, their legal counsel and if applicable a court of competent jurisdiction.

**INTEREST VALUED:**

Unencumbered fee simple market value.

**EFFECTIVE DATE OF VALUE:**

The referenced ordinances have been adopted over time, beginning in January 2013 through March 2016.

To measure any impact of these ordinances (which essentially compound the restrictions on development and use) sales occurring prior to January 2013 are relied upon as these sales would not reflect any impact to the existing development standards in place prior to January 22, 2013. Therefore, the effective date of value is the retrospective date of January 22, 2013

**DATE OF REPORT:**

October 5, 2016

**SUMMARY OF APPRAISAL DEVELOPMENT AND REPORTING PROCESS:**

The scope of work in preparing this appraisal, the appraiser;

- (1) Viewed the subject site.
- (2) Gathered and confirmed information on comparable land sales, size, zoning, land use, and location of similar properties;
- (3) Extent of data research, physical & economic factors included analyzing market participant activities for like kind property.
- (4) Considered the applicable development standards pre and post enactment of Ord. 13-03, 13-05, 15-10, 15-12; 15-19 & 16-02.
- (5) Applied the Sales Comparison Approach to land value to arrive at an indication of value.
- (6) Analyzed impact on value using the price per bedroom of the vertical improvements as the unit of comparison.

This "Appraisal Report" is a brief recapitulation of the appraiser's data, analyses, and conclusions. Supporting documentation is retained in the appraiser's file. This appraisal report is also intended to comply with the requirements of the Bert J. Harris Jr. Act.

**HIGHEST AND BEST USE ANALYSIS**

Highest and Best Use is defined by the Appraisal Institute in, The Appraisal of Real Estate as follows:

*The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, and financially feasible and that results in the highest value.<sup>1</sup>*

**Tests of Highest and Best Use**

In analyzing the Highest and Best Use of the subject property, a limited number of physically possible uses are considered. These physically possible uses are then analyzed in light of the highest and best use tests of legality, financial feasibility and maximal productivity of the property.

The tests of highest and best use are normally applied to a property both as if vacant and ready for development and as currently improved.

---

<sup>1</sup> The Appraisal of Real Estate, 14th Edition, Appraisal Institute, Page 333, 2013.

**Highest and Best Use “As Vacant”**

**Physically Possible**

Residential improvements.

**Legally Permissible**

Residential improvements.

**Financially Feasible**

For a project to be financially feasible, it has to provide a positive rate of return for an investor. Investors look to the marketplace to determine the likely investment return of any given property and the riskiness of the investment. These are functions of a properties location, whether it meets a market need, its site utility, its development potential as well as a number of other factors.

**Maximally Productive**

Among the financially feasible uses, that which would likely provide the highest rate of return is the highest and best use, which is for residential improvements consistent with market demands for size and amenities.

**Conclusion, as if vacant**

Before Condition: The highest and best use of the subject site, as if vacant, is for it to be improved with a FEMA consistent residential structure(s) of the same character, class and type as has been constructed within the city of Holmes Beach over the last few years. A redevelopment plan has been outlined for the “before” condition and is contained in the report. This development plan would permit the construction of a duplex property with 2,774 square feet permitted per unit. This sized duplex unit would accommodate a minimum of four bedrooms.

After Condition: The highest and best use of the subject site, as if vacant, is for development along the lines as outlined in our site sketch/analysis which implements the referenced ordinance. The impact of these ordinances reduces the size of each duplex unit to 1,840 square feet in an atypical configuration; and reduces the number of allowable bedrooms to two.

**COMPARABLE MARKET DATA**

The first task is to render a market value opinion for the subject property “as is and as zoned” prior to the enactment of the referenced Ordinances. Comparable sales were researched and analyzed “as if” vacant and available for development to its highest and best use. Detailed support for the subject property’s land value can be found in the Addendum.

The appraiser identified four comparable sales to determine the subject’s “as if” vacant value for the “before” condition. The “before” condition is based on:

- (1) Our independent summary analysis concluding development potential for a duplex with 5,548 square feet of air conditioned living area or 2,774 square feet per unit.
- (2) Research of duplexes built between 2000 and 2011 to determine the average size of units and number of bedrooms per unit.

The unit of comparison is the price per number of bedrooms per unit, which in the “before” condition is determined to be a minimum of 4-bedrooms per unit.

In summary, the conclusion of value is expressed on the subject lots’ potential for redevelopment. Two design concept plans have been prepared for analysis purposes.

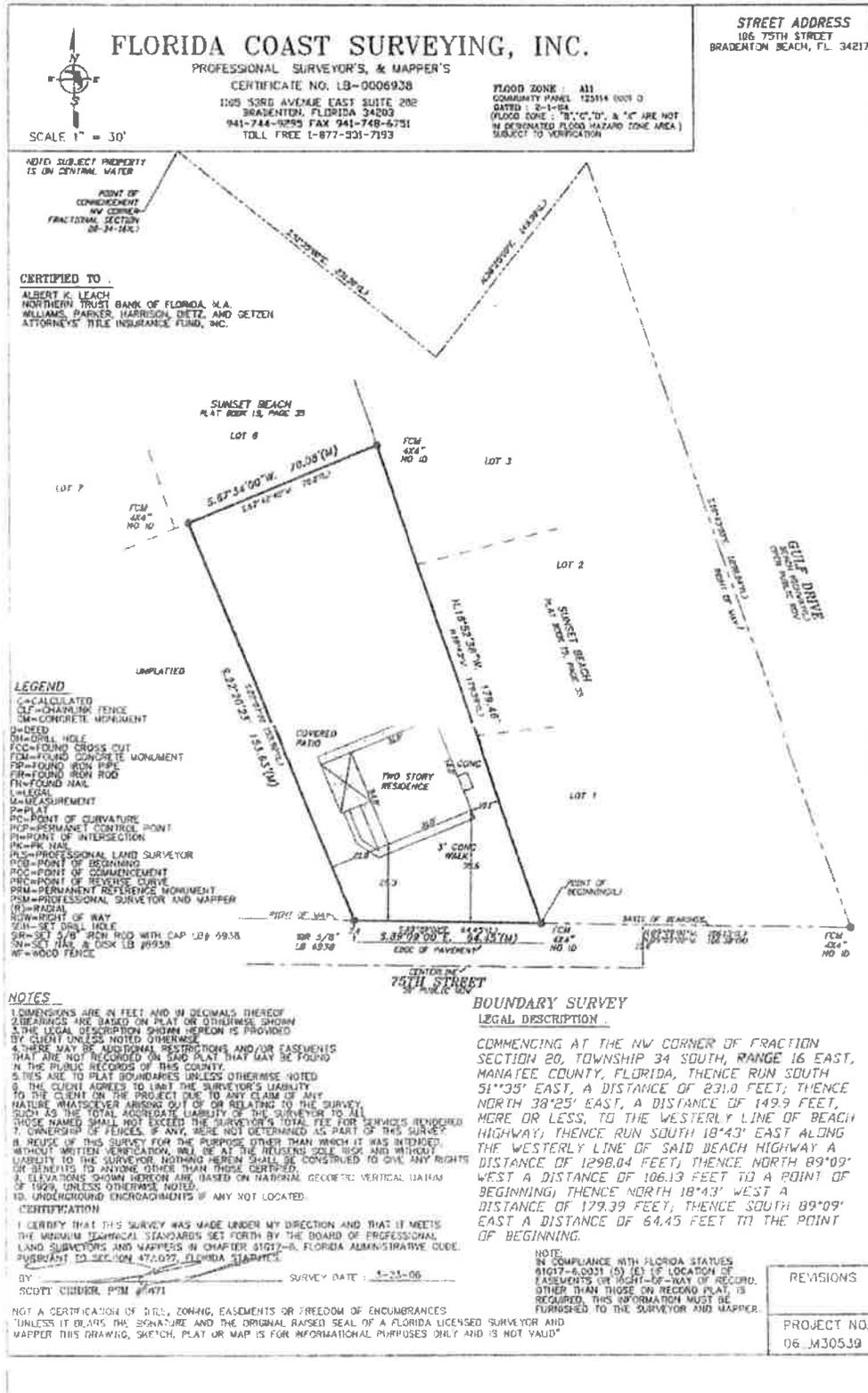
Subject Before:

106 75<sup>th</sup> Street @ 10,826 SF Lot: \$450,000 / 8-Bedrooms = \$56,250/Bedroom

**COMPARATIVE ANALYSIS**

Following is a comparative analysis diagram illustrating the impact of the referenced ordinances to the subject property, in the “before” condition versus the “after” condition.

Our independent summary analysis of the subject in the “after” condition determines a development potential for a duplex with 3,680 square feet of air conditioned area or 1,840 square foot per unit with each unit restricted to having only 2-bedrooms.



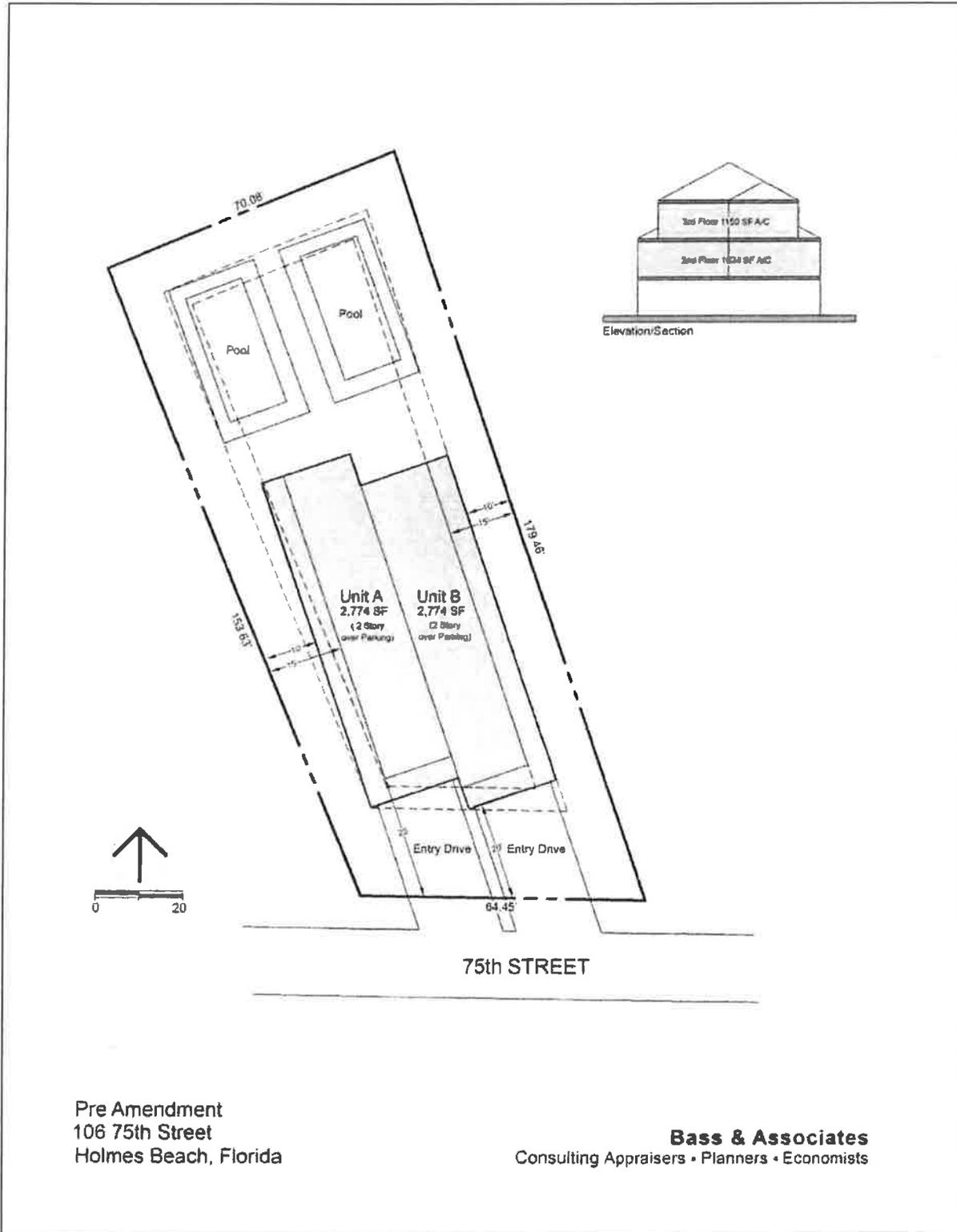
BY: SCOTT CHIDDER, PSM #471

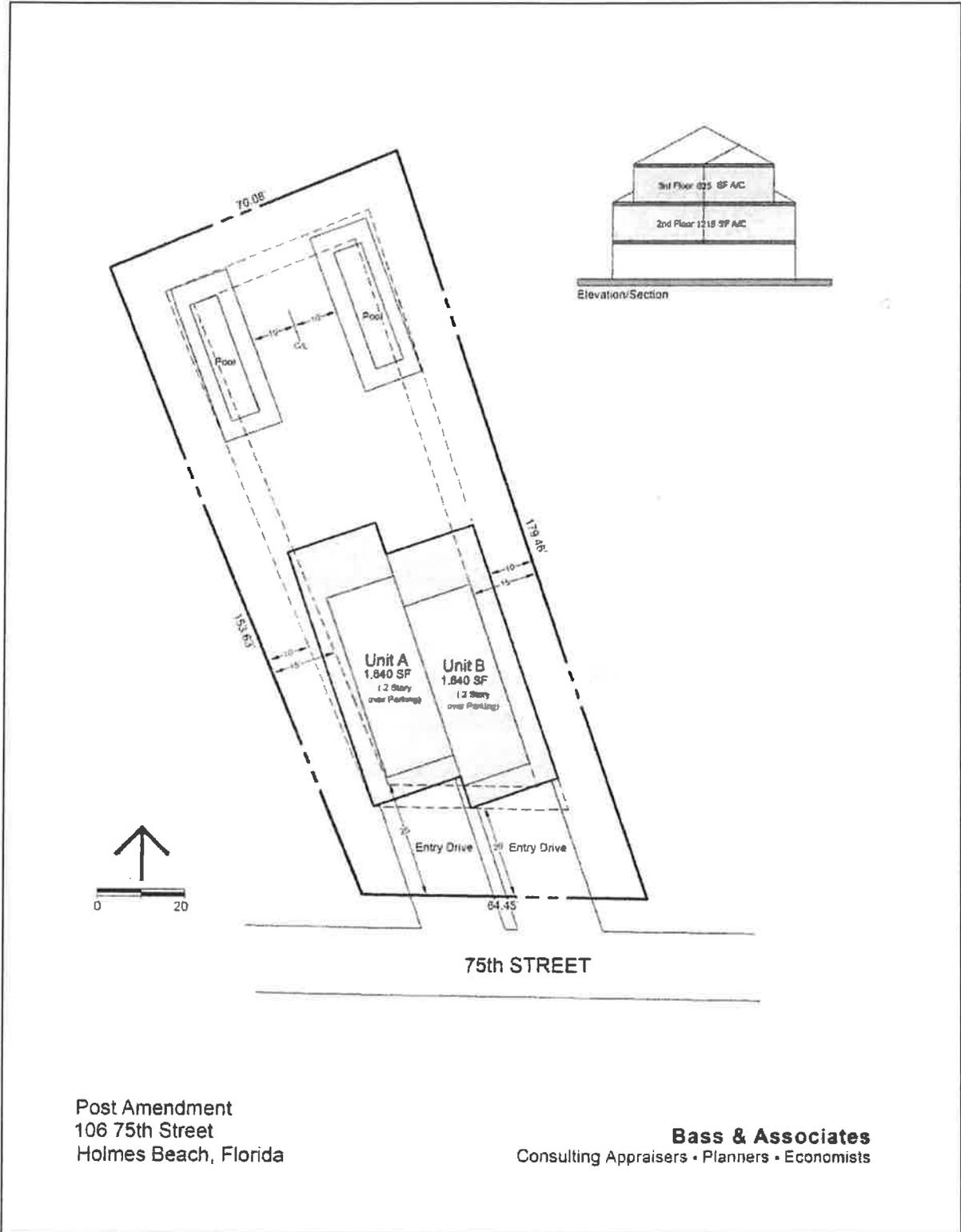
DATE: 5-23-06

NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

**REVISIONS**

PROJECT NO: 06\_M305J9





**IMPACT ANALYSIS - DIMINUTION IN VALUE – LAND VALUE ONLY**

Subject: 106 75<sup>th</sup> Street w/ 8 Bedrooms x \$56,250/Bedroom = \$ 450,000 (rd)

106 75<sup>th</sup> Street w/ 4 Bedrooms x \$56,250/Bedroom = \$ 225,000 (rd)

Therefore, for the subject, the impact on value rounded, is: \$225,000.

It should be noted that this impact analysis does not take into consideration the actual designs imposed on the lot or the homes which can be built “after” the adoption of the referenced ordinances. The imposed design is atypical of homes built on the barrier island over the last five years.

Other impacts of these ordinances cannot be estimated, such as the parking requirements, increased cost of buffering and landscaping, limitation of a nominal pool size and the imposed design criteria of these cited Ordinances.

Each of these ordinances takes away or reduces design flexibility, development potential and increases the cost of development, hence the use of the underlying land.

**ADDENDUM**

**IMPACT ASSESSMENT  
CALCULATIONS**

**A - Pre Amendments - Before Condition**

R-2 Zoning  
10,826 SF Lot 2 Floors over parking  
30% Building Coverage 3248 SF max. (3248 SF shown)  
40% Impervious Surface 4330 SF max. (4148 SF shown)  
2774 SF a/c per unit (1624 SF 2nd + 1150 SF 3rd)  
3248 SF Building Coverage + 900 SF drives  
2 parking spaces under building/unit + offstreet space in drive  
1500 SF Pool Decks  
36' Building height

**B - Post Amendments - After Condition**

R-2 Zoning  
10,826 SF Lot 2 Floors over parking  
30% Building Coverage 3248 SF max. (2430 SF shown)  
40% Impervious Surface 4330 SF max. (4330 SF shown)  
1840 SF a/c per unit (1215 SF 2nd + 625 SF 3rd)  
2430 SF Building Coverage + 900 SF drives + 1000 SF Pools  
10,826 SF lot x .34 LAR (1840 SF/unit) Ord. 13-03  
Max. 2 bedrooms/unit Ord. 15-12  
2 parking spaces under building/unit + offstreet space in drive  
Max. 180 SF pool surface area/unit Ord. 15-19  
36' Building height

Impact Assessment Calculations  
106 75th Street  
Holmes Beach, Florida

**Bass & Associates**  
Consulting Appraisers • Planners • Economists

**“AS IF” VACANT  
RETROSPECTIVE VALUE  
(LAND VALUE)**

**SALES COMPARABLES  
RESIDENTIAL LAND  
16-122M**

	SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4
OR Book & Page		BK 2382 PG 3437	BK 2433 PG 7738	BK 2445 PG 1628	BK 2407 PG 5663
Sale Date		5/27/2011	8/22/2012	11/7/2012	1/19/2012
Location	106 75th Street, Holmes Beach	8105 Gulf Drive, Holmes Beach	7001 Holmes Boulevard, Holmes Beach	302 60th Street, Holmes Beach	120 59th Street, Unit B, Holmes Beach
County	Manatee	Manatee	Manatee	Manatee	Manatee
Use	Residential	Residential	Residential	Residential	Residential
Zoning	R-2	R-2	R-2	R-2	R-2
Location/Frontage	Interior/Half Blk to Beach	Interior/Lakefront	Interior/Lakefront	Corner/3 Blks to Beach	Interior/ Half Blk to Beach
Site Improvements at Sale	House	House	House	None	None
Site Size-Square Feet	10,840	10,373	9,801	10,803	6,250
Effective Sale Price Per Parcel	\$320,000	\$427,900	\$320,000	\$320,000	\$450,000
Effective Price / Square Foot	\$30.85	\$43.66	\$29.62	\$72.00	
<b>TERMS AND CONDITIONS ADJUSTMENTS</b>					
Property Rights	\$0	\$0	\$0	\$0	\$0
Financing	\$0	\$0	\$0	\$0	\$0
Conditions of Sale	\$0	\$0	\$0	\$0	\$0
Market Conditions	\$0	\$0	\$0	\$0	\$0
Adjusted Sale Price	\$320,000	\$427,900	\$320,000	\$450,000	
<b>FEATURE ADJUSTMENTS</b>					
Size	0%	0%	0%	0%	0%
Location/Frontage/Distance From Beach	25%	10%	25%	0%	0%
Zoning	0%	0%	0%	0%	0%
Final Adjusted Sale Price	\$400,000	\$470,690	\$400,000	\$450,000	

<b>Median Price</b>	<b>\$426,000</b>
<b>Mean Price</b>	<b>\$430,173</b>



8105 Gulf Drive; Holmes Beach



7001 Holmes Boulevard; Holmes Beach



302 60<sup>th</sup> Street; Holmes Beach



120 50<sup>th</sup> Street; Unit B; Holmes Beach

**ASSUMPTIONS AND LIMITING  
CONDITIONS**

## **ASSUMPTIONS AND LIMITING CONDITIONS**

A "valuation assignment" is one in which an appraisal is sought. An "appraisal" is defined by USPAP as:

*"the act or process of developing an opinion of value; an opinion of value"*

The following Assumptions and Limiting Conditions apply (as may be applicable by the property type) to this Valuation Assignment

1. As real estate analyst and appraiser, no responsibility is assumed for the legal description or for matters including legal or title considerations. As we are not attorneys, any interpretations or opinions rendered are not legal opinions. Title to the property is assumed to be good and marketable unless otherwise stated.
2. Unless otherwise set forth in our opinion of value, the property is appraised free and clear of any or all liens or encumbrances known to the appraisers.
3. Responsible ownership and competent property management is assumed.
4. It is assumed that there are no hidden or unapparent conditions of the property, subsurface, surface, or structures, that render it more or less valuable. No responsibility is assumed for such conditions or arranging for engineering studies that may be required to discover any defects. We are not trained as home inspectors or building inspectors.
5. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless specific noncompliance is known, defined, and considered in the appraisal report.
6. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a non conformity has been stated, defined, and considered in the appraisal.
7. If no survey of the subject property is provided to the appraiser, it is assumed the legal description and/or current plat obtained from the public records closely delineates said property.
8. The American with Disabilities Act ("ADA") became effective January 26, 1992. I have not made a specific compliance survey or analysis of the subject property or comparables to determine whether or not there is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more elements of Act. If so, this fact could have a negative effect upon the value of the property. Since I have no direct evidence relating to this issue, I did not consider possible noncompliance with the requirements of ADA in estimating the value of the property.
9. Date of value to which conclusions and opinions expressed in this report apply, is set forth in the report. Further, the dollar amount of the value opinion herein rendered is based upon the purchasing power of the U. S. dollar existing on the date of value.
10. Appraiser assumes no responsibility for economic, fiscal or physical factors which may affect the opinion of the appraisal occurring at some date after the date of the value..
11. Appraiser reserves the right to make adjustments to the valuation of the subject property, as may be required by consideration of additional reliable data that may or may not have been discovered at the time of the appraisal or which becomes available after the date of value/appraisal.
12. The opinion of value represents the best opinion of the analyst(s) as of the date of value and for the value of the interested considered. If the appraisal is submitted to an entity other than the identified client, such party should is not an intended user or the appraisal opinion and should not rely upon said opinion and should only consider the subject appraisal in its entirety and only as one factor together with its own independent investment considerations, separately obtained appraisal or review appraisal and their own underwriting criteria, in its overall investment decision.
13. The appraisal has been made in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) as well as the Appraisal Institute's Supplemental Standards.
14. Possession of a printed report or a copy thereof does not carry with it the right of publication, duplication or reliance. It may not be used or relied upon for any purpose by any individual, group, company, governmental entity or corporation other than the identified intended user(s) as set forth within the report.

## **BASS & ASSOCIATES, INC.**

---

15. The appraiser herein by reason of rendering an opinion of value is not required to give further consultation, testimony or be in attendance in any court with reference to the property in question unless such arrangements are in the original engagement agreement or separately agreed to by both parties to said agreement.
16. Should a third party call upon the appraiser for testimony, either expert testimony or fact testimony, as a result of this valuation assignment, the client is responsible for the appraisers' professional fees and direct expenses relative to any inquiry.
17. Neither all nor any part of the contents of the appraisal, expressed either orally or in writing (especially any opinion as to value), the identity of the appraiser or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales materials, or other media without the prior written consent and approval of the client and the appraiser.
18. A diligent effort to verify each comparable sale data. However, if personal contact is not possible, public records will be relied upon for verification. Further, it is recognized that in the confirmation process there exists the potential for misinformation, misleading information and fraudulent information being provided to the appraiser. Should such misinformation, in any form, be provided to the appraiser, no responsibility or liability is assumed by the appraiser. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy. Certain data used in compiling the requested opinion of value will be furnished by the client or others. Such data is assumed to be reliable and is verified when practical. No representations are herein provided as to correctness or accuracy of such third party data.
19. Any photographs which may be a part of the valuation assignment are intended to reflect the general character of the area, the subject and/or comparable data. Said photographs are for illustrative purposes only.
20. Any maps or other graphic devices are intended to be illustrative and general in character and location. The subject property and any comparable properties are best identified by official Appraisers Parcel Number issued by the applicable Office of the County Property Appraiser.
21. If a written report is provided as part of the valuation assignment, used to support an oral opinion of value, said report is conditioned as a preliminary report only and subject to change including Condition Number 13 above, as well as any relevant interpretation or reinterpretation of the applicability of any provision of the Uniform Standards of Professional Appraisal Practice, as may be amended from time to time.
22. Particularly applicable to any assignment which has the potential to result in litigation, any such written appraisal report is done to support said oral testimony only and can only be relied upon as supporting said testimony and not as a free standing document. In such cases, the opinion of value is prepared for the "client" any written report is prepared solely for use by the appraiser.
23. By use of the appraisal report or opinion of value, each party agrees to be bound by all of the Assumptions and Limiting Conditions, and any applicable Hypothetical Conditions and/or Extraordinary Assumptions stated within the final report or final opinion of value.
24. During the research and analysis process of the valuation assignment, additional "specific" assumptions and/or limiting conditions may be appropriate for the opinion of value sought. If so, they will be set forth separately to specifically identify same.
25. Confidentiality of the appraiser/client relationship is controlled by Florida Statutes and applicable implementing Rules, as well as those of professional membership in the Appraisal Institute. The appraiser may not divulge confidential data to third parties without consent of the client. Our understanding of applicable laws and rules of the State of Florida is that they are more restrictive than those of the Gramm-Leach-Bliley Act of 1999.

**QUALIFICATIONS**



**EXPERT WITNESS**

Qualified in Federal and Florida Circuit Courts as an expert witness: Real Estate Appraiser, Land Planner, and Economist.

Topics include: Real Estate Appraisal/Sign Valuation  
Land Planning/Zoning/Comprehensive Planning  
Economist/Marketing

**LOCAL & STATE GOVERNMENT APPOINTMENTS**

- Current** Special Hearing Magistrate - Value Adjustment Board Sarasota County, FL
- Past** State Appraisal Board - Expert witness for the Appraisal Board, Department of Business & Professional Regulation, State of Florida.
- Council Member - Reinventing Government Council,
- Board Member - Rosemary Redevelopment Advisory Board, Sarasota, FL
- Special Hearing Master - Value Adjustment Board, Sarasota County, FL

**LOCAL & STATE GOVERNMENT APPOINTMENTS  
COMMITTEES**

- Past** Save Our Bays Association - President, Board of Directors (local)
- Parking Committee - City of Sarasota Redevelopment Department (local)
- Technical Advisory Committee - City Comprehensive Plan (local)
- School Board Advisory Committee - Sarasota School Board (local)
- Sarasota Chamber of Commerce - Committee for Economic Development (local)

**PUBLICATIONS/ARTICLES**

- If its Zoned, Why Can't I Build On It?, NARA/MU, 1985 Scottsdale, AZ,
- What's a Sign Worth, Death of a Retailer, SignsOfTheTimes, ST Publications, Inc., 1996 Cincinnati, OH
- The Economic Worth of On-Premise Signage, Research and Valuation Techniques, Claus, R. James; Bass, Richard W., 1998 Sherwood, OR
- Are Planners Truly Planning for the Economic Well Being of Their Community and for Themselves, Overview, FPZA, 1998 Tallahassee, FL
- Sign = More Revenue, Fewer Print Ads, SignsOfTheTimes, ST Publications, Inc., Jan. 1999 Cincinnati, OH
- Do Signs Economically Benefit Non-Profits? SignsOfTheTimes, ST Publications, Inc., 2006 Cincinnati, OH
- Valuation of the Primary Guidance System for our Mobile Society, Appraising On-Premise and Other Forms of Signage for Optimal Asset Management; Robert J. Claus, Ph.D., Edwin Baker, Richard Bass, MAI/AICP, Signage Foundation, 2001

**SPEAKING ENGAGEMENTS**

- 1995 - Speaker, ***"Sign Valuation - Case Studies"*** Signs and Land Use Controls Conference, Reston, Virginia
- 1996 - Speaker, ***"Sign Valuation - What's A Sign Worth?"*** Identity Management Conference, Pinehurst, N.C.
- 1998 - Instructor, ***"Appraisal Practices for Valuation/Evaluation of the Commercial/Retail Site and Its Signage"***, including Case Studies, Signage Foundation, Orlando, FL.
- 1998 - Speaker, ***"Establishing Value for a Commercial Site's Visibility Component"***, National Sign Users Conference on Sign Regulations and Marketing, International Sign Association (ISA), Orlando FL.
- 1999 - Speaker, ***"The On-Premise Business Sign, What Its Really Worth & How to Prove It"***, National City Planners & Sign Users Conference, Mid West Sign Association & Signage Foundation for Communication Excellence, Inc., Columbus, OH.
- 2000 - Speaker, ***"The Value of On-Premise Signage and Dealing with Local Government"***, International Council of Shopping Centers, CenterBuild Conference, Scottsdale, AR.
- 2003 - Speaker, ***"The Impact of Sign Regulation on Market Activities and Business Valuation"*** Best Practices Manual Commercial and Political Place Based Speech Regulations, National Signage Research Symposium ; U.S. Small Business Administration & Signage Foundation for Communication Excellence, Inc.
- 2004 - Speaker ***"Commercial and Political Place-Based Speech Regulations"*** Toward a Best Practices Manual, National Signage Research Symposium Workshop; U.S. Small Business Administration & Signage Foundation for Communication Excellence, Inc.
- 2004 - Speaker ***"The Value of On-Premise Signs"*** CLE International, Tampa, Florida.
- 2005 - Speaker ***"Implementation of Best Practices in Commercial Placed-Based Signage"*** National Signage Research Symposium; U.S. Small Business Administration, University of Nevada at Las Vegas College of Business, & Signage Foundation for Communication Excellence, Inc., Las Vegas, NV.
- 2006 - Speaker ***"Valuation of the Primary Guidance System for our Mobile Society, Appraising On-Premise and Other Forms of Signage for Optimal Asset Management"***, Transportation Research Board, National Academy of Science, Washington DC.
- 2006 - Speaker ***"The Advertising Value of Digital Imaging and Signage"***, Case Studies, the Signage and Graphics Summit, SGIA and ISA, Palm Harbor, FL
- 2006 - Speaker ***"Legal & Appraisal Issues"***, Signage and Identity Symposium, Las, Vegas, NV
- 2006 - Instructor ***The Sign Valuation Process and Damage Calculations; Time, Place and Manner Standards for Sign Regulations and Federal Compensation Requirements; Designing Effective Signage and Protecting the right to Use it; Projections and Compensation for the Value of Signage Under Federal Law;*** Signage & Identity Symposium, CLE for Attorneys and Appraisers; U.S. Small Business Administration (SBA) & The Signage Foundation for Communication Excellence, Las Vegas, NV
- 2011 - Speaker ***"An Appraisers View of the Value of Signage"***, Signage and Graphics Summit, ST Media Group International, Tampa, FL
- 2011 - Speaker ***Planning for Sign Code Success***, Seattle, Phoenix & Dallas, Continuing Education, AICP/APA
- 2012 - Speaker ***Planning for Sign Code Success***, Orlando, Continuing Education, AICP/APA
- 2013 Speaker ***Planning for Sign Code Success***, Huntsville, Raleigh-Durham, Continuing Education, AICP/APA

**GENERAL AND APPRAISAL EDUCATION**

- 1976 - Bachelor of Science in Urban Planning & Environmental Management
- 1980 - Transfer of Development Rights (TDR) in Florida
- 1980 - 1A-1: Principles and Practices, AIREA
- 1981 - Transfer of Development Rights (TDR) in the U.S.
- 1983 - 1A-2: Basic Valuation Procedures, AIREA
- 1983 - 1B-1: Capitalization Theory, AIREA
- 1984 - 8-3 Standards of Professional Practice, AIREA
- 1985 - 1B-B Capitalization Theory, AIREA
- 1985 - Marshall & Swift Calculator Method Seminar , Marshall & Swift, Tampa, FL
- 1986 - 1B-A: Capitalization Theory, AIREA
- 1986 - 2-1: Case Studies in Real Estate Valuation, AIREA
- 1986 - HP-12C Basic and Advanced Seminars, AIREA
- 1986 - Analyzing Retail Opportunities, Market & Feasibility Techniques, Georgia Institute of Technology
- 1987 - R41b Seminar
- 1987 - Rates, Ratios & Reasonableness, AIREA
- 1987 - 1986 IRS Tax Code & Real Estate Property Valuation, AIREA
- 1987 - 4: Litigation Valuation, AIREA
- 1988 - Retail Market Analysis-CBD's & Neighborhood by the Georgia Institute
- 1988 - Retail Market Analysis, Georgia Institute of Technology, Atlanta, GA.
- 1989 - Professional Practice, Society of Real Estate Appraisers, Sarasota, FL.
- 1990 - Environmental Assessments for Real Estate; MCC, Bradenton, FL.
- 1991 - Strategic Retail Market Analysis; Georgia Institute of Technology
- 1991 - 8-2: Residential Valuation Appraisal Institute.
- 1991 - Core Law; Florida Real Estate Commission
- 1992 - Standard of Professional Appraisal Practices Parts A & B, Appraisal Institute
- 1992 - EPA's Underground Storage Tank Requirements; Environmental Resource Center
- 1992 - Environmental Site Assessment; Lincoln Graduate Center
- 1993 - Professional Standards, USPAP Update, Core Law for Appraisers, Appraisal Institute
- 1994 - Comprehensive Appraisal Workshop, Ted Whitmer, Dallas, Texas.
- 1994 - Americans With Disabilities Act (ADA) Seminar, Appraisal Institute, Ft. Myers, FL
- 1994 - Sign Regulations, AICP, Chicago, IL
- 1995 - Highest & Best Use and Market Analysis Appraisal Institute, Tampa, FL
- 1996 - Core Law Review Seminar, Sarasota FL
- 1997 - Principles of Business Appraisal, Lincoln Graduate Center, NAMA, Orlando, FL
- 1998 - Transaction Brokerage & Agency, Florida Association of Realtors, Sarasota, FL
- 1998 - Valuation of Detrimental Conditions in Real Estate, Appraisal Institute, Miami, FL.
- 1998 - 430: Standards of Professional Practice, Appraisal Institute, Tampa, FL
- 1998 - Appraisal Practices Valuation/Evaluation of Commercial/Retail Site & Signage, AI, Orlando, FL
- 1999 - 1999 USPAP Review, The Appraisal Foundation, Washington, DC.
- 1999 - 1999 USPAP Instructor Training, The Appraisal Foundation, Washington, DC.
- 1999 - Instructor Seminar, Florida Real Estate Commission & Real Estate Appraisal Board, Bradenton, FL
- 1999 - Florida Core Law, Florida Real Estate Commission, Bradenton, FL
- 2001 - 2001 USPAP Update for Instructors & Regulators, Appraisal Foundation, Orlando, FL
- 2001 - Property Tax in Florida, Lorman Education Services, Sarasota, FL
- 2001 - Developing Golf Courses and Residential Communities, ULI, Charleston, SC
- 2001 - Apartment Appraisal, Appraisal Institute, Tampa, FL
- 2001 - Comprehensive Appraisal Workshop, Ted Whitmer, Tampa, FL
- 2001 - 430 Standards of Professional Practice, Part C, Appraisal Institute, Tampa, FL
- 2002 - 800: Separating Real Property from Intangible Business Assets, Appraisal Institute, Boca Raton, FL
- 2002 - Environmental/Property Damage/Standards/Due Diligence, Valuation Strategies, Ai, Toronto, CA
- 2003 - Instructors Continuing Education Seminar, Florida Real Estate Appraisal Board, Kissimmee FL
- 2004 - The Appraisal of Real Estate Conference, CLE International, (Faculty member) Tampa, FL
- 2004 - Business Practices and Ethics, Appraisal Institute, Boca Raton, FL
- 2004 - Inverse Condemnation, An Appraiser's Dilemma, Appraisal Institute, Boca Raton, FL
- 2004 - USPAP Update & Core Law, McKissock, Sarasota, FL
- 2004 - Appraisers Liability in Residential Appraising, Appraisal Institute, Venice, FL
- 2004 - Appraising the Appraisal: Understanding the Appraisal Review Process, ABA, AI, Sarasota, FL
- 2005 - Instructors Cont. Education, Core Law Update, Appraiser License Law Update, FREC/ FREAB, Sarasota, FL
- 2005 - The Professional's Guide to the URAR Form Report, Appraisal Institute, Ft. Myers, FL
- 2005 - 26<sup>th</sup> Annual Legal Seminar, IAAO, Chicago, IL
- 2006 - Litigation Valuation, Appraisal Institute, Chicago, IL
- 2006 - USPAP Update, McKissock, Sarasota, FL
- 2006 - Eminent Domain, CLE International, Tampa, FL

## BASS & ASSOCIATES, INC.

---

- 2007 - Instructors Cont. Ed., Core Law Update, Appraiser License Law Update, FREC & FREAB Sarasota, FL
- 2007 - Valuing Real Estate in a Changing Market, Institute of Real Estate Studies, Sarasota, FL.
- 2007 - Analyzing Distressed Real Estate, Appraisal Institute, Sarasota, FL.
- 2008 - Florida State Law Update for Real Estate Appraisers, AI, St. Pete, FL
- 2008 - Florida Supervisor Trainee Roles and Rules, AI, St. Pete, FL
- 2008 - AI-100 Summary Appraisal Report Residential, AI, Sarasota, FL
- 2008 - Inspecting the Residential "Green House", AI Rotonda, FL
- 2008 - National USPAP Update, AI, Sarasota, FL
- 2009 - Instructors Cont. Education, Core Law Update, Appraiser License Law Update, FREC/FREAB Sarasota, FL
- 2009 - Department of Revenue, Value Adjustment Board Special Magistrate Training, FL
- 2009 - Business Practices and Ethics, Appraisal Institute, Ft. Lauderdale, FL
- 2010 - Appraisal Curriculum Overview, Appraisal Institute, Orlando, FL
- 2010 - Valuation by Comparison, Residential Analysis & Logic, Appraisal Institute, Bradenton, FL
- 2010 - National USPAP Update, AI, Sarasota, FL
- 2010 - Florida State Law Update for Real Estate Appraisers, Sarasota, FL
- 2010 - Florida Supervisor Trainee Roles and Rules, Sarasota, FL
- 2010 - Valuation of Detrimental Conditions in Real Estate - Update, AI, Tampa, FL
- 2010 - Conservation Easement Valuation, AI, Ft. Lauderdale, FL
- 2011 - Analyzing the Effects of Environmental Contamination on Real Property, AI, Bradenton, FL
- 2012 - Trial Components: Recipe for Success or Failure, AI, Ft. Myers, FL
- 2012 - Fundamentals of Separating Real & Personal Property and Intangible Business Assets, AI, Orlando, FL
- 2012 - National USPAP Update, American Society of Appraisers, Sarasota, FL
- 2012 - Florida State Law Update for Real Estate Appraisers, McKissock, Sarasota, FL
- 2012 - Instructors Cont. Education, Core Law Update, Appraiser License Law Update, FREC/FREAB Sarasota, FL
- 2012 - IRS Valuation, Appraisal Institute
- 2012 - Impairment Testing: The When and How for Financial Reporting, Appraisal Institute
- 2012 - Trial Components: Receipt for success or Failure, Appraisal Institute
- 2013 - The Appraiser as an Expert Witness" Preparation & Testimony, Appraisal Institute, Ft. Lauderdale, FL
- 2013 - Complex Litigation Appraisal Case Studies, Appraisal Institute, Orlando, FL
- 2013 - Reducing Appraisers Liability Using AZ765 ANSI Measuring Standards, Orland, FL
- 2013 - Marina Valuation Overview, Appraisal Institute, Chicago, IL
- 2013 - Instructors Cont. Ed., Core Law Update, Appraiser License Law Update, FREC/FREAB, Palm Beach, FL
- 2013 - USPAP Update, Center of Real Estate Studies, Sarasota, FL
- 2014 - Fannie Mae Appraisal Guidelines, Appraisal Institute, Tampa, FL
- 2014 - Golf Course Property Valuation, Appraisal Institute
- 2014 - Litigation Assignments for Residential Appraisals, Doing Expert Work on Atypical Cases, AI, St. Pete, FL
- 2014 - Fundamentals of Going Concerns, Appraisal Institute
- 2015 - Mold, Pollution and the Appraiser, McKissock
- 2015 - Ohio Fair Housing, McKissock
- 2015 - The Dirty Dozen, McKissock
- 2015 - Mold, Pollution and the Appraiser, McKissock
- 2015 - Introduction to Legal Description, McKissock
- 2015 - Instructors Cont. Education, Core Law Update, Appraiser License Law Update, FREC/FREAB Clearwater, FL
- 2015 - Commercial Cost Approach Certification, Marshall & Swift, New Orleans, LA
- 2016 - National USPAP Update, American Society of Appraisers, Tampa, FL