

AGENDA
Planning Review Committee
Pinellas County Planning Department
310 Court Street, 1st Floor Conference Room
March 14, 2016 – 10:00 AM

Case Summary Review:

1. [\(Q\) Z/LU-7-3-16](#) (Property Management Enterprises, LLC) (*Continued Item*)

Note: Q = Quasi-Judicial

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

PRC MEETING: March 14, 2016 @ 10:00 AM- 1st Floor, Planning Conf Room

LPA HEARING: April 14, 2016 @ 9:00 AM-5th Floor, Board Assembly Room

BCC HEARING: May 24, 2016 @ 6:00 PM-5th Floor, Board Assembly Room

PPC HEARING: July 13, 2016 @ 3:00 PM-5th Floor, Board Assembly Room

FINAL DETERMINATION BY: August 9, 2016

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 0.6 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
Community Futures, LLC
6705 W. Flamingo Way. S.
St. Petersburg, FL 33707

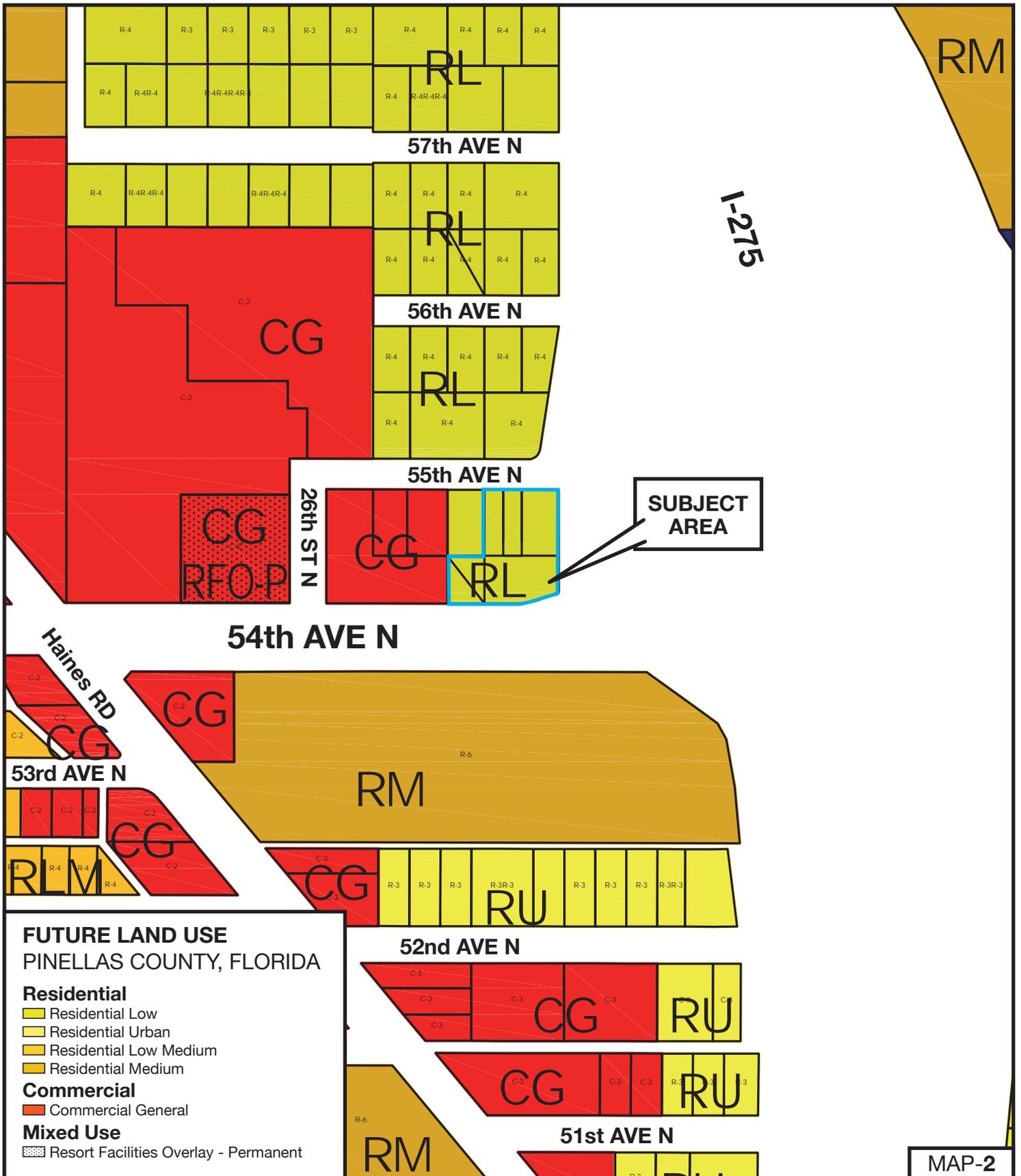
NOTICES SENT TO: Property Management Enterprises, LLC, Sage Davis, Mike Meidel-
Economic Development Council, DOT, Clint Herbic-Pinellas County
School Board, BCC Office & Surrounding Owners

EXISTING USE: Single Family Home

PROPOSED USE: Restaurant

LAND USE: Residential Low

ZONING: R-4
Revised 2/10/16



I-275

SUBJECT AREA

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.s 35/30/16/74340/009/0080 & 0090, 35/30/16/74340/009/0021, 0020, & 0010 Prepared by: Pinellas County Planning Department February 2016	





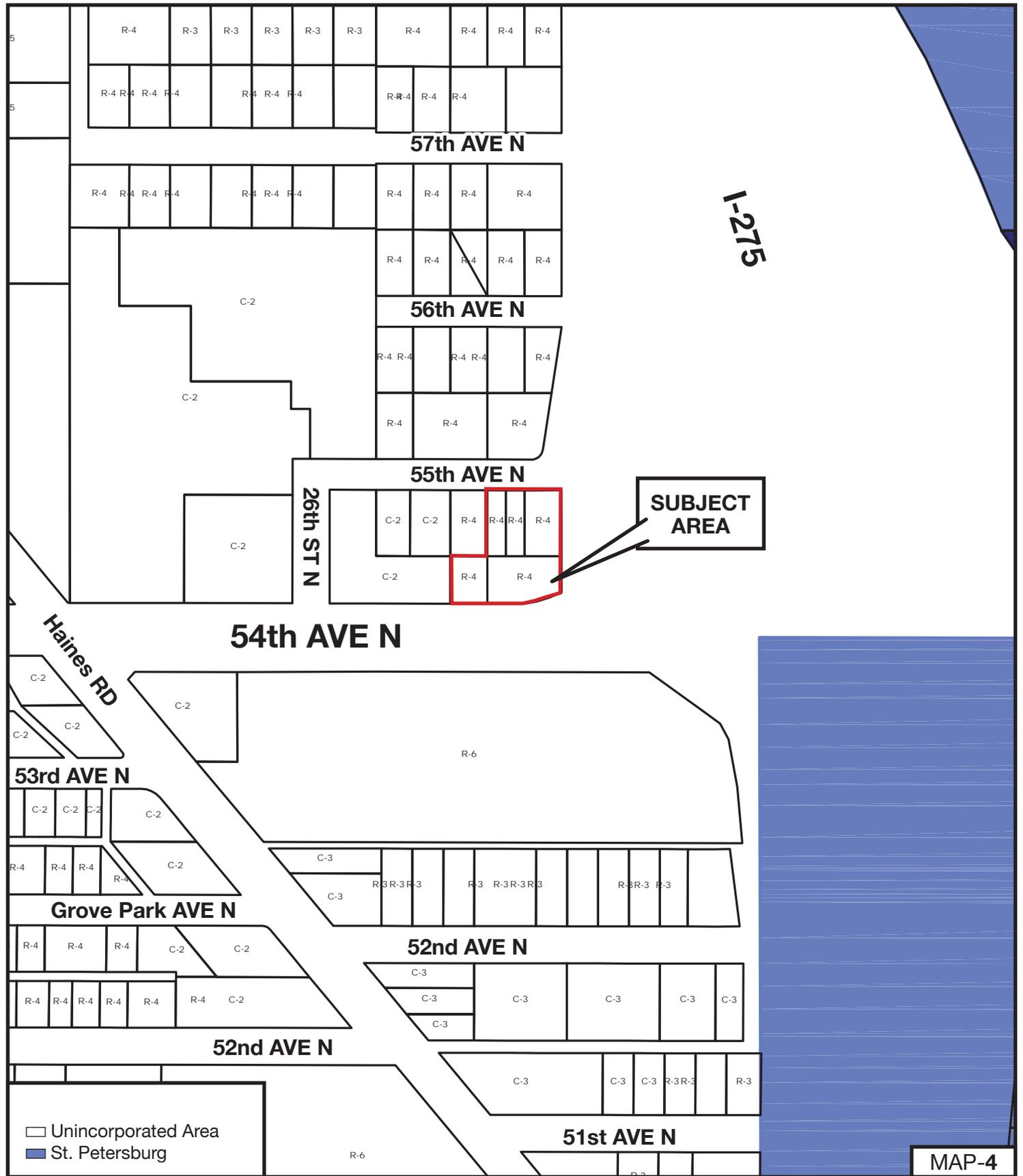
MAP-3

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.s 35/30/16/74340/009/0080 & 0090, 35/30/16/74340/009/0021, 0020, & 0010
 Prepared by: Pinellas County Planning Department February 2016





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.s 35/30/16/74340/009/0080 & 0090, 35/30/16/74340/009/0021, 0020, & 0010
 Prepared by: Pinellas County Planning Department February 2016



MAP-4

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: Community Futures LLC.
Mailing Address: 6705 W. Flamingo Way S.
City: St. Petersburg State: FL Zip Code: 33707 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:

4. This hearing is being requested to consider: Rezoning The Property to C-2 Commercial A

LAND USE CHANGE FROM RK TO C G.

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: R-4

9. Present Land Use Map designation: RK

10. Date subject property acquired: _____

11. Existing structures and improvements on subject property:

2 residences

12. Proposed structures and improvements will be:

A retail restaurant facility with drive through service capability, on the 54th Ave N. frontage. The Northern portion of the Property, will be designed and operated as an Adult daycare center, with access off of 55th Ave. N.

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 Property will provide development that is better suited for the location, and bring the area and Property into a more useful configuration.

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.

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.

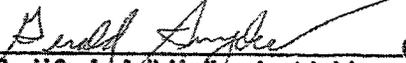
RESOLVED, that the Members hereby authorize the Managers of the Company to take all actions necessary and proper in order to effectuate the transaction contemplated herein.

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.

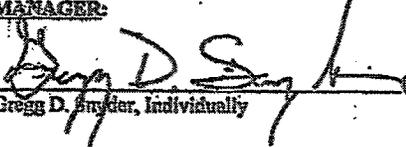
WITNESS, the undersigned, being all of the Members and Managers of the Company, do hereby execute this instrument to be effective as of this the 18th day of AUGUST, 2015.

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

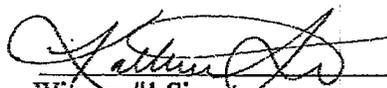
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

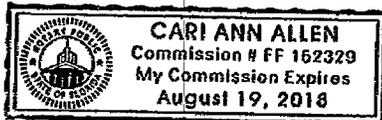
STATE OF FLORIDA
COUNTY OF PINELLAS

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

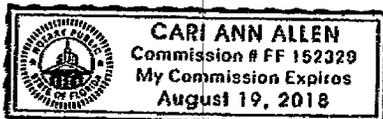
[Signature]
VIRGINIA C. CONKRIGHT

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

