



**CITY OF ST. PETERSBURG**

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

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August 5, 2005

Post Publishing, Inc.  
9741 International Court North  
St. Petersburg, Florida, 33716

**RE: CASE NO: 05-32000032  
10980 Oak Street Northeast**

Dear Sir/Madam:

The Environmental Development Commission (EDC), at its meeting of August 3, 2005, **approved**, the above-referenced item, subject to the following conditions, as outlined in the Staff Report and as may have been modified by the EDC.

1. The applicant shall submit original signed Transfer of Development Rights certificates equal to 29 development credits at the time of submission for any building permits.
2. The applicant shall revise the landscape plan to provide replacement trees equal to 262 diameter inches. Such trees shall be required above and beyond trees prescribed by Chapter 16 of the Municipal Code.
3. The applicant shall be required to construct six (6) foot wide sidewalks along Oak Street Northeast and 110<sup>th</sup> Avenue Northeast abutting the project site prior to the issuance of any certificates of occupancy. A minimum five (5) foot wide flat area shall be established on each side of the sidewalk.
4. The applicant shall be required to upgrade the streets abutting the subject site to City standards, as may be required, prior to the issuance of any certificates of occupancy.
5. The applicant shall be required to install pedestrian level lighting (to be coordinated with Progress Energy) abutting the public sidewalks. Such lighting shall also be installed along the sidewalks within the development.
6. The recreational area shall be revised to include a tot lot (to be approved by City Staff). Benches shall also be installed along interior sidewalks where appropriate and mutually agreeable between the City and the applicant.
7. Street trees shall be planted within Oak Street Northeast and 110<sup>th</sup> Avenue Northeast as may be permitted by the City's Engineering, Stormwater, and Traffic Operations Department. Such trees may be used as credit towards the required replacement trees noted in (2) above. Rights-of-way shall be irrigated to establish the required street trees.
8. Decorative pavers shall be installed at the main entrances to identify pedestrian crosswalks within the right-of-way and on private property.

9. Gates shall not be located within any part of the public rights-of-way.
10. A minimum ten (10) foot wide green yard shall be required between the back of curb and all rights-of-way.
11. Foundation planting areas shall be required around the base of the large podium buildings as shown on the site plan.
12. Special signage and marking shall be established to identify visitor parking.

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.**

Failure to begin construction of a project within eighteen (18) months from the date of approval of the EDC, (for Special Exceptions, Site Plan Review, or Variances) shall invalidate the approval unless a different compliance period or an extension is granted by the Commission. One or more extensions, each extension not to exceed one year, may be granted by the Commission if such extension is in conformance with the City's Land Use Plan and the purpose and intent of the related development ordinances current at that time. Requests for extensions must be submitted prior to expiration of the eighteen (18) month approval period.

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) 893-7874.

Sincerely,



John R. Hixenbaugh, AICP  
Zoning Official

Cc: Grady Pridgen III  
9741 International Court North  
St. Petersburg, Florida 33716

James M. King  
George F. Young, Inc.  
299 Dr. Martin Luther King Jr. Street North  
St. Petersburg, Florida 33701

## **EXHIBIT "B"**

### **PROJECT DESCRIPTION**

**10980 Oak Street Northeast  
Case No. SE-00-036**

The purpose of this submittal is to request a modification to a previously approved site plan by the Environmental Development Commission ("EDC"). Such site plan approval included related approvals for: (i) a Special Exception to construct a total of 148 multifamily units on approximately 10 acres; and (ii) the Transfer of Development Rights ("TDR") to allow an additional 29 development credits for the property (inclusive of the 148 unit total); and (iii) variances for building height and fence height.

The previously approved variances for compact parking and green yards have been superseded by revisions to the city's development regulations and no longer require variance approvals. Should this not be the case, we reserve the right to continue with such approved variances for compact parking and green yards. Please also note that we have included the TDR certificates in our application. There are two certificates, one certificate for 26.0 credits and a second for 3.0 credits.

#### **Background**

Post Publishing, Inc. acquired title to the above-described real estate from MIC WF, LLC, a Minnesota limited liability company. Enclosed is a copy of the Special Warranty Deed documenting the transfer of sale. The real property in question consists of seven (7) contiguous tax parcels, each of which are undeveloped, as well as the west 30 feet of vacated Oak Street Northeast abutting Lots 1, 2 and 3, Block 1, Bridgetown First Addition. The tax parcel numbers are as follows:

18-30-17-11307-001-0010	18-30-17-11307-001-0050
18-30-17-11307-001-0020	18-30-17-11307-001-0060
18-30-17-11307-001-0030	18-30-17-11307-001-0070
18-30-17-11307-001-0040	

The real property in question received from the Environmental Development Commission "EDC" for the City of St. Petersburg special exception and related site plan approvals on November 6, 2000. On February 6, 2002, the EDC approved a one-year extension. On or about February 6, 2003, the EDC approved an additional one-year extension. On or about January 11, 2005, the most recent extension was granted by EDC, which extended the approval period through February 5, 2006.

The modified site plan reflects a 120-unit luxury condominium home product combined with a 28-unit luxury town home product for a total of 148 multifamily residential units. Both products will share centrally located recreation areas and amenities. The town homes will have two and three bedroom floor plans, each with two stories of living space located above garage and storage areas. The town