

AGENDA
Planning Review Committee
Pinellas County Planning Department
310 Court Street, 1st Floor Conference Room
February 8, 2016 – 10:00 AM

Case Summary Review:

1. (Q) [Z-6-3-16](#) (C1 Bank, c/o Trevor Burgess)
2. (Q) [Z/LU-7-3-16](#) (Property Management Enterprises, LLC)
3. (Q) [CU-11-3-16](#) (Silver Mine Gifts, LLC, c/o Ralph W. Goddard)

Note: Q = Quasi-Judicial

CASE SUMMARY
CASE NO. Z-6-3-16
(Quasi-Judicial)

PRC MEETING: February 8, 2016 @ 10:00 AM-1st Floor, Planning Conf Room

LPA HEARING: March 10, 2016 @ 9:00 AM-5th Floor, Board Assembly Room

BCC HEARING: April 26, 2016 @ 6:00 PM-5th Floor, Board Assembly Room

APPLICANT'S NAME: C1 Bank, c/o Trevor Burgess

REQUEST: Zone change from: R-2, Single Family Residential & R-3, Single Family Residential
to: RPD-5-CO, Residential Planned Development, 5 units per acre-Conditional Overlay

Conditional Overlay limiting structure height to 45 feet.

CASE DESCRIPTION: Approximately 6.7 acres located at the northeast corner of 49th Street North and 164th Avenue North in the unincorporated area of Largo (33/29/16/70380/100/0400 & 0300). A legal description is available in file upon request.

APPLICANT/ADDRESS: C1 Bank,
Trevor Burgess
100 5th Street South
St. Petersburg, FL 33701

REP/ADDRESS: Rich Schappacher, P. E.
Schappacher Engineering, LLC
P. O. Box 21203
Bradenton, FL 34204

NOTICES SENT TO: C1 Bank, c/o Trevor Burgess, Rick Schappacher, P. E., Largo, Mike Meidel-Economic Development Council, DOT, Clint Herbic-Pinellas County School Board, Surrounding Owners

EXISTING USE: Vacant

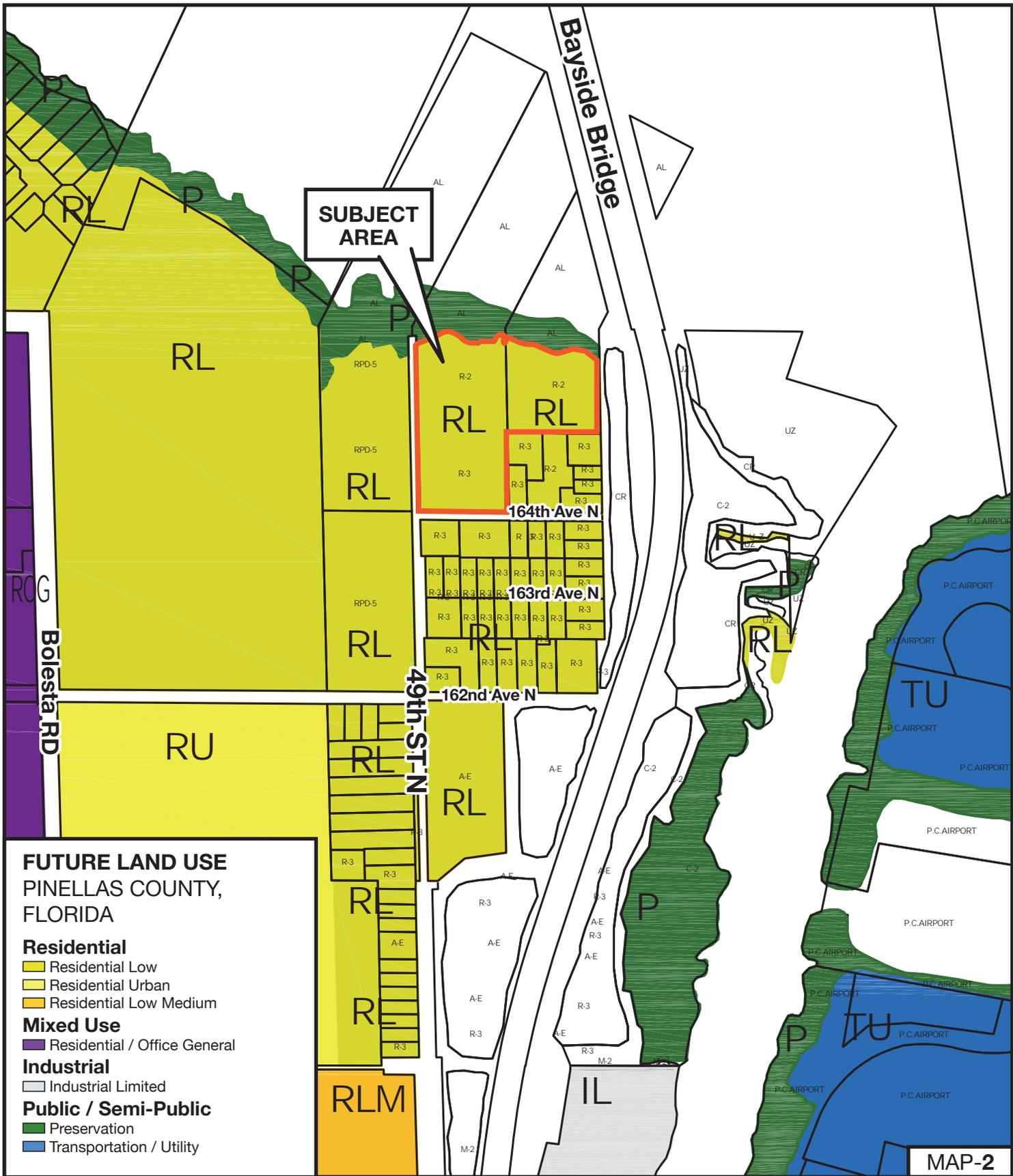
PROPOSED USE: 31 residential units

LAND USE: Residential Low

ZONING: R-2 & R-3

Z16-000002

SUBJECT AREA



**FUTURE LAND USE
PINELLAS COUNTY,
FLORIDA**

Residential

- Residential Low
- Residential Urban
- Residential Low Medium

Mixed Use

- Residential / Office General

Industrial

- Industrial Limited

Public / Semi-Public

- Preservation
- Transportation / Utility

MAP-2

Z-6-3-16

Zoning From: R-2, Single Family Residential & R-3, Single Family Residential
To: RPD-5-CO, Residential Planned Development, 5 units per acre-
 Conditional Overlay
 Conditional Overlay limiting structure height to 45 feet.

Parcel I.D.s 33 /29/16/70380/100/0400 & 0300
 Prepared by: Pinellas County Planning Department January 2016





MAP-3

Z-6-3-16

Zoning From: R-2, Single Family Residential & R-3, Single Family Residential
To: RPD-5-CO, Residential Planned Development, 5 units per acre-
 Conditional Overlay
 Conditional Overlay limiting structure height to 45 feet.

Parcel I.D.s 33 /29/16/70380/100/0400 & 0300
 Prepared by: Pinellas County Planning Department January 2016



SUBJECT AREA

Bayside Bridge

Bolesta RD

49th ST N

164th Ave N

163rd Ave N

162nd Ave N

- Largo
- Unincorporated Area

MAP-4

Z-6-3-16

Zoning From: R-2, Single Family Residential & R-3, Single Family Residential
To: RPD-5-CO, Residential Planned Development, 5 units per acre-
 Conditional Overlay
 Conditional Overlay limiting structure height to 45 feet.



Parcel I.D.s 33 /29/16/70380/100/0400 & 0300
 Prepared by: Pinellas County Planning Department January 2016



1. Owner: C1 Bank, Trevor Burgess
Mailing Address: 100 5th Street South
City: St. Petersburg State: FL Zip Code: 33701 Daytime Phone: (727) 892-3094
Email: Trevor.Burgess@c1bank.com

2. Representative's Name: Rick Schappacher, P.E.
Company Name: Schappacher Engineering, LLC
Mailing Address: P.O. Box 21203
City: Bradenton State: FL Zip Code: 34204 Daytime Phone: (941) 748-8340
Email: rick@schappachereng.com

3. Disclosure information (This information must be supplied pursuant to County Ordinance No. 74-15):

A. If the owner is a corporation, partnership, or trust, list all persons (i.e. partners, corporate officers, all members of the trust) who are a party to such as well as anyone who may have a beneficial interest in the property which would be affected by any ruling on their application.

Specify interest held: _____

B. Is there an existing contract for sale of subject property: _____ Yes No
If yes, list names of all parties to the contract including all partners, corporate officers, and members of any trust:

Is contract conditional or absolute? _____ Conditional _____ Absolute

C. Are there any options to purchase on subject property? _____ Yes No
If so, list names of all parties to option including all partners, corporate officers and members of any trust:

4. This hearing is being requested to consider: Rezone to RPD-5 with Conditional Overlay to limit 45' max height

5. Location of subject property (street address): 49th Street North & 164th Avenue North

6. Legal Description of Property: (attach additional documents if necessary)

See attached

7. Size of Property: _____ feet by _____ feet, 19.87 acres

8. Present zoning classification: R-2 & R-3

9. Present Land Use Map designation: vacant

10. Date subject property acquired: 8/26/13

11. Existing structures and improvements on subject property: None - Vacant Parcel

12. Proposed structures and improvements will be: 31 Residential Units consisting of six buildings with five units each, a recreation area with a managers residence and a pool.

13. I/We believe this application should be granted because (include in your statement sufficient reasons in law and fact to sustain your position.) (If this request is for a determination of Vested Rights/Appeal Determination, applicants are advised to review the procedural and substantive requirements of Pinellas County Ordinances 89-32 and 89-69) (Attach a separate sheet if necessary). We met with County staff in a pre-application meeting back in November and discussed the proper density and zoning for this property. The requested rezoning of RPD-5 is consistent with the surrounding zoning including the County land immediately west of the property. Staff supported the zoning at the pre-app meeting.

14. Has any previous application relating to zoning or land use on this property been filed within the last year? X Yes _____ No When? _____ In whose name? Pinellas County

Briefly state the nature and outcome of the hearing: Pinellas County met on October 20, 2015 and approved to rezone this property back to the previous zoning classification prior to the approval of a previous project that included the County owned land to the west. The approval for that project stated that the land would divert back to the zoning of R-2 & R-3. At the same meeting the board approved to rezone the County land immediately west of the property to RPD-5.

15. Does applicant own any property contiguous to subject property? _____ Yes X No
If so, give complete legal description of contiguous property:

16. The following data and exhibits must be submitted with this application and they become a permanent part of the public records:

- a) Plat, if it will have particular bearing on the subject application.
- b) Certification of Ownership: submit a certificate of a duly licensed title or abstract company, or a licensed attorney-at-law, showing that each applicant is the present title holder of record.
(Warranty deeds, title insurance documents, tax receipts, etc. are not acceptable as proof of ownership.)
- c) Preliminary site plan will be required for conditional use applications only (as specified in the Zoning Ordinance, Section 605.301 - see attached).

CERTIFICATION OF OWNERSHIP

I hereby certify that I have read and understand the contents of this application, and that this application together with all supplemental data and information is a true representation of the facts concerning this request, that this application is made with my approval, as owners and applicant, as evidenced by my signature appearing below. It is hereby acknowledged that the filing of this application does not constitute automatic approval of the request and further that if the request is approved, I will obtain all necessary permits and comply with all applicable orders, codes, conditions and rules and regulations pertaining to the use of the subject property, while under my ownership. I am aware that attendance by me or my authorized representative at all public hearings relative tot this request is required and that failure to attend may result in a denial of the request. It shall be my responsibility to determine time and location of all hearings.

***Signature of Owner or Trustee



Date: 12-24-2015

STATE OF FLORIDA, COUNTY OF PINELLAS

Before me this 24th day of December, 20 15

personally appeared Trevor R. Burgess, President & CEO,
who, being duly sworn, deposes and says that the above is a true and correct certification.

Barbara K. Roberts

(signature) NOTARY PUBLIC



(seal)

***Applications which are filed by corporations must bear the seal of the corporation over the signature of an officer authorized act on behalf o the corporation (Please note question #3).

TITLE CERTIFICATION

LEGAL DESCRIPTION: See Exhibit "A"

I, Ryan Snyder, hereby confirm that title to the real property described in Exhibit "A" attached hereto is vested in C1 Bank, a Florida banking corporation. All property taxes have been paid on the real property described in Exhibit "A" attached hereto as of the date of certification. All mortgages or liens not satisfied or released of record are as follows:

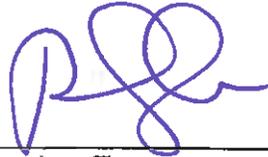
Mortgagee:

None

Official Record Book and Page:

None

WITNESS my hand and official seal at Manatee County, Florida, this 13th day of January, 2016.



Ryan L. Snyder, Esq.
Florida Bar No. 0010849
SNYDER LAW GROUP, P.A.
11031 Gatewood Drive
Bradenton, FL 34211
Telephone: (941) 747-3456
Facsimile: (941) 747-6789
E-mail: ryan@snyderlawgroup.com

Exhibit "A"

PARCEL I:

LOT 3, LESS THE SOUTH 284.85 FEET THEREOF, IN THE NE 1/4 OF SECTION 33, TOWNSHIP 29 SOUTH, RANGE 16 EAST, ACCORDING TO THE PLAT OF PINELLAS GROVES SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA;

AND AN ADJOINING TRACT OF PARTIALLY SUBMERGED LAND IN SECTIONS 28 AND 33, TOWNSHIP 29 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NE CORNER OF SAID SECTION 33, RUN N 89°17'03" W, A DISTANCE OF 670.10 FEET ALONG THE SECTION LINE FOR POINT OF BEGINNING; THENCE S 1°09'53" E, A DISTANCE OF 32.00 FEET TO THE NE CORNER OF SAID LOT 3 OF PINELLAS GROVES IN THE NE 1/4 OF SAID SECTION 33, AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY LINE OF LOT 3, N 89°17'03" W, 335.02 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 3; THENCE N 1°12'16" W, 32.00 FEET TO THE SECTION LINE OF SAID SECTION; THENCE N 27°30'01" E, 881.64 FEET TO THE BULKHEAD LINE; THENCE S 62°29'59" E, 299.10 FEET ALONG THE BULKHEAD LINE; THENCE S 27°30'01" W, 730.01 FEET TO THE POINT OF BEGINNING.

PARCEL II:

LOT 4 IN THE NE 1/4 OF SECTION 33, TOWNSHIP 29 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, ACCORDING TO MAP OF PINELLAS GROVES, RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS AND EXCEPT ROAD RIGHTS-OF-WAY;

TOGETHER WITH A TRACT OF PARTIALLY SUBMERGED LAND IN OLD TAMPA BAY IN SECTION 28 AND 33, TOWNSHIP 29 SOUTH, RANGE 16 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NE CORNER OF SAID SECTION 33 AND RUN N 89°17'03" W, A DISTANCE OF 1005.15 FEET ALONG THE SECTION LINE FOR A POINT OF BEGINNING; THENCE S 01°12'16" E, 32.00 FEET TO THE NE CORNER OF SAID LOT 4; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 4; THENCE N

89°17'03" W, 335.02 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 4; THENCE N 01°14'39" W, 32.00 FEET TO THE SECTION LINE OF SAID SECTION; THENCE N 27°30'01" E, 1032.63 FEET TO THE BULKHEAD LINE; THENCE S 62°29'59" E, 299.10 FEET ALONG THE BULKHEAD; THENCE S 27°30'01" W, 881.64 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS:

A PORTION OF LOTS 3 AND 4 IN THE NE 1/4 OF SECTION 33, TOWNSHIP 29 SOUTH, RANGE 16 EAST, ACCORDING TO THE PLAT OF PINELLAS GROVES SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND A TRACT OF ADJOINING PARTIALLY SUBMERGED LAND IN SECTION 28 & 33, TOWNSHIP 29 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOUND BY MEASURING FROM THE NORTHEAST CORNER OF SAID SECTION 33, N 89°17'03" W, ALONG NORTH LINE OF SAID SECTION, A DISTANCE OF 670.10 FEET TO THE AFOREMENTIONED POINT OF BEGINNING; THENCE LEAVING SAID LINE, S 01°04'58" E, ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 376.13 FEET; THENCE LEAVING SAID LINE, N 89°27'40" W, A DISTANCE OF 334.78 FEET TO A POINT ON THE EAST LINE OF SAID LOT 4; THENCE ALONG SAID EAST LINE OF LOT 4, S 01°09'51" E, A DISTANCE OF 285.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE ALONG THE SOUTH LINE OF SAID LOT 4, N 89°27'40" W, A DISTANCE OF 319.07 FEET; THENCE N 01°14'44" W, A DISTANCE OF 631.10 FEET; THENCE N 89°17'08" W, A DISTANCE OF 15.00 FEET; THENCE N 01°14'39" W, A DISTANCE OF 32.00 FEET TO A POINT ON THE AFOREMENTIONED NORTH LINE OF SECTION 33; THENCE N 27°30'01" E, A DISTANCE OF 1032.63 FEET TO THE BULKHEAD LINE; THENCE ALONG SAID BULKHEAD LINE S 62°29'59" E, A DISTANCE OF 598.20 FEET; THENCE S 27°30'01" W, A DISTANCE OF 730.01 FEET TO THE POINT OF BEGINNING.

CIRCUIT/COUNTY COURT
PINELLAS COUNTY, FLORIDA
CIVIL DIVISION

UCN: 522011CA006109XXCIGI

REF: 11006109CI
Doc Stamps Owed \$0.70

FIRST COMMUNITY BANK OF AMERICA
Plaintiff

VS.

BRODERICK, ROGER B ; STROSS, JOHN E ; ALL OTHER PARTIES ;
BAYSIDE RESERVES INC A FLORIDA CORPORATION
Defendant

CERTIFICATE OF TITLE

The undersigned Clerk of the Circuit Court certifies that he executed and filed a Certificate of Sale in this action on March 29, 2012, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Pinellas County, Florida:

- SEE ATTACHMENT -

was sold to: FIRST COMMUNITY BANK OF AMERICA, A FEDERAL STOCK SAVINGS BANK
whose address is
c/o COMMUNITY BANK AND COMPANY 6100 4th Street North
ST PETERSBURG, FL 33703

WITNESS my hand and the seal of this court on April 12, 2012.



KEN BURKE
Clerk of the Circuit Court

B. *[Signature]*
Deputy Clerk

PARCEL I:

LOT 3, LESS THE SOUTH 284.85 FEET THEREOF, IN THE NE 1/4 OF SECTION 33, TOWNSHIP 29 SOUTH, RANGE 16 EAST, ACCORDING TO THE FLAT OF PINELLAS GROVES SUBDIVISION, AS RECORDED IN FLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA;

AND AN ADJOINING TRACT OF PARTIALLY SUBMERGED LAND IN SECTIONS 28 AND 33, TOWNSHIP 29 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NE CORNER OF SAID SECTION 33, RUN N 89°17'03" W., A DISTANCE OF 670.10 FEET ALONG THE SECTION LINE FOR POINT OF BEGINNING; THENCE S 1°09'33" E., A DISTANCE OF 32.00 FEET TO THE NE CORNER OF SAID LOT 3 OF PINELLAS GROVES IN THE NE 1/4 OF SAID SECTION 33, AS RECORDED IN FLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY LINE OF LOT 3, N 89°17'03" W., 335.02 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 3; THENCE N 1°17'16" W., 32.00 FEET TO THE SECTION LINE OF SAID SECTION; THENCE N 27°20'01" E., 881.64 FEET TO THE BULKHEAD LINE; THENCE S 62°29'59" E., 299.10 FEET ALONG THE BULKHEAD LINE; THENCE S 27°29'21" W., 730.01 FEET TO THE POINT OF BEGINNING.

PARCEL II:

LOT 4 IN THE NE 1/4 OF SECTION 33, TOWNSHIP 29 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, ACCORDING TO MAP OF PINELLAS GROVES, RECORDED IN FLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS AND EXCEPT ROAD RIGHTS-OF-WAY;

TOGETHER WITH A TRACT OF PARTIALLY SUBMERGED LAND IN OLD TAMPA BAY IN SECTION 28 AND 33, TOWNSHIP 29 SOUTH, RANGE 16 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NE CORNER OF SAID SECTION 33 AND RUN N 89°17'03" W, A DISTANCE OF 1085.15 FEET ALONG THE SECTION LINE FOR A POINT OF BEGINNING; THENCE S 01°12'16" E, 32.00 FEET TO THE NE CORNER OF SAID LOT 4; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 4; THENCE N 89°17'03" W, 335.82 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 4; THENCE N 01°14'39" W, 32.00 FEET TO THE SECTION LINE OF SAID SECTION; THENCE N 27°30'01" E, 1032.63 FEET TO THE BULKHEAD LINE; THENCE S 62°29'59" E, 299.10 FEET ALONG THE BULKHEAD; THENCE S 27°30'01" W, 881.64 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS:

A PORTION OF LOTS 3 AND 4 IN THE NE 1/4 OF SECTION 33, TOWNSHIP 29 SOUTH, RANGE 16 EAST, ACCORDING TO THE PLAT OF PINELLAS GROVES SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND A TRACT OF ADJOINING PARTIALLY SUBMERGED LAND IN SECTION 28 & 33, TOWNSHIP 29 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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COPY

UNOFFICIAL

CASE SUMMARY
CASE NO. Z/LU-7-3-16
(Quasi-Judicial)

PRC MEETING: February 8, 2016 @ 10:00 AM-1st Floor, Planning Conf Room

LPA HEARING: March 10, 2016 @ 9:00 AM-5th Floor, Board Assembly Room

BCC HEARING: April 26, 2016 @ 6:00 PM-5th Floor, Board Assembly Room

PPC HEARING: June 8, 2016 @ 3:00 PM-5th Floor, Board Assembly Room

FINAL DETERMINATION BY: July 19, 2016 @ 6:00 PM

APPLICANT'S NAME: Property Management Enterprises, LLC

REQUEST: Zone change from: R-4, One, Two & Three Family Residential
to: C-2, General Retail Commercial & Limited Services

Land Use change from: Residential Low
to: Commercial General

CASE DESCRIPTION: Approximately 0.3 acre located at the northwest intersection of 54th Avenue North and Interstate-275 in Lealman (35/30/16/74340/009/0080 & 0090). A legal description is available in file upon request.

APPLICANT/ADDRESS: Property Management Enterprise, LLC
1117 Rushmore Drive
Holiday, FL 34690

REP/ADDRESS: Sage Davis
Imperio Real Estate
111 2nd Avenue NE, Ste 903
St. Petersburg, FL 33701

NOTICES SENT TO: Property Management Enterprises, LLC, Sage Davis, Mike Meidel-
Economic Development Council, DOT, Clint Herbic-Pinellas County
School Board, BCC Office & Surrounding Owners

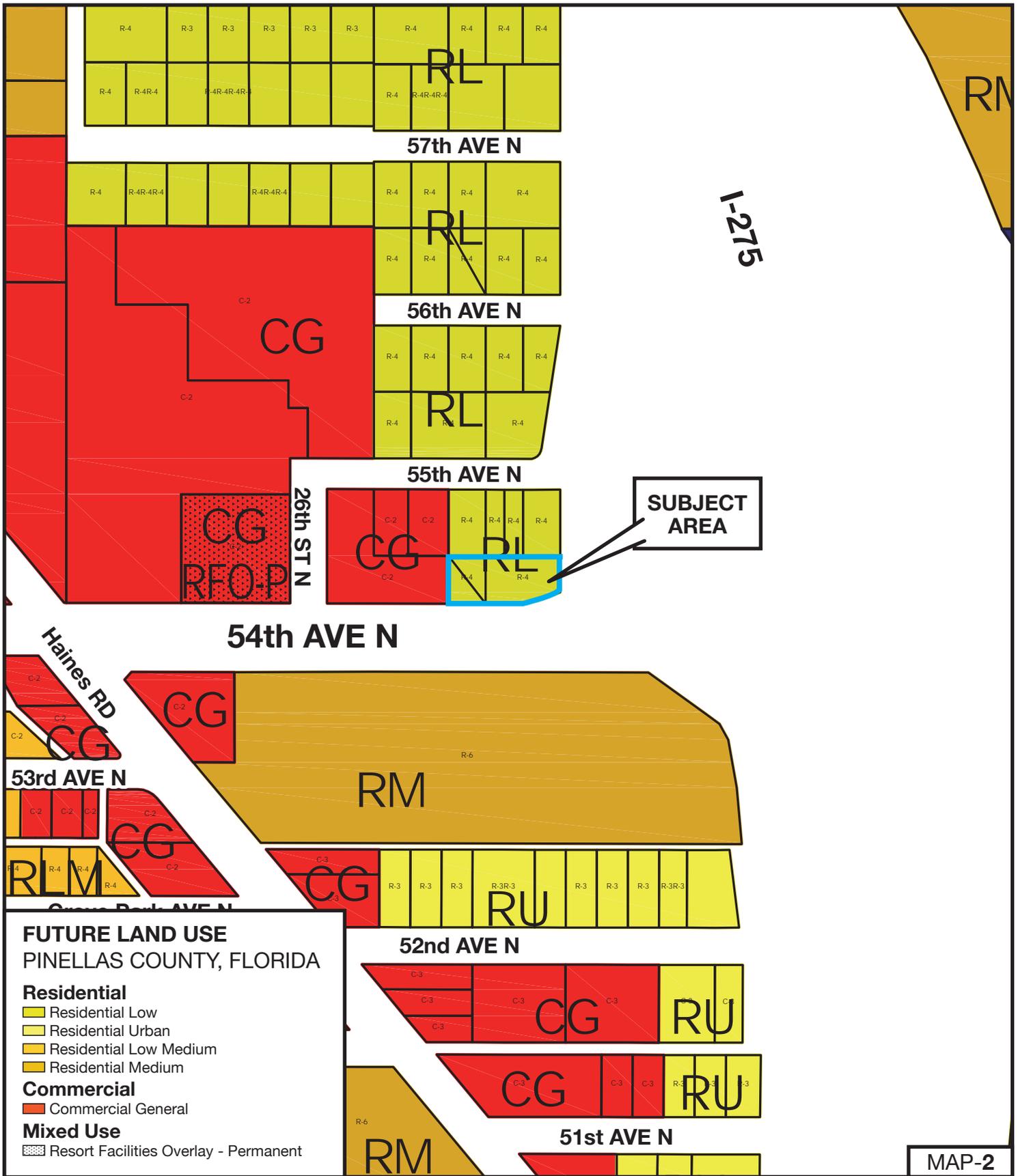
EXISTING USE: Single Family Home

PROPOSED USE: Restaurant

LAND USE: Residential Low

ZONING: R-4

Z16-000001



FUTURE LAND USE
 PINELLAS COUNTY, FLORIDA

Residential

- Residential Low
- Residential Urban
- Residential Low Medium
- Residential Medium

Commercial

- Commercial General

Mixed Use

- Resort Facilities Overlay - Permanent

MAP-2

Z/LU-7-3-16	Zoning From: R-4, One, Two & Three Family Residential To: C-2, General Retail Commercial & Limited Services
	Land Use From: Residential Low To: Commercial General
Parcel I.D. 35/30/16/74340/009/0080 & 0090 Prepared by: Pinellas County Planning Department January 2016	



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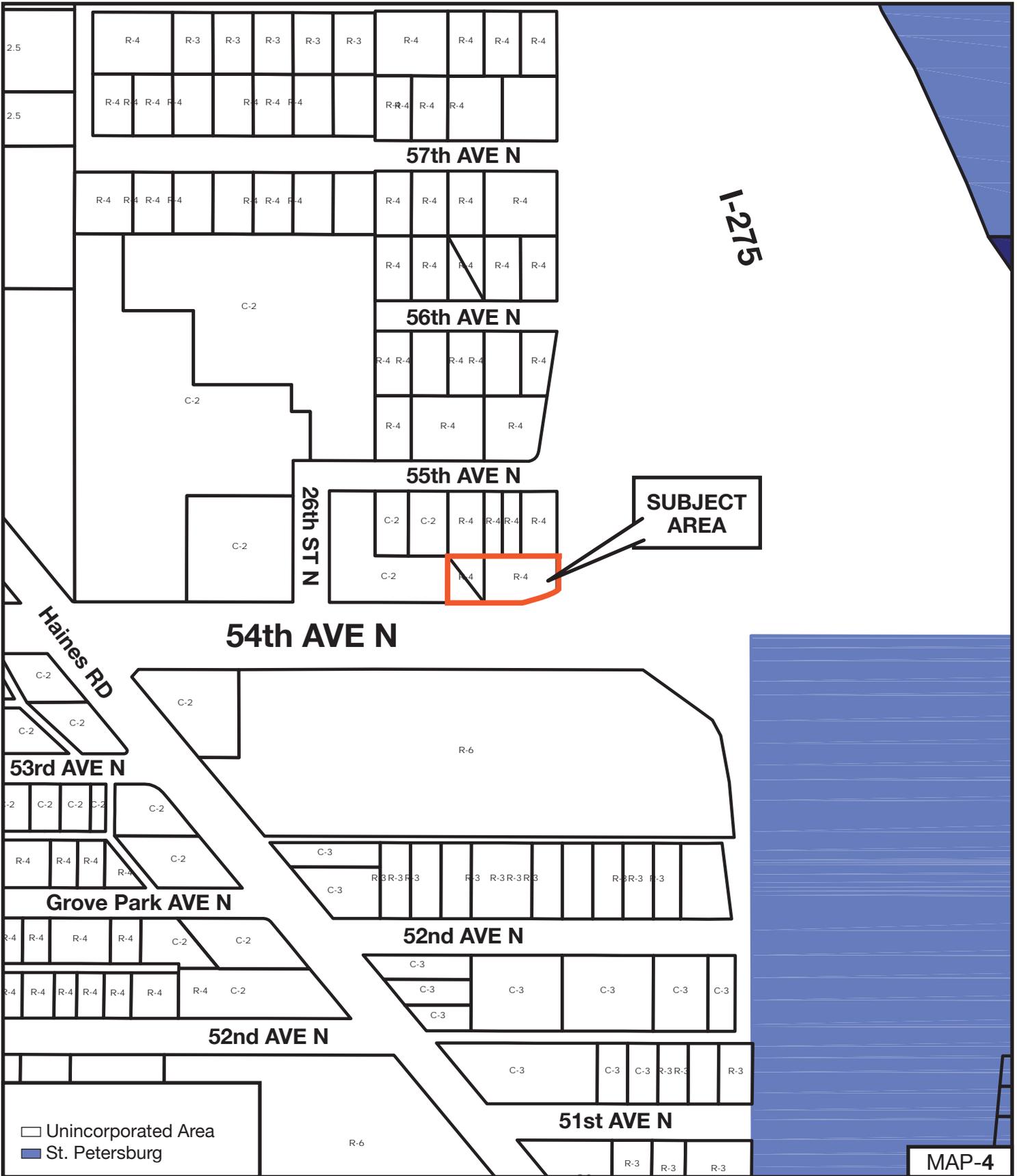
Z/LU-7-3-16

Zoning From: R-4, One, Two & Three Family Residential
 To: C-2, General Retail Commercial & Limited Services
Land Use From: Residential Low
 To: Commercial General

Parcel I.D. 35/30/16/74340/009/0080 & 0090
 Prepared by: Pinellas County Planning Department January 2016



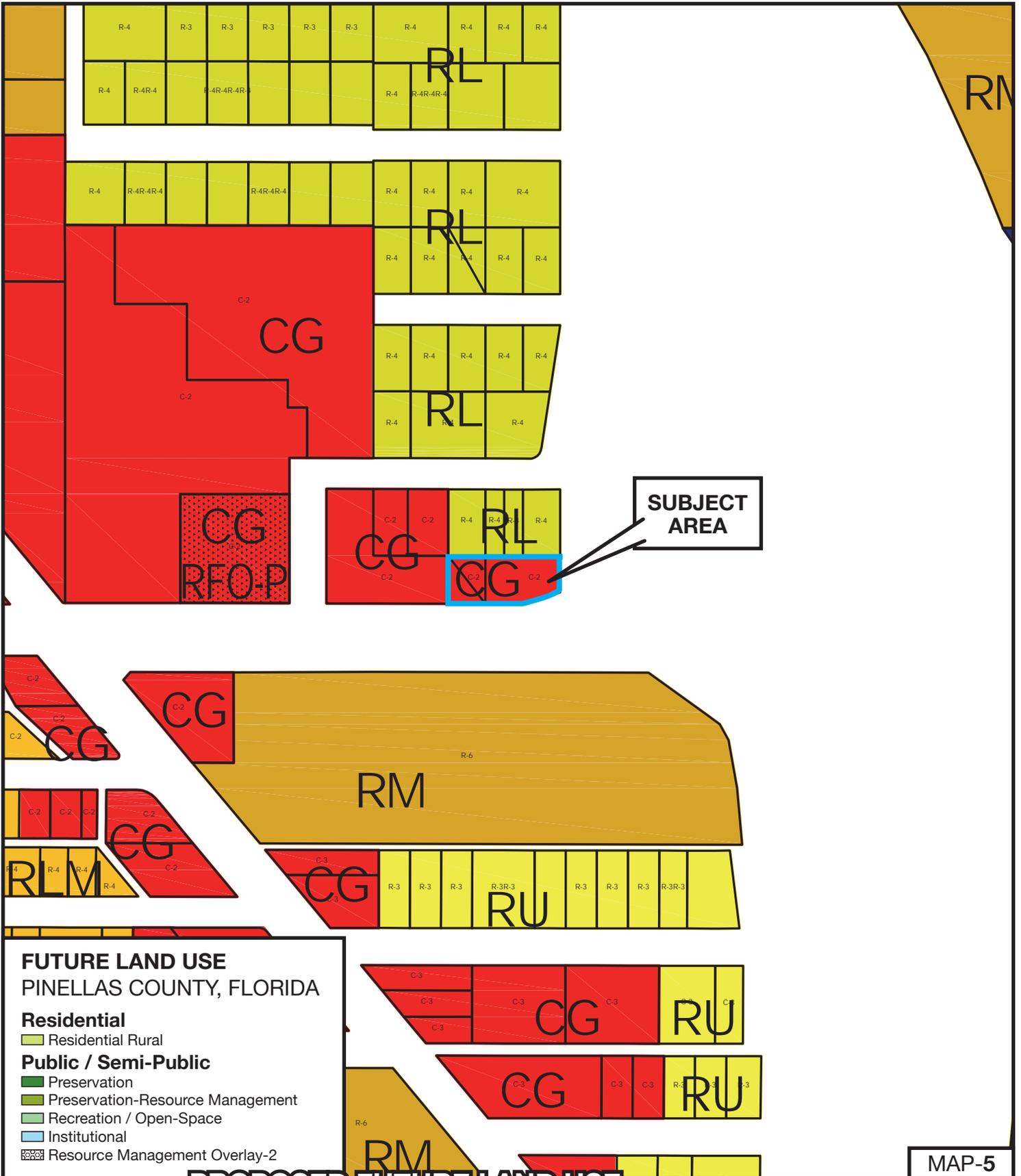
MAP-3



Unincorporated Area
 St. Petersburg

MAP-4

<p>Z/LU-7-3-16</p>	<p>Zoning From: R-4, One, Two & Three Family Residential To: C-2, General Retail Commercial & Limited Services</p>		
	<p>Land Use From: Residential Low To: Commercial General</p>		
<p>Parcel I.D. 35/30/16/74340/009/0080 & 0090 Prepared by: Pinellas County Planning Department January 2016</p>			



FUTURE LAND USE
 PINELLAS COUNTY, FLORIDA

Residential

- Residential Rural

Public / Semi-Public

- Preservation
- Preservation-Resource Management
- Recreation / Open-Space
- Institutional
- Resource Management Overlay-2

PROPOSED FUTURE LAND USE

MAP-5

Z/LU-7-3-16	Zoning From: R-4, One, Two & Three Family Residential To: C-2, General Retail Commercial & Limited Services
	Land Use From: Residential Low To: Commercial General
Parcel I.D. 35/30/16/74340/009/0080 & 0090 Prepared by: Pinellas County Planning Department January 2016	

1. Owner: Property Management Enterprises, LLC.
Mailing Address: 1117 Rushmore Dr.
City: Holiday State: Fl Zip Code: 34690 Daytime Phone: (941) 224-5908
Email: jersnyder12@gmail.com

2. Representative's Name: Sage Davis
Company Name: Imperio Real Estate
Mailing Address: 111 2nd Ave. NE Ste 903
City: St. Petersburg State: Fl Zip Code: 33701 Daytime Phone: (727) 748-6332
Email: sage449@gmail.com

3. Disclosure information (This information must be supplied pursuant to County Ordinance No. 74-15):

A. If the owner is a corporation, partnership, or trust, list all persons (i.e. partners, corporate officers, all members of the trust) who are a party to such as well as anyone who may have a beneficial interest in the property which would be affected by any ruling on their application.

Gerald J. Snyder

Specify interest held: Sole Owner

B. Is there an existing contract for sale of subject property: Yes No
If yes, list names of all parties to the contract including all partners, corporate officers, and members of any trust:

Is contract conditional or absolute? Conditional Absolute

C. Are there any options to purchase on subject property? Yes No
If so, list names of all parties to option including all partners, corporate officers and members of any trust:

FLUM From RL → CG Zoning
R4-C2

4. This hearing is being requested to consider: Rezoning a portion of the Property

5. Location of subject property (street address): 2504 55th Ave. N. St. Petersburg, FL 33714

6. Legal Description of Property: (attach additional documents if necessary)

~~Lot 2, less the East 1/2, Block 9, Erie Renwick No. 4, According to the Plat thereof recorded in Plat Book 9, Page 17, Public Records of Pinellas County, Florida. Together With: Lot 1 and the East 1/2 Half of Lot 2 and all of Lots 8-10, Less that Certain Portion Described in Official Records Book 3380, Page 197, Public Records of Pinellas County, Florida, for Road Right of Way.~~

7. Size of Property: See Survey feet by See Survey feet, See Survey acres

8. Present zoning classification: R4

9. Present Land Use Map designation: RL

10. Date subject property acquired: NOV-15

11. Existing structures and improvements on subject property:

~~1~~ residences

12. Proposed structures and improvements will be:

~~Rezone frontage on 54th Ave. N. to commercial for a retail use.~~

13. I/We believe this application should be granted because (include in your statement sufficient reasons in law and fact to sustain your position.) (If this request is for a determination of Vested Rights/Appeal Determination, applicants are advised to review the procedural and substantive requirements of Pinellas County Ordinances 89-32 and 89-69) (Attach a separate sheet if necessary).

~~The Property in its current configuration, is not conducive to residential living due to noise from 54th Ave. N. Rezoning the front portion of the Property will provide a buffer to the resided to the North.~~

14. Has any previous application relating to zoning or land use on this property been filed within the last year?
 Yes No When? _____ In whose name? _____

Briefly state the nature and outcome of the hearing:

15. Does applicant own any property contiguous to subject property? Yes No
If so, give complete legal description of contiguous property:

PROPERTY TO NORTH

16. The following data and exhibits must be submitted with this application and they become a permanent part of the public records:

- a) Plat, if it will have particular bearing on the subject application.
- b) Certification of Ownership: submit a certificate of a duly licensed title or abstract company, or a licensed attorney-at-law, showing that each applicant is the present title holder of record.
(Warranty deeds, title insurance documents, tax receipts, etc. are not acceptable as proof of ownership.)
- c) Preliminary site plan will be required for conditional use applications only (as specified in the Zoning Ordinance, Section 605.301 - see attached).

CERTIFICATION OF OWNERSHIP

I hereby certify that I have read and understand the contents of this application, and that this application together with all supplemental data and information is a true representation of the facts concerning this request, that this application is made with my approval, as owners and applicant, as evidenced by my signature appearing below. It is hereby acknowledged that the filing of this application does not constitute automatic approval of the request and further that if the request is approved, I will obtain all necessary permits and comply with all applicable orders, codes, conditions and rules and regulations pertaining to the use of the subject property, while under my ownership. I am aware that attendance by me or my authorized representative at all public hearings relative tot this request is required and that failure to attend may result in a denial of the request. It shall be my responsibility to determine time and location of all hearings.

Gerard Snyder
***Signature of Owner or Trustee

Date: 1/6/2016

STATE OF FLORIDA, COUNTY OF PINELLAS

Before me this 6th day of Jan, 20 16

personally appeared Gerard Snyder
who, being duly sworn, deposes and says that the above is a true and correct certification.

[Signature]
(signature) NOTARY PUBLIC



Melissa Birss
State of Florida
My Commission Expires 08/23/2019
Commission No. FF 911727

(seal)

***Applications which are filed by corporations must bear the seal of the corporation over the signature of an officer authorized act on behalf o the corporation (Please note question #3).

JOHN PETER BARIE

AIA Emeritus, CNU-Accredited

December 6, 2015

MEMORANDUM

To: Sage Davis
John Periera

Project: Site Development Studies - on going
2500, 2510, 2504, 2512 55th and 54th Avenue N, St. Petersburg, FL 33714

Project # 2015-10-01

Subject: Site Development Narrative

1. Initial study explored a "Subway" type use to understand site capacity. That study was documented via Drawing SP-1 dated 11-19-15.
2. Zoning:
 - a. C-1 District does not allow restaurants with drive-thru services, therefore such a use would require C-2 designation.
 - b. Setbacks: front yard - 25', side yard (east) 20', side yard (west) 3' buffer, Rear yard (abuts residential) 3' buffer
 - c. Maximum Area of land coverage = FAR 0.35
 - d. Vacant lot fronting 54th Av N = 13,320 sf - to be verified
 - e. Vacant lot fronting 54th Av N = 1,500 sf
 - f. Parking - eating & drinking
 - i. Patron space 1 car/60 Sf
 - ii. Other space (back of the house) 1 car/400 sf
 - iii. Parking stalls 1'x18' or 9'x18' (assumes tire stop to shorten depth of space)
 - iv. Drive aisle = 24'
 - v. Stacking lane width = 12'
 - g. Trash = 1 space 12' wide with protective fencing all sides
 - h. Entrance (curb cut on 54th Ave N) 24' wide shared with adjacent property 12' wide each

Note: For purposes of this study

- Patron Area assumed 22'x30' = 660 sf / 60 = 11 cars
 - Other area 28'x30' = 840 sf / 400 = 2.1 cars - Say 3
 - Total required = 14 spaces
 - Accessible parking = 1 of the 14
 - i. Drive thru stacking = 8 spaces required (assumes 1 lane).
3. Basic Assumption - Building Prototype 30' x 50' footprint



The John Barie Design Studio
2121 First Street NE Saint Petersburg, Florida 33704
727.437.9698 ■ jpbarie.architect@gmail.com

4. Option 1 - study drive-thru possibility - see Drawing SP-2 dated 12-4-15
 - a. This drive-thru layout shows the building with the long axis running east-west and a U-shaped drive-thru. Stacking is shown for 7 cars and it assumed the 8th stacking space would be at the pick-up window. That needs to be verified and also note the location is well forward of a typical drive-thru configuration.
 - b. To accommodate the drive-thru it is necessary to encroach into the adjacent residential property by 12' reducing the depth of that property from 107' to 95'.
 - c. A potential issue is the width/depth required in a C-2 District which reads 80' wide x 100' deep. The "depth" off 54th Av is only 76'.
 - d. Storm Water Detention is accounted for with a potential surface area of 1,500 sf (20'x75'). Precise storm water detention requirements still need to be determined.
5. Option 2 - alternate drive-thru possibility - see Drawing SP-3 dated 12-4-15
 - a. The building is rotated so the long axis runs north-south. This allows more opportunity to accommodate 8 stacked cars, however the "pick-up" location is awkward.
 - b. Storm water detention is minimal in this scenario.
 - c. As with Option 1 it is necessary to encroach into the adjacent residential property by 12'.
6. It is possible to maintain all setbacks on the residential property, except the westerly building is now only 25' from 55th Av N



4260 Central Ave. St. Petersburg, FL 33711
support@soletitle.com | 727.565.0548

January 21, 2016

Mr. Sam Ball
440 Court Street
Clearwater, FL 33756

RE: Property Management Enterprises, LLC
2504 55th Ave N, St. Petersburg, FL 33714

Dear Mr. Ball:

This firm facilitated the sale of the above referenced property to Property Management Enterprises, LLC. This letter is in reference to Property Management Enterprises, LLC, a North Carolina limited liability company, and the ownership interest owned by Gerald Snyder. Gerald Snyder became an owner and the Managing Member of Property Management Enterprises, LLC on August 18, 2015 when he was transferred the shares previously belonging to his son, Justin Snyder, a former Manager. Pursuant to the Consent signed by all members, Gerald Snyder is now an owner in the LLC as well as a Manager and as such, is authorized to carry out Manager functions. (See Consent attached hereto).

On September 1, 2015, Gerald Snyder, on behalf of Property Management Enterprises, LLC, purchased the following property: (See Deed attached hereto).

Address: 2500, 2510, 2512, 2504 55th Ave N & 0 54th Ave N, St. Petersburg, FL 33714

Legal Descriptions:

Parcel 1:

Lot 1, Block 9, ERLE RENWICK NO. 4, according to plat thereof as recorded in Plat Book 9, Page 17, of the Public Records of Pinellas County, Florida.

Parcel # 35/30/16/74340/009/0010

Parcel 2:

East 1/2 of Lot 2, Block 9, ERLE RENWICK NO. 4, according to plat thereof as recorded in Plat Book 9, Page 17, of the Public Records of Pinellas County, Florida.

Parcel # 35/30/16/74340/009/0020

Parcel 3:

Parcel 3:

Lots 9 and 10 less that certain portion described in Official Records Book 3380, Page 197, Public Records of Pinellas County, Florida, for road right-of-way, Block 9, ERLE RENWICK NO. 4, according to plat thereof as recorded in Plat Book 9, Page 17, of the Public Records of Pinellas County, Florida.

Parcel # 35/30/16/74340/009/0090

Parcel 4:

Lot 2, less the East 1/2, Block 9, ERLE RENWICK NO. 4, according to the plat thereof recorded in Plat Book 9, Page 17, of the Public Records of Pinellas County, Florida.

Parcel # 35/30/16/74340/009/0021

Parcel 5:

Lot 8, less that portion described in Book 3332, Page 345, for road right-of-way, Block 9, ERLE RENWICK NO. 4, according to the plat thereof as recorded in Plat Book 9, Page 17, of the Public Records of Pinellas County, Florida.

Parcel # 35/30/16/74340/009/0080

As Manager of Property Management Enterprises, LLC, Gerald Snyder is an owner of the property referenced herein.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kathryn Sole', with a large, stylized flourish at the end.

Kathryn Sole

Escrow Officer, Sole Title, LLC

**CONSENT OF MEMBERS AND MANAGERS
TO
ACTION WITHOUT MEETING
FOR
PROPERTY MANAGEMENT ENTERPRISES, LLC**

The undersigned, being all of the Members and Managers of Property Management Enterprises, LLC, a North Carolina limited liability company (hereinafter, the "Company"), do hereby adopt the following resolutions by signing their written consent hereto pursuant to the North Carolina Limited Liability Company Act, as set forth in Chapter 57D of the North Carolina General Statutes and the Operating Agreement of the Company dated April 13, 2011:

WHEREAS, the sole member of the Company, Justin W. Snyder, has passed away and Gerald Snyder is the administrator of the Estate of Justin W. Snyder;

WHEREAS, Gerald Snyder is the sole heir of Justin W. Snyder's estate; and

WHEREAS, Members and Managers believe it be in the best interest of the parties to reference the change of ownership from Justin W. Snyder to Gerald Snyder.

NOW, THEREFORE, in consideration of the mutual promises and covenants made herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties do hereby agree as follows:

RESOLVED, that the Members hereby consent to the transfer of all of the units of the Company from the estate of Justin W. Snyder's estate to Gerald Snyder, individually.

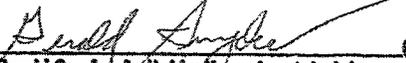
RESOLVED, that the Members hereby authorize the Managers of the Company to take all actions necessary and proper in order to effectuate the transaction contemplated herein.

RESOLVED, that the Members hereby acknowledge such distribution of assets as described above and agree to release and discharge the remaining Members and Managers of the Company, their attorneys, agents and assigns from all liability in connection with the administration of the Estate.

RESOLVED, that this Consent may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one (1) and the same document. All references to gender herein shall be interchangeable with the masculine, feminine, and neuter, as applicable.

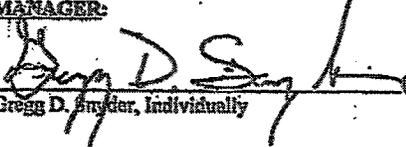
WITNESS, the undersigned, being all of the Members and Managers of the Company, do hereby execute this instrument to be effective as of this the 18th day of AUGUST, 2015.

MEMBER/MANAGER:



(SEAL)
Gerald Snyder, Individually and as Administrator
of the Estate of Justin W. Snyder

MANAGER:



(SEAL)
Gregg D. Snyder, Individually

This Instrument Prepared by:

*Sole Title, LLC
4260 Central Avenue
Salm Petersburg, FL 33711
Consideration: \$140,000.00
Rec.: \$27.00*

WARRANTY DEED

THIS WARRANTY DEED, made the 1st day of September, 2015 by **RONALD R CONKRIGHT** and **VIRGINIA C. CONKRIGHT**, whose post office address is **2504 55th Ave N, St. Petersburg, FL 33714** herein called the (Grantors), to **PROPERTY MANAGEMENT ENTERPRISES, LLC**, a North Carolina limited liability company, whose post office address is: **6011 Osprey Cove Drive, Raleigh, NC 27604**, hereinafter called the (Grantee):

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantors, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in **PINELLAS** County, State of Florida, viz:

Parcel 1:

Lot 1, Block 9, **ERLE RENWICK NO. 4**, according to plat thereof as recorded in Plat Book 9, Page 17, of the Public Records of Pinellas County, Florida.

Upon information and belief Grantor would state that the tax parcel # for the subject property is 35/30/16/74340/009/0010

Parcel 2:

East 1/2 of Lot 2, Block 9, **ERLE RENWICK NO. 4**, according to plat thereof as recorded in Plat Book 9, Page 17, of the Public Records of Pinellas County, Florida.

Upon information and belief Grantor would state that the tax parcel # for the subject property is 35/30/16/74340/009/0020

Parcel 3:

Lots 9 and 10 less that certain portion described in Official Records Book 3380, Page 197, Public Records of Pinellas County, Florida, for road right-of-way, Block 9, **ERLE RENWICK NO. 4**, according to plat thereof as recorded in Plat Book 9, Page 17, of the Public Records of Pinellas County, Florida.

Upon information and belief Grantor would state that the tax parcel # for the subject property is 35/30/16/74340/009/0090

Parcel 4:

Lot 2, less the East 1/2, Block 9, **ERLE RENWICK NO. 4**, according to the plat thereof recorded in Plat Book 9, Page 17, of the Public Records of Pinellas County, Florida.

Upon information and belief Grantor would state that the tax parcel # for the subject property is 35/30/16/74340/009/0021

Parcel 5:

Lot 8, less that portion described in Book 3332, Page 345, for road right-of-way, Block 9, ERLE RENWICK NO. 4, according to the plat thereof as recorded in Plat Book 9, Page 17, of the Public Records of Pinellas County, Florida.

Upon information and belief Grantor would state that the tax parcel # for the subject property is 35/30/16/74340/009/0080

Subject to easements, restrictions and reservations of record and taxes for the year 2015 and hereafter.

This property is the Homestead of the Grantor

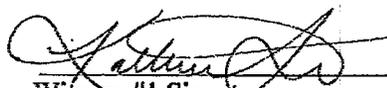
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:



Witness #1 Signature



RONALD R. CONKRIGHT

Kathryn Solt

Witness #1 Printed Name



Witness #2 Signature

Arlene A. Siciliano

Witness #2 Print Name

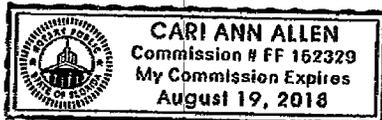
STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY that on this 1st day of September, 2015, before me personally

appeared RONALD R. CONKRIGHT, _____, who is personally known to me or who has produced Florida Driver's License as identification and who did take an oath that they are the person described in and who executed the foregoing Warranty Deed and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal at St. Petersburg, County of Pinellas, State of Florida, this 1st day of September, 2015.

SEAL



[Signature]
Notary Public

Cari Allen
Printed Notary Name

My commission expires: 8/19/18

[Signature]
Witness #1 Signature

Kathryn Sall
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Arlene A. Siciliano
Witness #2 Print Name

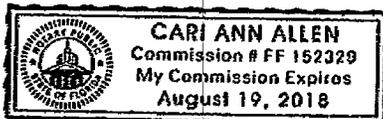
[Signature]
VIRGINIA C. CONKRIGHT

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY that on this 1st day of September, 2015, before me personally appeared VIRGINIA C. CONKRIGHT, _____, who is personally known to me or who has produced Florida Driver's License as identification and who did take an oath that they are the person described in and who executed the foregoing Warranty Deed and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal at St. Petersburg, County of Pinellas, State of Florida, this 1st day of September, 2015.

SEAL

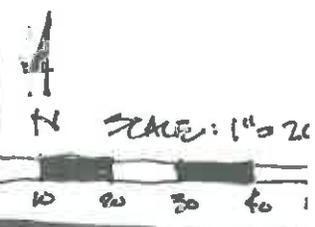
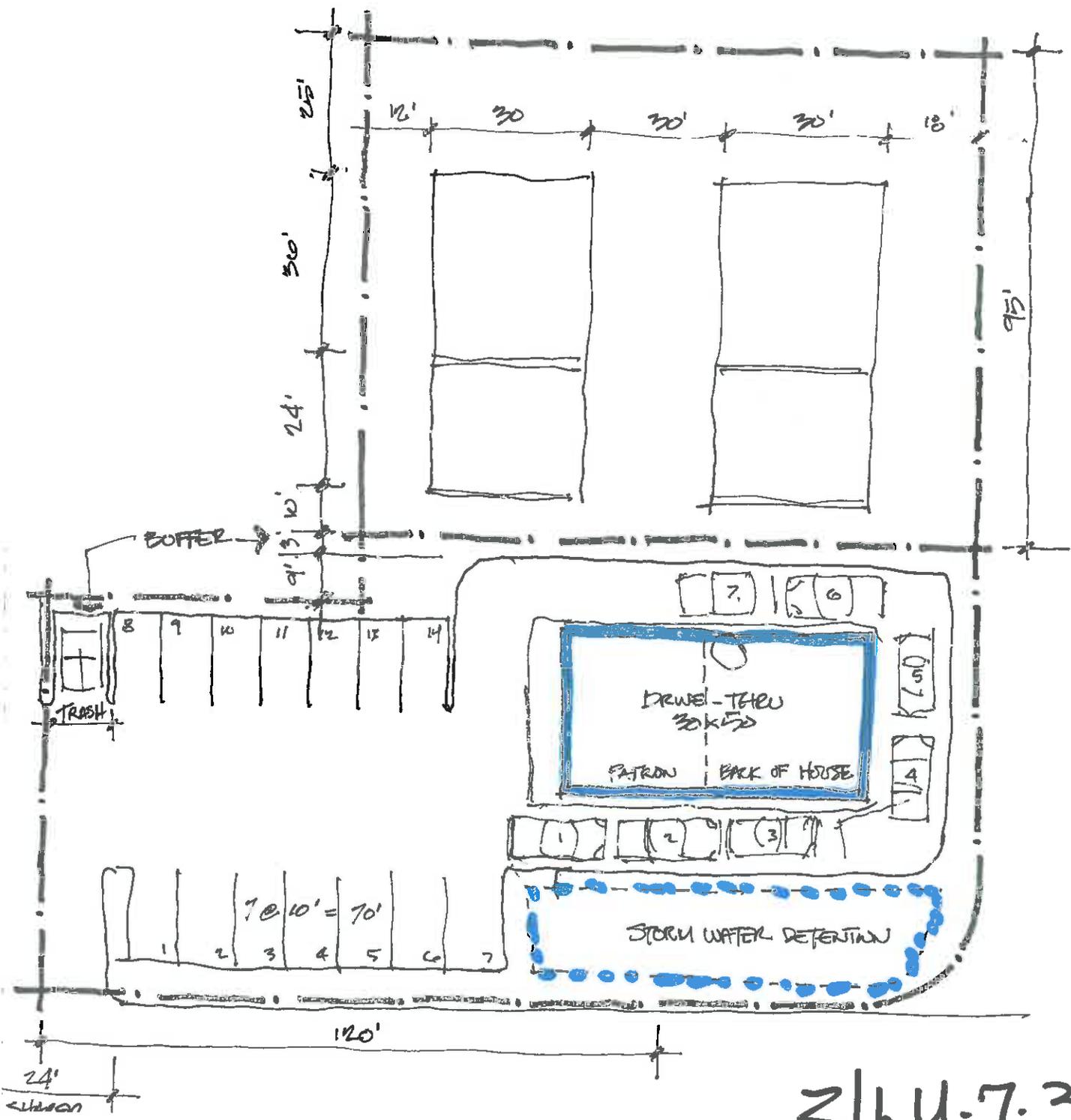


[Signature]
Notary Public

Cari Allen
Printed Notary Name

My commission expires: 8/19/18

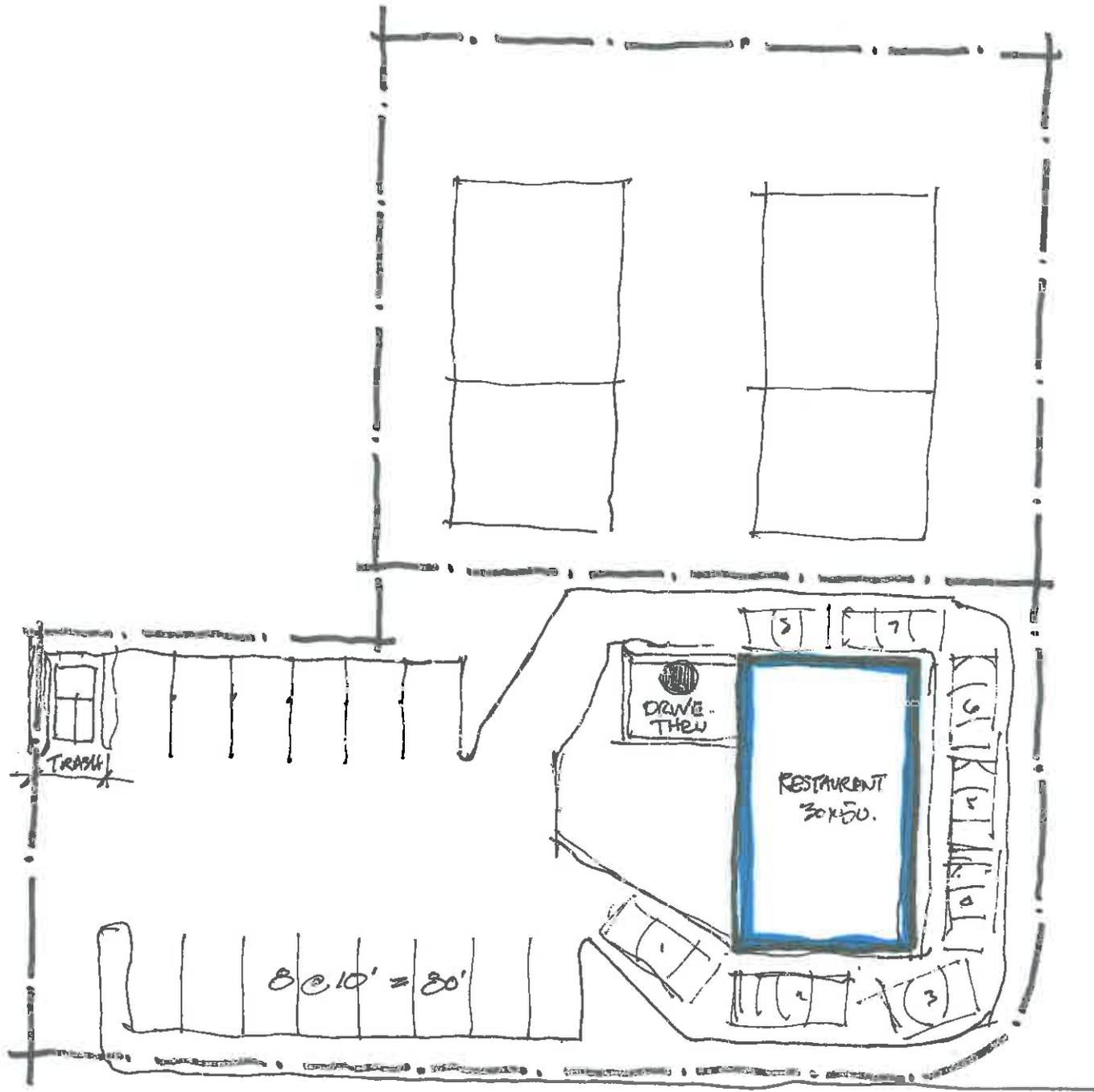
JOHN BARIE DES
 2121 1ST ST NE
 ST. PETERSBURG, FL 337
 TEL. 437.9098



PRELIMINARY SITE
 12.4

SP

2/KU-7.3-16



JOHN EKRIE DES
 2121 1st ST NE.
 ST. PETERSBURG, FL
 707.437.9698

↑
 N SCALE: 1" = 20'

10 20 30 40 1

PRELIMINARY SITE
 12.4.

SP 5

2/11-7-3-16

CASE SUMMARY
CASE NO. CU-11-3-16
(Quasi-Judicial)

PRC MEETING: February 8, 2016 @ 10:00 AM-1st Floor, Planning Conf Room

LPA HEARING: March 10, 2016 @ 9:00 AM-5th Floor, Board Assembly Room

BCC HEARING: April 26, 2016 @ 6:00 PM-5th Floor, Board Assembly Room

APPLICANT'S NAME: Silver Mine Gifts, LLC - c/o Ralph W. Goddard

REQUEST: A Conditional Use to allow the dispensing of alcohol by a fraternal organization for on-premises consumption in a P-1 zone.

CASE DESCRIPTION: Approximately 1.5 acres located at 490 Alternate US-19 in Palm Harbor (11/28/15/00000/110/0600). A legal description is available in file upon request.

APPLICANT/ADDRESS: Silver Mine Gifts, LLC
c/o Ralph W. Goddard
P. O. Box 1343
Palm Harbor, FL 34682

REP/ADDRESS: Same as above

NOTICES SENT TO: Silver Mine Gifts, LLC, c/o Ralph W. Goddard, OVIS, Mike Meidel-Economic Development Council, DOT, Clint Herbic-Pinellas County School Board, BCC Office & Surrounding Owners

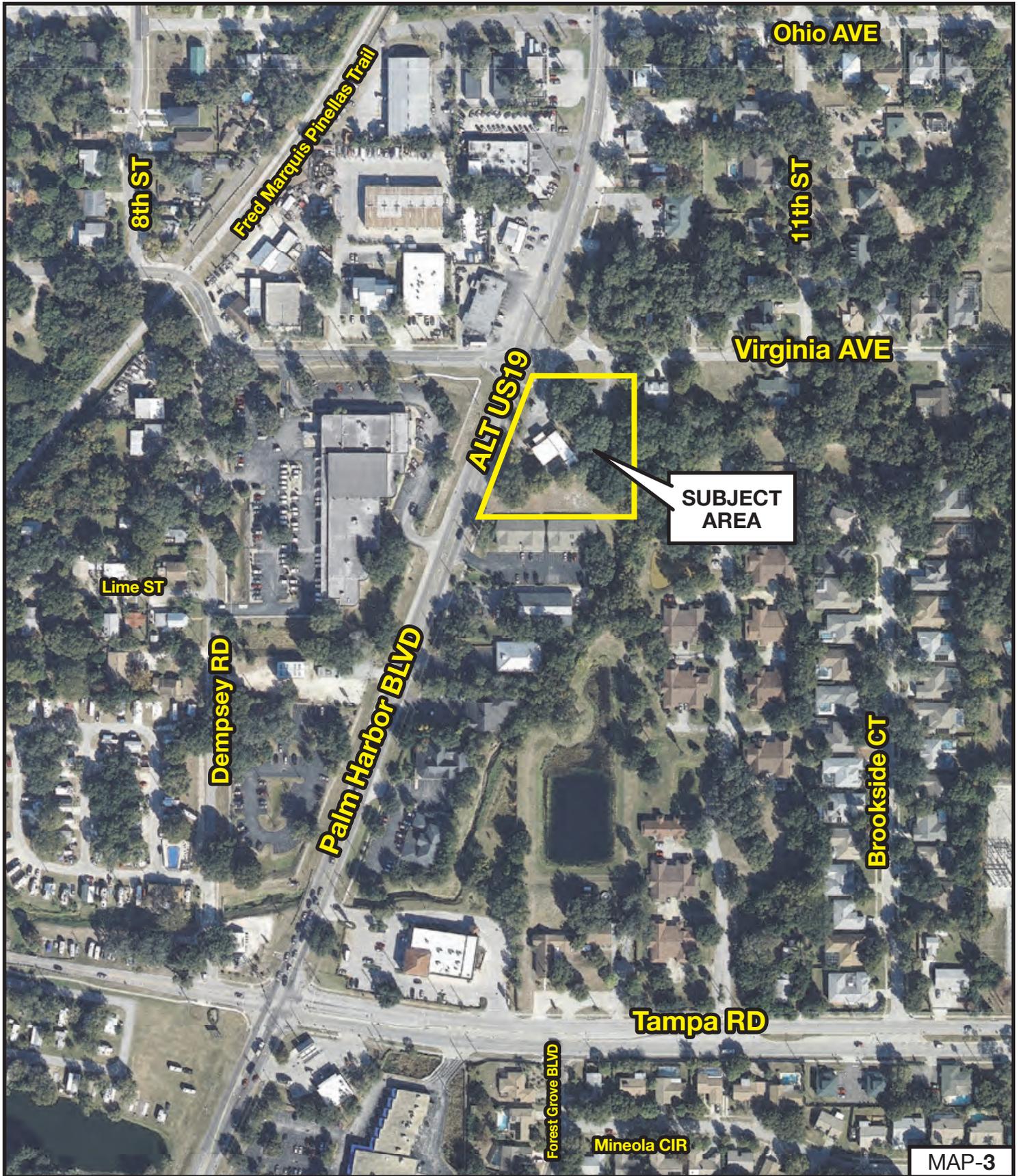
EXISTING USE: Office

PROPOSED USE: Fraternal Organization

LAND USE: Residential/Office-General

ZONING: P-1

Z16-000004



MAP-3

CU-11-3-16

Request: A Conditional Use to allow the dispensing of alcohol by a fraternal organization for on-premises consumption in a P-1 zone.

Parcel I.D. 11/28/15/0000/110/0600
 Prepared by: Pinellas County Planning Department January 2016



1. Owner: Silver Mine Gifts, LLC
Mailing Address: PO Box 1343
City: Palm Harbor State: FL Zip Code: 34682 Daytime Phone: (727) 599-0826
Email: ralph@silverminegifts.com

2. Representative's Name: Ralph W. Goddard
Company Name: Same as Above
Mailing Address: Same as Above
City: _____ State: _____ Zip Code: _____ Daytime Phone: (____) _____
Email: Same as above

3. Disclosure information (This information must be supplied pursuant to County Ordinance No. 74-15):

A. If the owner is a corporation, partnership, or trust, list all persons (i.e. partners, corporate officers, all members of the trust) who are a party to such as well as anyone who may have a beneficial interest in the property which would be affected by any ruling on their application.

Ralph W. Goddard - Owner
Melinda S. Goddard - Owner

Specify interest held: Each of the owners has 50% interest in the company

B. Is there an existing contract for sale of subject property: Yes No
If yes, list names of all parties to the contract including all partners, corporate officers, and members of any trust:

Fraternal Order of Eagles - Palm Harbor

Is contract conditional or absolute? Conditional Absolute

C. Are there any options to purchase on subject property? Yes No
If so, list names of all parties to option including all partners, corporate officers and members of any trust:

4. This hearing is being requested to consider: _____

5. Location of subject property (street address): 490 Alt 19 Palm Harbor Fl 34683

6. Legal Description of Property: (attach additional documents if necessary)

See Attachment A

7. Size of Property: 275 feet by 292 feet, 1.44 acres

8. Present zoning classification: P1

9. Present Land Use Map designation: ROG

10. Date subject property acquired: 12/28/12

11. Existing structures and improvements on subject property:

Single Story Concrete Block Building (2160 sq. feet) Asphalt paving

12. Proposed structures and improvements will be:

Enclose existing Roof (Old Bank Drive Through) for New Bar Area

13. I/We believe this application should be granted because (include in your statement sufficient reasons in law and fact to sustain your position.) (If this request is for a determination of Vested Rights/Appeal Determination, applicants are advised to review the procedural and substantive requirements of Pinellas County Ordinances 89-32 and 89-69) (Attach a separate sheet if necessary).

The Fraternal Order of Eagles has been a active non profit organization serving the Palm Harbor community for over 16 years. They are wanting to move to this location to grow their membership and offer additional charitable community services.

14. Has any previous application relating to zoning or land use on this property been filed within the last year?
 Yes No When? In whose name?

Briefly state the nature and outcome of the hearing:

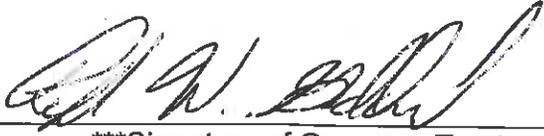
15. Does applicant own any property contiguous to subject property? Yes No
If so, give complete legal description of contiguous property:

16. The following data and exhibits must be submitted with this application and they become a permanent part of the public records:

- a) Plat, if it will have particular bearing on the subject application.
- b) Certification of Ownership: submit a certificate of a duly licensed title or abstract company, or a licensed attorney-at-law, showing that each applicant is the present title holder of record.
(Warranty deeds, title insurance documents, tax receipts, etc. are not acceptable as proof of ownership.)
- c) Preliminary site plan will be required for conditional use applications only (as specified in the Zoning Ordinance, Section 605 301 - see attached).

CERTIFICATION OF OWNERSHIP

I hereby certify that I have read and understand the contents of this application, and that this application together with all supplemental data and information is a true representation of the facts concerning this request, that this application is made with my approval, as owners and applicant, as evidenced by my signature appearing below. It is hereby acknowledged that the filing of this application does not constitute automatic approval of the request and further that if the request is approved, I will obtain all necessary permits and comply with all applicable orders, codes, conditions and rules and regulations pertaining to the use of the subject property, while under my ownership. I am aware that attendance by me or my authorized representative at all public hearings relative tot this request is required and that failure to attend may result in a denial of the request. It shall be my responsibility to determine time and location of all hearings.

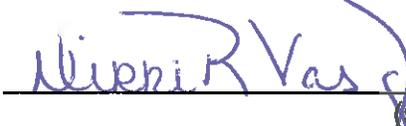

***Signature of Owner or Trustee

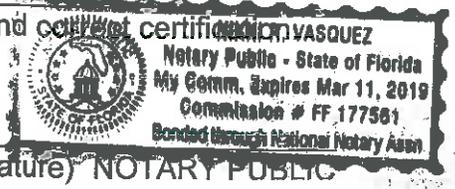
Date: January 20, 2016

STATE OF FLORIDA, COUNTY OF PINELLAS

Before me this 20th day of January 20 16

personally appeared Ralph Goddard
who, being duly sworn, deposes and says that the above is a true and correct certification


(signature) NOTARY PUBLIC



(seal)

***Applications which are filed by corporations must bear the seal of the corporation over the signature of an officer authorized act on behalf o the corporation (Please note question #3).

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL ID NO.: 11-28-15-00000-110-0600

PROPERTY ADDRESS: 490 ALTERNATE U.S. HIGHWAY 19

PALM HARBOR, FL 34683-5342

LEGAL DESCRIPTION (PER BOUNDARY SURVEY PREPARED BY PHILIP C. STOCK, RLS, OF TARGET LAND SURVEYING, INC., DATED 2-7-00):

THE NORTH 297.71 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION OF HIGHWAY RIGHT-OF-WAY FOR ALTERNATE U.S.19, BEING 100 FEET IN WIDTH, AND LESS AND EXCEPT THAT CERTAIN TRIANGULAR TRACT LYING TO THE WEST OF SAID HIGHWAY RIGHT-OF-WAY, AND LESS AND EXCEPT THE NORTH 40 FEET DEEDED TO THE COUNTY OF PINELLAS FOR RIGHT-OF-WAY.

OWNERSHIP AND ENCUMBRANCE REPORT

April 14th, 2015

Pursuant to your request, the Company has caused a search to be made of the Public Records of Pasco County, Florida, solely as revealed by records maintained from April 15, 2015 through April 14th, 2015 and said search reveals the following:

The Grantee(s) of the last deed of record is: Silver Mine gifts LLC., a Florida limited liability company

1. The land cover by this report is:

“SEE EXHIBIT ‘A’ ATTACHED HERETO AND MADE A PART HEREOF”.

2. There are no liens or encumbrances to said property except the following:

Mortgage executed by Silver Mine Gifts LLC a Florida Limited Liability company to Patriot Bank, dated December 28, 2012 and recorded January 4, 2013 in O.R. Book 17839, page 2661 in the original sum of \$300,000.00 of the Public Records of Pinellas County, Florida

Assignment of Rents recorded Jan. 4th 2013 in O.R. book 17839, page 2670, Public Records of Pinellas County, Florida

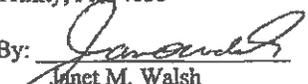
UCC Financing Statement recorded Jan. 4th, 2013 in O.R. Book 17839, page 2676, Public Records of Pinellas County, Florida

Taxes: The taxes on parcel ID. 11-28-15-00000-110-0600 have been PAID in the amount of \$6,472.47 on 11-12-14.

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein. No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. This Company's liability hereunder shall not exceed the cost of this Report or \$1,000.00 whichever is less.

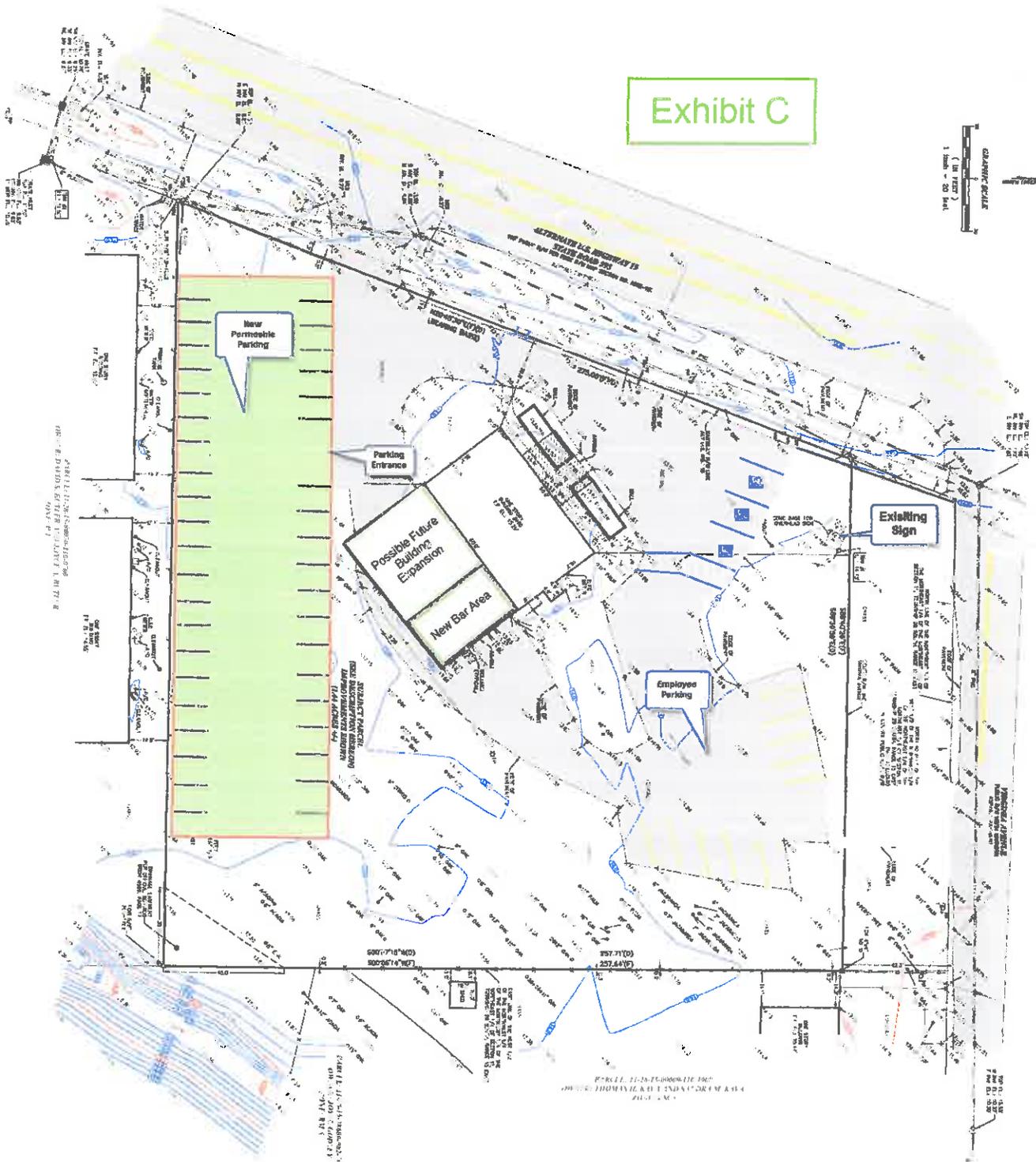
THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Capstone Title LLC
3126 Little Rd
Trinity, FL 34655

By: 
Janet M. Walsh
Escrow Officer

April 14th, 2015

Exhibit C



CU-11-3-16