



**CITY OF ST. PETERSBURG
DEPARTMENT OF DEVELOPMENT SERVICES
DEVELOPMENT REVIEW SERVICES DIVISION
DEVELOPMENT REVIEW COMMISSION
Letter of Approval**

EDC
APPROVAL
11/7/08

November 7, 2008

Grady C. Pridgen III
Post Publishing, Inc.
9741 International Court North
Saint Petersburg, Florida 33716-4807

**RE: CASE NO: 08-32000022
11901 10th Way North**

Dear Mr. Pridgen:

The Development Review Commission (DRC), at its meeting of **November 5, 2008**, **APPROVED**, the above-referenced item, subject to the following conditions, as outlined in the Staff Report and as may have been modified by the DRC.

1. The applicant shall be required to complete all improvements as outlined in the development agreement that was approved on February 2, 2006.
2. The applicant shall be required to obtain and record a Workforce Housing Agreement for the 30 Workforce Housing units prior to issuance of any site and/or building permits.
3. The proposed location of on-site dumpsters shall be approved by the City's Sanitation Department.
4. The dumpster(s) shall be located in a concrete block dumpster enclosure with opaque gates. The enclosure shall be finished to match the building.
5. Pedestrian lighting shall be installed along all interior sidewalks.
6. All building elevations visible from rights-of-ways shall have full architectural treatments, including windows, consistent with the expressed architectural style of the project.
7. All mechanical equipment shall be located behind the front façade line of the principal structure and be screened from view from any public street.
8. The applicant shall obtain all required permits related to jurisdictional wetlands on site (eg SWFWMD, FDEP, ACOE). Copies of these permits including conditions, mitigation plans and maintenance/monitoring plans shall be submitted with the construction permit application.
9. A maintenance plan for the preservation area and buffer is required. Perpetual exclusion of nuisance exotic vegetation and litter removal shall be components of the plan.

10. The minimum mitigation required for encroachment in the City preservation area is 1.5 acre mitigation for each 1 acre preservation impacted. Mitigation shall meet all conditions of City Code Section 16.20.160.10.
11. No site work including clearing, grubbing, removal of native vegetation, infrastructure installation shall occur prior to approval of the construction plans for the zoning and environmental preservation components. Any violation of this condition will terminate the site plan approval.
12. All nuisance exotic vegetation such as Brazilian Pepper, Australian Pine and Punk trees will be removed from the site and excluded from re-growth.

A copy of the Staff Report, which outlines these conditions, is attached to this letter.

A COPY OF THIS LETTER SHALL ACCOMPANY THREE SETS OF CONSTRUCTION PLANS, SUBMITTED FOR PERMITS, TO THE CONSTRUCTION SERVICES AND PERMITTING DIVISION.

We look forward to working with you in the future. If there are any questions, please contact our office, Development Review Services Division, Department of Development Services, Municipal Service Center, One 4th Street North, St. Petersburg, Florida 33701, (727) 892-5498.

Sincerely,

A handwritten signature in black ink, appearing to read 'P. Lazzara', with a long horizontal flourish extending to the right.

Philip T. Lazzara, AICP, Zoning Official
Development Services Department

cc: Gulf Coast Consulting, Inc.
13825 Icot Boulevard, Suite 605
Clearwater, Florida 33760



st.petersburg
www.stpete.org

**CITY OF ST. PETERSBURG
DEVELOPMENT SERVICES DEPARTMENT
DEVELOPMENT REVIEW SERVICES DIVISION**

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

**SPECIAL EXCEPTION
PUBLIC HEARING**

According to Development Services Department records, **no Commission member** resides or has a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, DEPARTMENT OF DEVELOPMENT SERVICES, for Public Hearing and Executive Action on **November 5, 2008 at 2:00 P.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.: 08-32000022 **PLAT SHEET:** G-62

REQUEST: Approval of a Special Exception and related site plan to construct an additional 328 dwelling units and 10,000 square feet of office space. The applicant is requesting a variance for preservation.

APPLICANT: Post Publishing Inc.
9741 International Court North
Saint Petersburg, Florida 33716-4807

AGENT: Grady C. Pridgen III
9741 International Court North
Saint Petersburg, Florida 33716-4807

ARCHITECT/ENGINEER: Gulf Coast Consulting, Inc.
13825 Icot Boulevard, Suite 605
Clearwater, Florida 33760

ADDRESS: 11901 10th Way North
PARCEL ID NO.: 12/30/16/77347/001/0010, 12/30/16/77347/001/0020

LEGAL DESCRIPTION: On File
CURRENT ZONING: CRS-2
PREVIOUS ZONING*: RO-2

* The development agreement for the subject property was approved under the previous RO-2 zoning district, and therefore the proposed project was reviewed under the RO-2 zoning district.

SITE AREA TOTAL: 1,005,353 square feet or 23.08 acres

GROSS FLOOR AREA:

| | | |
|------------|---------------------|-------------|
| Existing: | 255,208 square feet | 0.26 F.A.R. |
| Proposed: | 650,008 square feet | 0.65 F.A.R. |
| Permitted: | 703,725 square feet | 0.70 F.A.R. |

BUILDING COVERAGE:

| | | |
|------------|---------------------|-------------------|
| Existing: | 145,464 square feet | 15% of Site MOL |
| Proposed: | 244,164 square feet | 24% of Site MOL |
| Permitted: | N/A square feet | N/A % of Site MOL |

IMPERVIOUS SURFACE:

| | | |
|------------|---------------------|-----------------|
| Existing: | 252,347 square feet | 25% of Site MOL |
| Proposed: | 535,404 square feet | 53% of Site MOL |
| Permitted: | 653,480 square feet | 65% of Site MOL |

OPEN GREEN SPACE:

| | | |
|-----------|---------------------|-----------------|
| Existing: | 753,005 square feet | 75% of Site MOL |
| Proposed: | 469,949 square feet | 47% of Site MOL |

PAVING COVERAGE:

| | | |
|-----------|---------------------|-----------------|
| Existing: | 106,883 square feet | 11% of Site MOL |
| Proposed: | 291,240 square feet | 29% of Site MOL |

PARKING:

| | |
|-----------|--------------------------------------|
| Existing: | 252; including 6 handicapped spaces |
| Proposed: | 773; including 18 handicapped spaces |
| Required | 492; including 9 handicapped spaces |

BUILDING HEIGHT:

| | |
|------------|----------|
| Existing: | 32 feet |
| Proposed: | 48 feet |
| Permitted: | 35 feet* |

*The RO-2 zoning district permits for every additional foot of setback on all sides, measured at the ground, two additional feet of height.

APPLICATION REVIEW:

- I. **PROCEDURAL REQUIREMENTS:** The applicant has met and complied with the procedural requirements of Section 29-546 of the Municipal Code for a multi-family development with more than 60 dwelling units and a mixed-use development involving a residential use which are Special Exception uses within the RO-2 Zoning District.

II. DISCUSSION AND RECOMMENDATIONS:**The Request:**

The applicant seeks approval of a Special Exception and related site plan to construct an additional 328 dwelling units and 10,000 square feet of office space. The applicant is requesting a variance for preservation. The subject property is located at the northwest corner of Dr. ML King, Jr. Street North and 118th Avenue North.

The proposed uses are considered Special Exception uses in the RO-2 zoning district since the proposed development has more than 60 dwelling units and the proposed development is a mixed-use development involving a residential use. A Special Exception use is a use which may create adverse impacts such as noise, light, traffic circulation, etc, and because of the possible impacts, notice is provided to adjacent property owners and a hearing is held. The process allows the commission and property owners to determine if the proposed use requires any modifications or additional buffers to address possible adverse impacts.

History:

On September 1, 2004, the Environment Development Commission (EDC) approved a Special Exception and related site plan for the western 10.4 acres of the subject property to construct 120 townhomes. The originally approved site plan was modified twice. Site and building permits for the proposed development were approved and construction has commenced. The majority of the site work has been completed and 38 of the 120 townhomes have also been completed.

On February 6, 2008, as part of the rezoning of the subject property, the applicant and the City entered into a development agreement. The development agreement allows the developer to build residential dwelling units up to 24 units per acre and up to 30,000 square feet of office space. The developer is also required to provide 30 affordable workforce housing units.

Current Proposal:

The current proposal is for the construction of an additional 328 dwelling units and 10,000 square feet of office space on the eastern 12.68 acres. The EDC approved Special Exception and related site plan and the two site plan modifications pertained only to the western 10.4 acres. Since the eastern 12.68 acres was not part of the original Special Exception, the applicant is required to seek approval of a new Special Exception for the entire 23.08 acre property. The western portion of the property is separated from the eastern portion of the property by 10th Way North. The western portion of the property will not be altered from what was previously approved.

The applicant proposes to construct two (2) four-story apartment buildings on the eastern portion of the property. As illustrated by the site plan, one of the two apartment buildings will be located along Dr. ML King, Jr. Street North and the second building will be located along 10th Way North. The two apartment buildings will each have separate vehicular access points; this is due to the location of a new wetland and an existing pond. The apartment building along Dr. ML King Jr. Street North will have two vehicular access points, one from Dr. ML King, Jr. Street North and the second from 118th Avenue North. The second apartment building will have a vehicular access point from 10th Way North. The applicant proposes interior sidewalks to link the two separate buildings together and link to the sidewalks along the public right-of-way. The office component of the project will be located in the apartment building along Dr. ML King, Jr. Street North.

The proposed buildings will be of a traditional style of architecture. The exterior facades of the two buildings have been broken up into smaller pieces by incorporating recesses and projections on the exterior facades. The façade of each building has been further articulated by using different materials, projecting balconies and bay windows, and changes in the roof line.

The applicant will be required to construct both on-site and off-site improvements as required by the development agreement. Such improvements include: internal pedestrian sidewalks, pedestrian crosswalks along 10th Way North, enhanced landscaping, a bus shelter, sidewalk

improvements along Roosevelt Boulevard North, crosswalk improvements along Dr. ML King, Jr. Street North and Roosevelt Boulevard North, and workforce housing. A condition has been added to the report to address the requirements of the development agreement.

Special Exception

The proposed uses, as mentioned above, are Special Exception uses in the RO-2 zoning district. The DRC is required to review the project for any possible adverse impacts such as noise, lights, traffic circulation or traffic congestion as it relates to the site plan and the use. The proposed uses comply with the land development regulations. The subject property abuts Dr. ML King, Jr. Street North, which is a heavily traveled corridor in the City. The City's Transportation Planner has reviewed the proposal and determined that the existing road network will support the addition of 328 dwelling units and 10,000 square feet of office.

VARIANCE:

Environmental preservation

| | |
|-------------------|--|
| Permitted: | 5 percent encroachment |
| Proposed: | to be determined |
| Variance: | Not to exceed 50 percent encroachment |

City Code Section 16.20.160.6 allows a 5% encroachment into an environmental preservation area. The site plan submitted does not provide sufficient information to quantify the existing amount of environmental preservation or the extent of encroachment. According to the City's records, the environmental preservation areas on the west side of Dr. ML King Jr Street North, north of 118th Avenue, consist of wetlands connected by shallow man made ditches. To the north of the subject parcel were (prior to development of multifamily residential property) more wetland area, immediately adjacent to Tampa Bay. The subject property includes a larger wetland in the center; a wetland area to the west, and also a wetland area on the east side of the site. Because only the wetland area in the center of the site is proposed to be retained, there is no doubt the encroachment is more than 5% of the preservation area on site. Although limits of the environmental preservation area on the subject site are depicted on the 1977 designation aerials and site plans for the apartments to the west (SE 1386 and SE 01 005), the identified preservation area boundaries differ among the plans. Encroachments into environmental preservation areas have been approved for the developed properties to the west and north. These sites had wetlands of similar character.

In order to identify the boundaries of the existing environmental preservation area and quantify the encroachment, a scaled depiction of existing preservation area including all 3 components identified above is needed. With this, the total square footage of the existing preservation area can be identified, then by superimposing the site plan, the area proposed to be destroyed and proposed to remain can be identified. For this site, mitigation is required on a ratio of 1.5 acre mitigation to 1 acre impacted.

Preparing the above will require additional site work and the expertise of an environmental professional; this will be required for delineation of the jurisdictional wetlands. Based on the adjacent developments, a maximum variance of 50% encroachment in the preservation area can be processed at this time, assuming the preservation boundary and mitigation plan will be developed in concert with construction plans for the site. The conditions of approval listed in this report are based on this scenario.

Public Comments:

No comments or concerns were expressed to the author at the time this report was prepared.

III. RECOMMENDATION:

A. Staff recommends APPROVAL of Resolution A:

B. SPECIAL CONDITIONS OF APPROVAL:

1. The applicant shall be required to complete all improvements as outlined in the development agreement that was approved on February 2, 2006.
2. The applicant shall be required to obtain and record a Workforce Housing Agreement for the 30 Workforce Housing units prior to issuance of any site and/or building permits.
3. The proposed location of on-site dumpsters shall be approved by the City's Sanitation Department.
4. The dumpster(s) shall be located in a concrete block dumpster enclosure with opaque gates. The enclosure shall be finished to match the building.
5. Pedestrian lighting shall be installed along all interior sidewalks.
6. All building elevations visible from rights-of-ways shall have full architectural treatments, including windows, consistent with the expressed architectural style of the project.
7. All mechanical equipment shall be located behind the front façade line of the principal structure and be screened from view from any public street.
8. The applicant shall obtain all required permits related to jurisdictional wetlands on site (eg SWFWMD, FDEP, ACOE). Copies of these permits including conditions, mitigation plans and maintenance/monitoring plans shall be submitted with the construction permit application.
9. A maintenance plan for the preservation area and buffer is required. Perpetual exclusion of nuisance exotic vegetation and litter removal shall be components of the plan.
10. The minimum mitigation required for encroachment in the City preservation area is 1.5 acre mitigation for each 1 acre preservation impacted. Mitigation shall meet all conditions of City Code Section 16.20.160.10.
11. No site work including clearing, grubbing, removal of native vegetation, infrastructure installation shall occur prior to approval of the construction plans for the zoning and environmental preservation components. Any violation of this condition will terminate the site plan approval.
12. All nuisance exotic vegetation such as Brazilian Pepper, Australian Pine and Punk trees will be removed from the site and excluded from re-growth.

C. STANDARD CONDITIONS OF APPROVAL

(All or Part of the following standard conditions of approval may apply to the subject application. Application of the conditions is subject to the scope of the subject project and at the discretion of the Zoning Official. Applicants who have questions regarding the application of these conditions are advised to contact the Zoning Official.)

ALL SITE PLAN MODIFICATIONS REQUIRED BY THE DRC SHALL BE REFLECTED ON A FINAL SITE PLAN TO BE SUBMITTED TO THE DEVELOPMENT SERVICES DEPARTMENT BY THE APPLICANT FOR APPROVAL PRIOR TO THE ISSUANCE OF PERMITS.

Building Code Requirements:

1. The applicant shall contact the City's Construction Services and Permitting Division and Fire Department to identify all applicable Building Code and Health/Safety Code issues associated with this proposed project.
2. All requirements associated with the Americans with Disabilities Act (ADA) shall be satisfied.

Zoning/Planning Requirements:

1. The use/proposal shall be consistent with Concurrency Certificate No. **5958**.
2. The applicant shall submit a notice of construction to Albert Whitted Field if the crane height exceeds 190 feet. The applicant shall also provide a Notice of Construction to the Federal Aviation Administration (FAA), if required by Federal and City codes.
3. All site visibility triangle requirements shall be met (Chapter 16, Article 16.40, Section 16.40.160).
4. No building or other obstruction (including eaves) shall be erected and no trees or shrubbery shall be planted on any easement other than fences, trees, shrubbery, and hedges of a type approved by the City.
5. The location and size of the trash container(s) shall be designated, screened, and approved by the Manager of Commercial Collections, City Sanitation. A solid wood fence or masonry wall shall be installed around the perimeter of the dumpster pad.

Engineering Requirements:

1. The site shall be in compliance with all applicable drainage regulations (including regional and state permits) and the conditions as may be noted herein. The applicant shall submit drainage calculations and grading plans (including street crown elevations), which conform with the quantity and the water quality requirements of the Municipal Code (Chapter 16, Article 16.40, Section 16.40.030), to the City's Engineering Department for approval. Please note that the entire site upon which redevelopment occurs shall meet the water quality controls and treatment required for development sites. Stormwater runoff release and retention shall be calculated using the rational formula and a 10-year, one-hour design storm.
2. As per Engineering Department requirements and prior to their approval of any permits, the applicant shall submit a copy of a Southwest Florida Water

Management District (or Pinellas County Ordinance 90-17) Management of Surface Water Permit or Letter of Exemption to the Engineering Department and a copy of all permits from other regulatory agencies including but not limited to FDOT and Pinellas County required for this project.

3. A work permit issued by the Engineering Department shall be obtained prior to commencement of construction within dedicated rights-of-way or easements.
4. The applicant shall submit a completed Storm Water Management Utility Data Form to the City's Engineering Department for review and approval prior to the approval of any permits.
5. Curb-cut ramps for the physically handicapped shall be provided in sidewalks at all corners where sidewalks meet a street or driveway.

Landscaping Requirements:

1. The applicant shall submit a revised landscape plan, which complies with the plan approved by the DRC and includes any modifications as required by the DRC. The DRC grants the Development Services Department discretion to modify the approved landscape plan where necessary due to unforeseen circumstances (e.g. stormwater requirements, utility conflicts, conflicts with existing trees, etc.), provided the intent of the applicable ordinance(s) is/are maintained. Landscaping plans shall be in accordance with Chapter 16, Article 16.40, Section 16.40.060 of the City Code entitled "Landscaping and Irrigation."
2. Any plans for tree removal and permitting shall be submitted to the Development Services Department for approval.
3. All existing and newly planted trees and shrubs shall be mulched with three (3) inches of organic matter within a two (2) foot radius around the trunk of the tree.
4. The applicant shall install an automatic underground irrigation system in all landscaped areas. Drip irrigation may be permitted as specified within Chapter 16, Article 16.40, Section 16.40.060.2.2.
5. Concrete curbing, wheelstops, or other types of physical barriers shall be provided around/within all vehicular use areas to protect landscaped areas.
6. Any healthy existing oak trees over two (2) inches in diameter shall be preserved or relocated if feasible.
7. Any trees to be preserved shall be protected during construction in accordance with Chapter 16, Article 16.40.150, Section 16.40.060.2.1.1 of City Code. Development Services Staff shall inspect and approve all tree protection barricades prior to the issuance of development permits.

THESE RESPONSES MUST BE TAILORED TO THE SPECIFIC CASE

IV. RESPONSES TO RELEVANT CONSIDERATIONS BY THE DEVELOPMENT REVIEW COMMISSION FOR REVIEW (Pursuant to Chapter 16, Section 16.70.040.1.4 (D)):

- A. Ingress and egress and overall traffic plan has been evaluated and determined to be appropriate for the subject application.
- B. The location and relationship of parking areas, loading areas, and bicycle parking areas (as applicable) have been evaluated and determined to be appropriate for the subject application. Such improvements are appropriately screened and buffered from adjoining uses and along property lines.

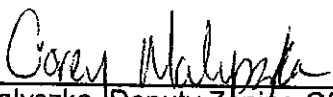
- C. No adverse impacts have been identified in the required traffic study. City staff has reviewed the plan and concurs with the findings of the study.
- D. No adverse drainage impacts were identified by the City's professional engineering staff. Final engineered plans and permits will be required to ensure compliance with all required codes.
- E. Signs, if presented by the applicant, are required to comply with the City's Sign Ordinance.
- F. Orientation and location of the buildings, improvements, and open space have been evaluated in relationship to the neighborhood and the characteristics of the site. The proposed plan is appropriate in the balancing of these considerations.
- G. The use is compatible with the natural environment and neighborhood, and any historic or archaeological sites (if applicable) that may be adjacent to the property.
- H. There is no identifiable concentration of such uses within the immediate vicinity. There are no identifiable adverse impacts to living and/or working conditions of the neighborhood.
- I. Appropriate measures have been implemented to provide adequate setbacks, screens, buffers, and general amenities; and to control adverse impacts necessary to ensure compatibility between uses.
- J. Land area is sufficient to accommodate the proposed use without the creation of identifiable adverse impacts.
- K. General amenities (if provided) are compatible with the character of the area.
- L. The site has been evaluated to accommodate the preservation of existing vegetation and allow for reasonable use of the property.
- M. No adverse impacts related to scale, mass, and building materials have been identified related to historic or archaeological resources within 200 feet of the property.
 - 1. The site is **not within** an Archaeological Sensitivity Area (Chapter 16, Article 16.30, Section 16.30.070).
 - 2. The property is **within** a flood hazard area (Chapter 16, Article 16.40, Section 16.40.050).
- N. The application does not diminish the adopted levels of service as prescribed by the City's Comprehensive Plan.
- O. The use is consistent with the City's Comprehensive Plan.

The land use of the subject property is: **Mixed-use**

The land uses of the surrounding properties are:

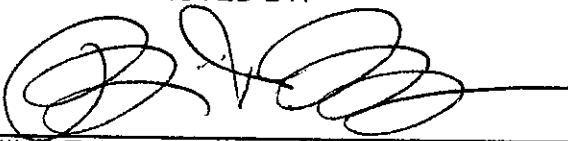
| | |
|--------|--|
| North: | Residential Medium/Preservation |
| South: | Residential Medium |
| East | Residential Medium |
| West: | Industrial Limited |

REPORT PREPARED BY:


Corey Malyszka, Deputy Zoning Official

10/29/08
DATE

REPORT APPROVED BY:


PHILIP T. LAZZARA, AICP
Zoning Official

10.29.2008
DATE

RESOLUTION "A"

A RESOLUTION OF THE DEVELOPMENT REVIEW COMMISSION APPROVING A SPECIAL EXCEPTION AND RELATED SITE PLAN WITH A VARIANCE FOR PRESERVATION FOR THE MADISON LOCATED AT 11901 10th WAY NORTH, (CASE NO. 08-32000022); MAKING DETERMINATIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on November 5, 2008, the Development Review Commission (DRC) held a public hearing for a Special Exception and related site plan for the Madison, located at 11901 10th Way North;

WHEREAS, Development Review Commission, reviewed the recommendations of City staff and all of the evidence brought before the Commission during the hearing.

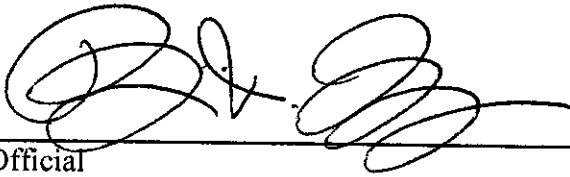
NOW, THEREFORE BE IT RESOLVED By the Development Review Commission of the City of St. Petersburg, Florida that the Commission makes the following determinations:

1. Approval of the Special Exception and related site plan with a variance for preservation:
 - a. Will meet and effectuate the intent of all ordinances of the City applicable to the project; and
 - b. Will be consistent with the goals of the City's Comprehensive Plan.
2. The Development Review Commission finds that it is appropriate to **APPROVE** the following:
 - a. The variance for preservation;
 - b. The Special Exception and related site plan.

BE IT FURTHER RESOLVED By the Development Review Commission of St. Petersburg, Florida, based upon the foregoing findings of fact, that the application for approval of a Special Exception and related site plan with a variance for preservation has met the criteria contained in Section 16.70.040.1.4 of the City Code for site plans; and

BE IT FURTHER RESOLVED that this resolution shall become effective immediately upon adoption.

APPROVED AS TO FORM AND SUBSTANCE:

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke at the end.

Zoning Official

10.29.2010

Date

RESOLUTION "B"

A RESOLUTION OF THE DEVELOPMENT REVIEW COMMISSION DENYING A SPECIAL EXCEPTION AND RELATED SITE PLAN WITH A VARIANCE FOR PRESERVATION FOR THE MADISON, LOCATED AT 11901 10th WAY NORTH, (CASE NO. 08-32000022); MAKING DETERMINATIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on November 5, 2008, the Development Review Commission (DRC) held a public hearing for a Special Exception and related site plan with a variance for preservation for the Madison, located at 11901 10th Way North;

WHEREAS, Development Review Commission, reviewed the recommendations of City staff and all of the evidence brought before the Commission during the hearing.

NOW, THEREFORE BE IT RESOLVED By the Development Review Commission of the City of St. Petersburg, Florida that the Commission makes the following determinations:

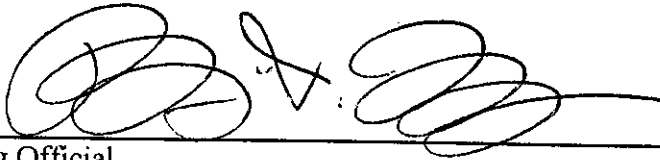
1. Approval of the Special Exception and related site plan with a variance for preservation:
 - a. Will adversely affect the health, safety and welfare, comfort, convenience, and order of the City;
 - b. Will prevent the orderly and reasonable use of permitted and legally established uses of property in the zoning district within which the proposed site plan is to be located; and
 - c. Will not be in harmony with the general purpose and interest of the ordinances of the City.
2. The Development Review Commission finds that it is appropriate to **DENY** the following:
 - a. The variance for preservation;
 - b. The Special Exception and related site plan.

BE IT FURTHER RESOLVED By the Development Review Commission of St. Petersburg, Florida, based upon the foregoing findings of fact, that the application for approval

of a Special Exception and related site plan with a variance for preservation has not met the criteria contained in Sections 16.70.040.1.4 of the City Code for site plans; and

BE IT FURTHER RESOLVED that this resolution shall become effective immediately upon adoption.

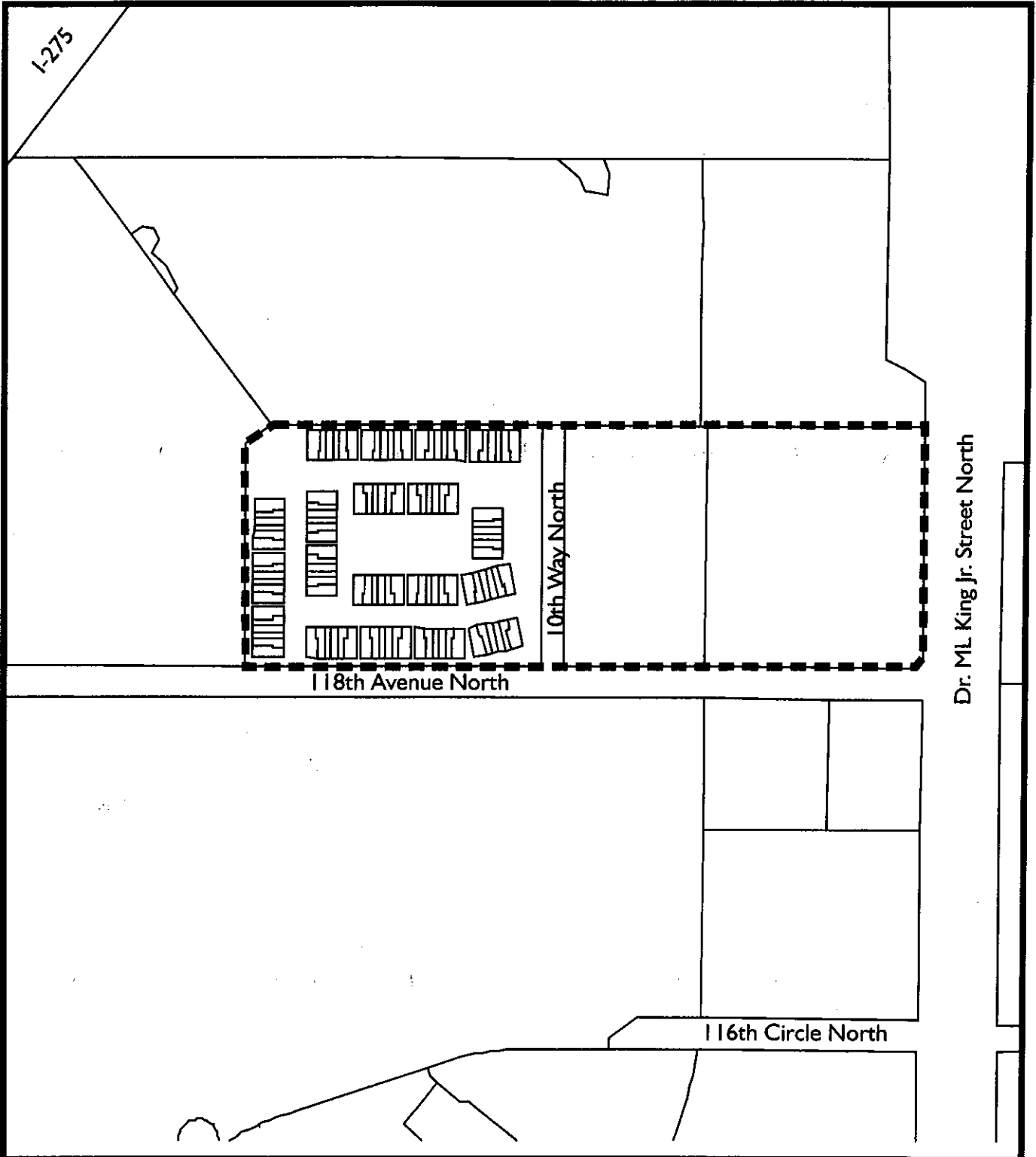
APPROVED AS TO FORM AND SUBSTANCE:

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke at the end.

Zoning Official

10.29.2008

Date



SPECIAL EXCEPTION

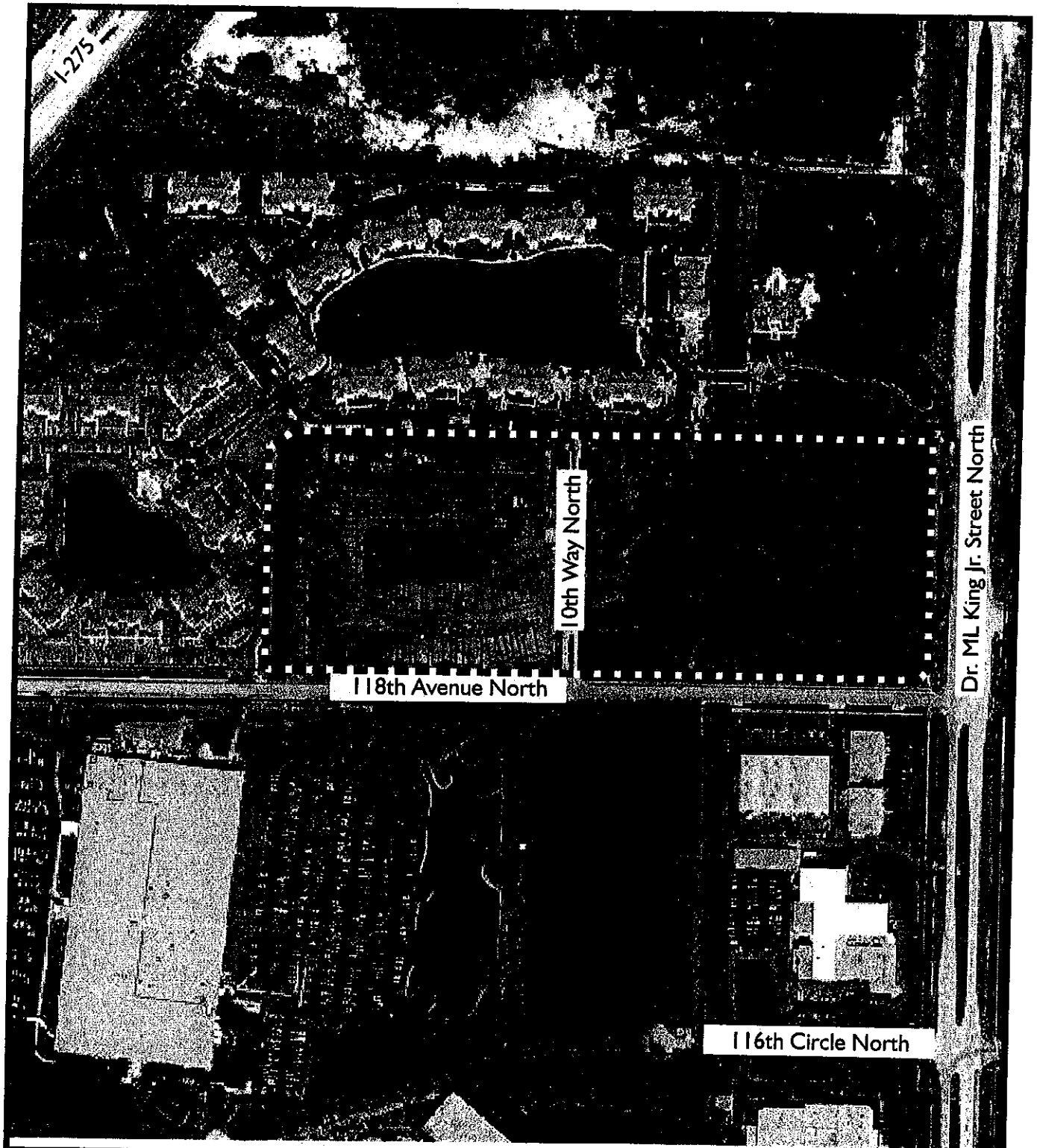
CASE NUMBER:

08-32000022

SCALE: Not to Scale

AREA TO BE APPROVED
SHOWN IN 





SPECIAL EXCEPTION

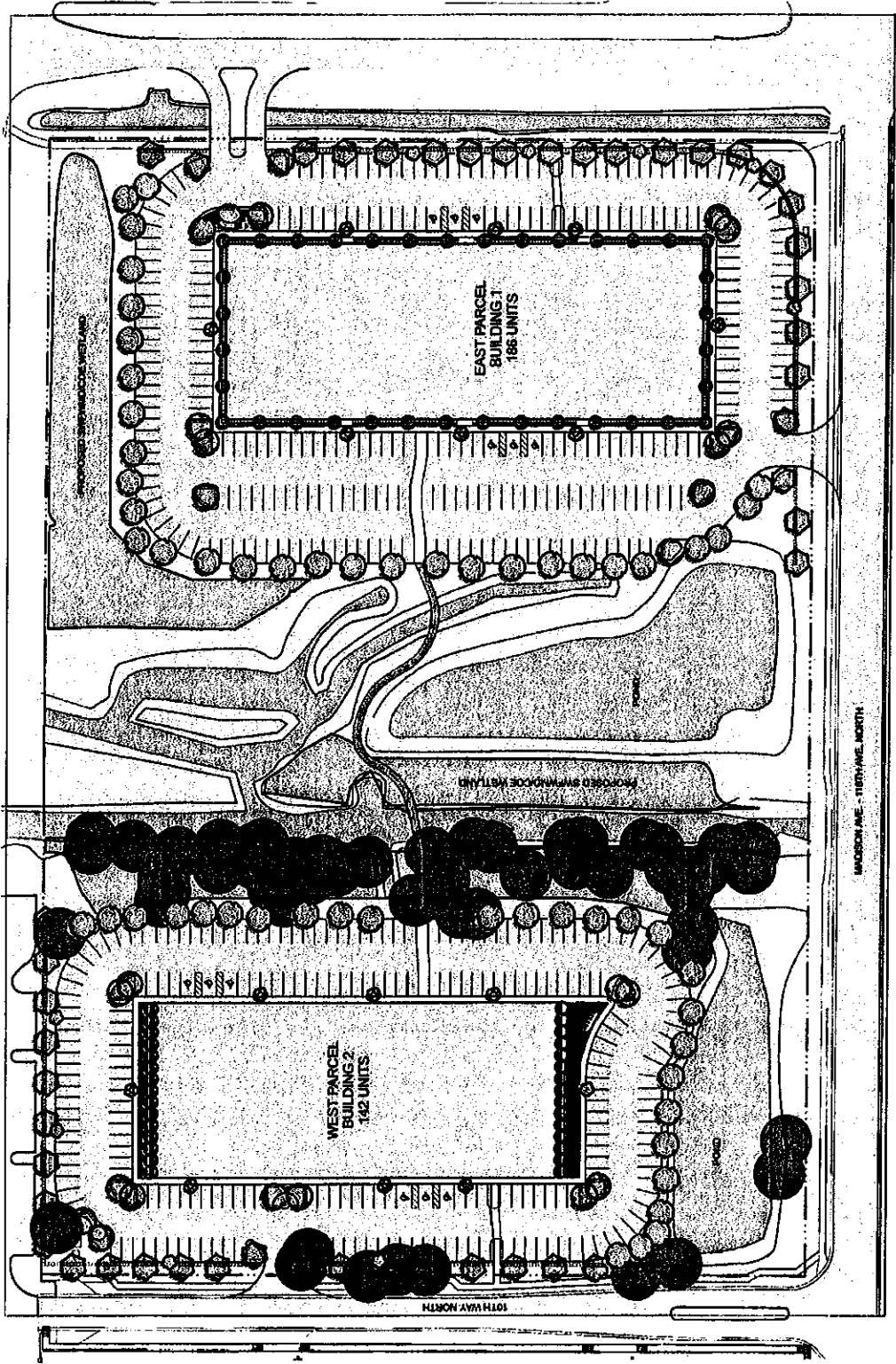
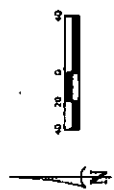
CASE NUMBER:

08-32000022

SCALE: Not to Scale

AREA TO BE APPROVED
SHOWN IN 





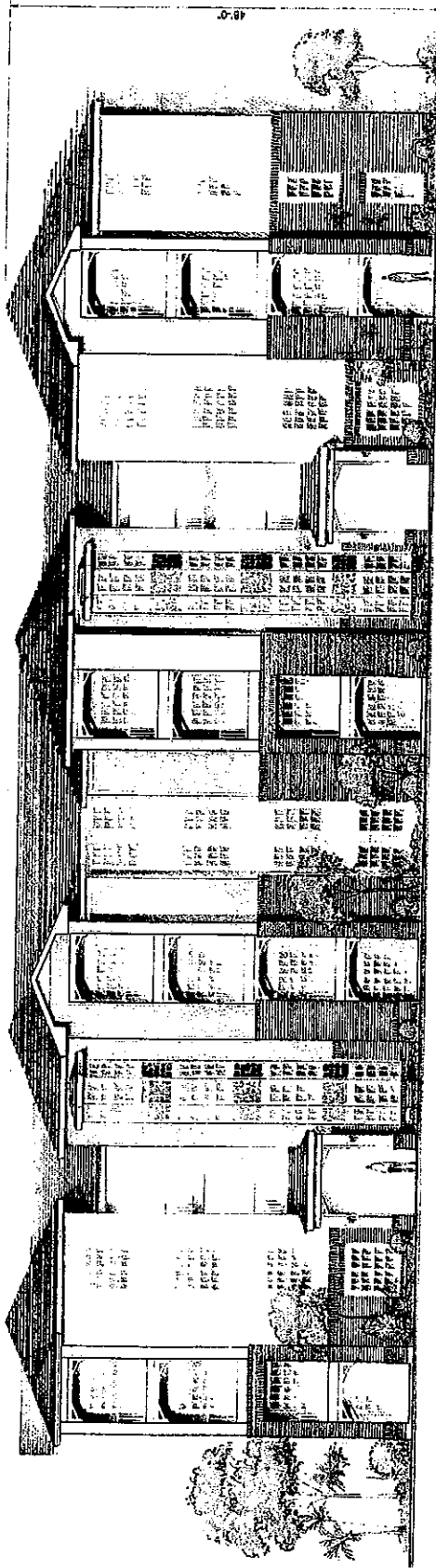
ENGINEERING & LAND PLANNING
 BASE INFORMATION PREPARED BY
Gulf Coast Consulting, Inc.
 13825 ECR Blvd. Suite 800
 Clearwater, FL 33760
 PHONE: (727) 251-8118

PROJECT
Madison
CONTRACT
 Landscape Architecture - Site Planning - Arboriculture
 13825 ECR Blvd. Suite 800
 Clearwater, FL 33760
 PHONE: (727) 251-8118

GRADY PRIDGEN, INC.
 9741 International Court North
 St. Petersburg, Florida 33716-4807
 PHONE: (727) 251-8118 FAX: (727) 251-8118

MADISON
LANDSCAPE PLAN RENDERING

LAI
 LAI



August 15, 2008
Scale: 3/16" = 1'-0"

Madison Site
Elevation Color Study

Grady Pridgen, Inc.
9741 International Court North
St. Petersburg, FL 33716-4807
(727) 525-1474