



1 PERSPECTIVE FROM SOUTH-EAST



Pre-Application Meeting Notes

Meeting Date: 01/03/24 Zoning District: DC-2

Address/Location: 200 MIRROR LAKE DR N

Request: SITE PLAN REVIEW

Type of Application: SITE PLAN REVIEW Staff Planner for Pre-App: COREY MALYSZKA

Attendees: COREY MALYSZKA, LIZ ABERNATHY, DEREK KILBORN, HUDSON HARR, TIM CLEMMONS, JENNY MIERS, ETHAN SITVER

Neighborhood and Business Associations within 300 feet:

Assoc.	Contact Name:	Email:	Phone:
DOWNTOWN NEIGHBORHOOD ASSOCIATION	KAREN CARMICHAEL		

(See Public Participation Report in applicable Application Package for CONA and ~~FICO~~ contacts.)

Notes: APPROX. 2 ACRE, 11 STORY CONDO REVISED FROM 18 STORY, WITH A REVISED PODIUM OF 3 STORIES FOR PARKING. RETAIL ON MIRROR LAKE DRIVE.

NOT LOCATED IN CRA.

DENSITY OF 4.0 FAR WILL REQUIRE DRC REVIEW BUT STAFF DOES NOT HAVE AN ISSUE WITH 4.0. AS OF RIGHT FOR HEIGHT AND SETBACKS.

HISTORIC TO REVIEW. CRITERIA 14. 3 STORY PODIUM IS MORE CONSISTENT WITH THE SURROUNDING BUILDINGS INCLUDING THE TOMLINSON AND LYCEUM.

Project Narrative

Lake House Condominiums - 200 Mirror Lake Drive North

January 26, 2024

The proposed project consists of the redevelopment of four parcels located at 200 Mirror Lake Drive North. The site has an area of 21,381 square feet (0.49 acres). The site is zoned DC-2. The site has frontage on Mirror Lake Drive North to the east, 2nd Avenue North to the south, and an alley to the north. There are five existing one and two-story buildings on the property that will be demolished. Three of the five buildings are contributing structures to the National Register Downtown St. Petersburg Historic District. As contributing structures within a national register historic district these buildings are not protected from demolition.

The project consists of a new 11-story condominium building with 45 residential units and one 840 square foot retail space. It includes 72 parking spaces in a three-level garage. The new building has a total of 91,938 square feet for a proposed FAR of 4.30. The building's height is 125 feet. The project is designed to be consistent with all zoning regulations and no variances are being requested.

The building has an eight-story tower above a three-story podium. The first floor contains the lobby, garage entry and parking spaces, retail space and utility spaces. More than fifty percent of the first floor is occupied by the parking garage and bicycle parking. The main entry is on the east side of the building facing towards Mirror Lake. The retail space is located at the southeast corner of the building adjacent to the street intersection. Floors 2 and 3 are occupied by the parking garage with one liner residential unit per floor along the east end of the building. The fourth floor is the lowest floor of the tower. In addition to three residential units, on the fourth floor there are amenity spaces plus a roof terrace with swimming pool at the west end of the building. Floors 5 through 10 have six units per floor. The 11th floor has four penthouse units.

The building has a contemporary architectural style. The front of the three-story podium is articulated with brick detailing, multi-pane windows and decorative railings. The scale and architectural character of the podium has been designed to be compatible with several nearby buildings including Mirror Lake Condominiums (701 Mirror Lake Drive North), Bridgepoint Church (302 Grove Street North), Tomlinson Education Center (296 Mirror Lake Drive North), and Dupont Building Condominiums (786 2nd Avenue North). Please see attached photographs.

The tower is setback on all four sides and has a more streamlined appearance. The tower is 125 feet tall. The project complies with all setback requirements for the podium up to 50 feet and for the portion of the tower below 125 feet. On the east side facing Mirror Lake, the tower is required to be setback a minimum of 10 feet. The tower is proposed to be setback 16 feet in order to further minimize the building mass adjacent to this important public open space. The podium has a footprint of 18,584 square feet. The tower has a footprint of 10,038 square feet.

Because the project has an FAR of 4.30 the streamline approval process will be pursued. The following FAR bonuses will be utilized:

Provide financial support to the HCIP trust fund: 1.0 FAR

Use of TDRs from a local historic landmark: 0.3 FAR

Sidewalk level public art with a value of \$100,000 will be provided on site.

The project is estimated to have a construction cost of \$36 million.

End of narrative.



SPECIAL EXCEPTION
 SITE PLAN REVIEW

Application No. _____

All applications are to be filled out completely and correctly. The application shall be submitted to the Development Review Services Division, located on the 1st floor of the Municipal Services Building, One Fourth Street North.

GENERAL INFORMATION	
NAME of APPLICANT (Property Owner): SUNSURE GROUP LLC / Hudson Harr	
Street Address: 200 Mirror Lake Drive N	
City, State, Zip: St. Petersburg, FL 33701	
Telephone No: 727-421-5118	Email: HUDSON@SKYWARDLIVING.COM
NAME of AGENT OR REPRESENTATIVE: TIM CLEMMONS	
Street Address: 33 6TH STREET SOUTH SUITE 400	
City, State, Zip: ST. PETERSBURG, FL	
Telephone No: 727-687-5970	Email: TIM.C@PLACEARC.COM
NAME of ARCHITECT or ENGINEER:	
Company Name: PLACE ARCHITECTURE	Contact Name: TIM CLEMMONS
Telephone No: 727-687-5970	
Website: WWW.PLACEARC.COM	Email: TIM.C@PLACEARC.COM
PROPERTY INFORMATION:	
Address/Location: 200 MIRROR LAKE DR N	
Email: HUDSON@SKYWARDLIVING.COM	
Parcel ID#(s): 193117486540010010, 193117486540010020, 193117486540010011, 193117584260040020	
DESCRIPTION OF REQUEST: SITE PLAN APPROVAL FOR NEW 11 STORY CONDOMINIUM BUILDING WITH FAR BONUSES	
PRE-APP MEETING DATE: 1/3/24	STAFF PLANNER: Corey Malyszka

FEE SCHEDULE

	<u>SPECIAL EXCEPTION (SE)</u>		<u>SITE PLAN REVIEW (SPR)</u>
Special Exception (SE), General Application:	\$1,250.00	Site Plan Review (SPR), General, By Commission	\$1,250.00
Special Exception (SE), Modification:	\$ 500.00	Site Plan Review (SPR), General, By POD	\$ 500.00
Concurrency	\$ 25.00	Site Plan Review (SPR), General, Related to SE	\$ 0.00
		Site Plan Review (SPR), Modification, By Commission	\$ 500.00
VARIANCES		Site Plan Review (SPR), Modification, By POD	\$ 250.00
Each Variance Requested for SE/SPR	\$ 200.00		

Cash, credit, and checks made payable to the "City of St. Petersburg"

AUTHORIZATION

City staff and the designated Commission may visit the subject property during review of the requested variance. Any Code violations on the property that are noted during the inspections will be referred to the City's Codes Compliance Assistance Department. The applicant, by filing this application, agrees he or she will comply with the decision(s) regarding this application and conform to all conditions of approval. The applicant's signature affirms that all information contained within this application has been completed and that the applicant understands that processing this application may involve substantial time and expense. Filing an application does not guarantee approval, and denial or withdrawal of an application does not result in remittance of the application fee.

NOTE: IT IS INCUMBENT UPON THE APPLICANT TO SUBMIT CORRECT INFORMATION. ANY MISLEADING, DECEPTIVE, INCOMPLETE OR INCORRECT INFORMATION MAY INVALIDATE YOUR APPROVAL.

Signature of Owner/Agent*:  Date: 1.24.24

*Affidavit to Authorize Agent required, if signed by Agent.



AFFIDAVIT TO AUTHORIZE AGENT

I am (we are) the owner(s) and record title holder(s) of the property noted herein

Property Owner's Name:

SUNSURE, LLC

"This property constitutes the property for which the following request is made

Property Address: 200 MIRROR LAKE DR N

Parcel ID#: 193117486540010010, 193117486540010020, 193117486540010011, 193117584280040020

Request:

SITE PLAN APPROVAL FOR NEW 11 STORY CONDOMINIUM BUILDING WITH FAR BONUSES

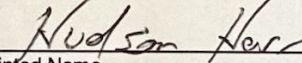
"The undersigned has(have) appointed and does(do) appoint the following agent(s) to execute any application(s) or other documentation necessary to effectuate such application(s)

Agent's Name(s): TIM CLEMMONS - PLACE ARCHITECTURE

This affidavit has been executed to induce the City of St. Petersburg, Florida, to consider and act on the above described property

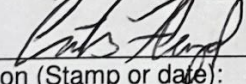
I(we), the undersigned authority, hereby certify that the foregoing is true and correct

Signature (owner): 


Printed Name

Sworn to and subscribed on this date

Identification or personally known: California Drivers license

Notary Signature: 
Commission Expiration (Stamp or date):

Date: 1-30-2024





SPECIAL EXCEPTION
 SITE PLAN REVIEW

DATA SHEET

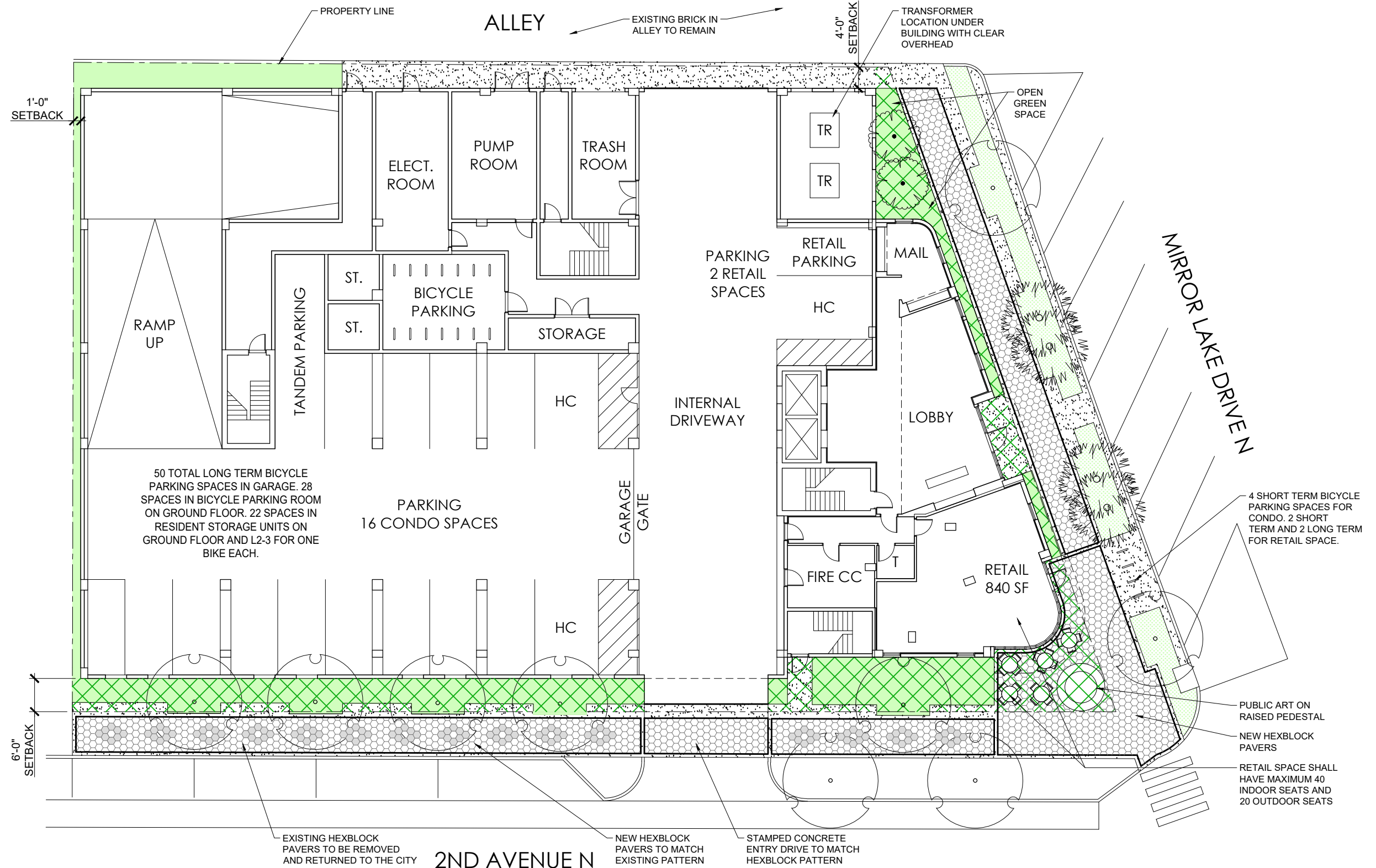
ONLY COMPLETE APPLICATIONS WILL BE ACCEPTED. FAILURE TO COMPLETE THIS FORM WILL RESULT IN DEFERRAL OF YOUR APPLICATION.

DATA TABLE				
1.	Zoning Classification: DC-2			
2.	Existing Land Use Type(s): OFFICE / COMMERCIAL / APARTMENT			
3.	Proposed Land Use Type(s): MULTIFAMILY / RETAIL			
4.	Area of Subject Property: 21,381 SF			
5.	Variance(s) Requested: N/A			
6.	Gross Floor Area (total square feet of building(s))			
	Existing: 8,023	Sq. ft.		
	Proposed: 91,938	Sq. ft.		
	Permitted: 106,905	Sq. ft.		
7.	Floor Area Ratio (total square feet of building(s) divided by the total square feet of entire site)			
	Existing: 0.38	Sq. ft.		
	Proposed: 4.30	Sq. ft.		
	Permitted: 4.30	Sq. ft.		
8.	Building Coverage (first floor square footage of building)			
	Existing:	6,375	Sq. ft.	29.8
				% of site
	Proposed:	18,584	Sq. ft.	86.9
				% of site
	Permitted:	20,312	Sq. ft.	95.0
				% of site
9.	Open Green Space (include all green space on site; do not include any paved areas)			
	Existing:	6,874	Sq. ft.	32.1
				% of site
	Proposed:	1,641	Sq. ft.	6.7
				% of site
10.	Interior Green Space of Vehicle Use Area (include all green space within the parking lot and drive lanes)			
	Existing:	0	Sq. ft.	0
				% of vehicular area
	Proposed:	0	Sq. ft.	0
				% of vehicular area
11.	Paving Coverage (including sidewalks within boundary of the subject property; do not include building footprint(s))			
	Existing:	8,132	Sq. ft.	38.0
				% of site
	Proposed:	1,350	Sq. ft.	6.3
				% of site


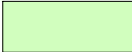
SPECIAL EXCEPTION
 SITE PLAN REVIEW

DATA SHEET

DATA TABLE (continued page 2)					
12.	Impervious Surface Coverage (total square feet of all paving, building footprint and other hard surfaced areas)				
	Existing:	14,507	Sq. ft.	67.8	% of site
	Proposed:	19,934	Sq. ft.	93.2	% of site
	Permitted:	20,312	Sq. ft.	95.0	% of site
13.	Density / Intensity				
	<i>No. of Units</i>		<i>No. of Employees</i>		<i>No. of Clients (C.R. / Home)</i>
	Existing:	8	Existing:		Existing:
	Proposed:	45	Proposed:		Proposed:
	Permitted:	-			
14 a.	Parking (Vehicle) Spaces				
	Existing:	15	includes	1	disabled parking spaces
	Proposed:	72	includes	3	disabled parking spaces
	Permitted:	46	includes		disabled parking spaces
14 b.	Parking (Bicycle) Spaces				
	Existing:	-	Spaces		% of vehicular parking
	Proposed:	58	Spaces		% of vehicular parking
	Permitted:	50	Spaces		% of vehicular parking
15.	Building Height				
	Existing:	20	Feet	2	Stories
	Proposed:	125	Feet	11	Stories
	Permitted:	125	Feet		Stories
16.	Construction Value				
	What is the estimate of the total value of the project upon completion? \$				
	\$36 Million				
	<i>Note: See Drainage Ordinance for a definition of "alteration." If yes, please be aware that this triggers Drainage Ordinance compliance. Please submit drainage calculations to the Engineering Department for review at your earliest convenience. The DRC must approve all Drainage Ordinance variances.</i>				

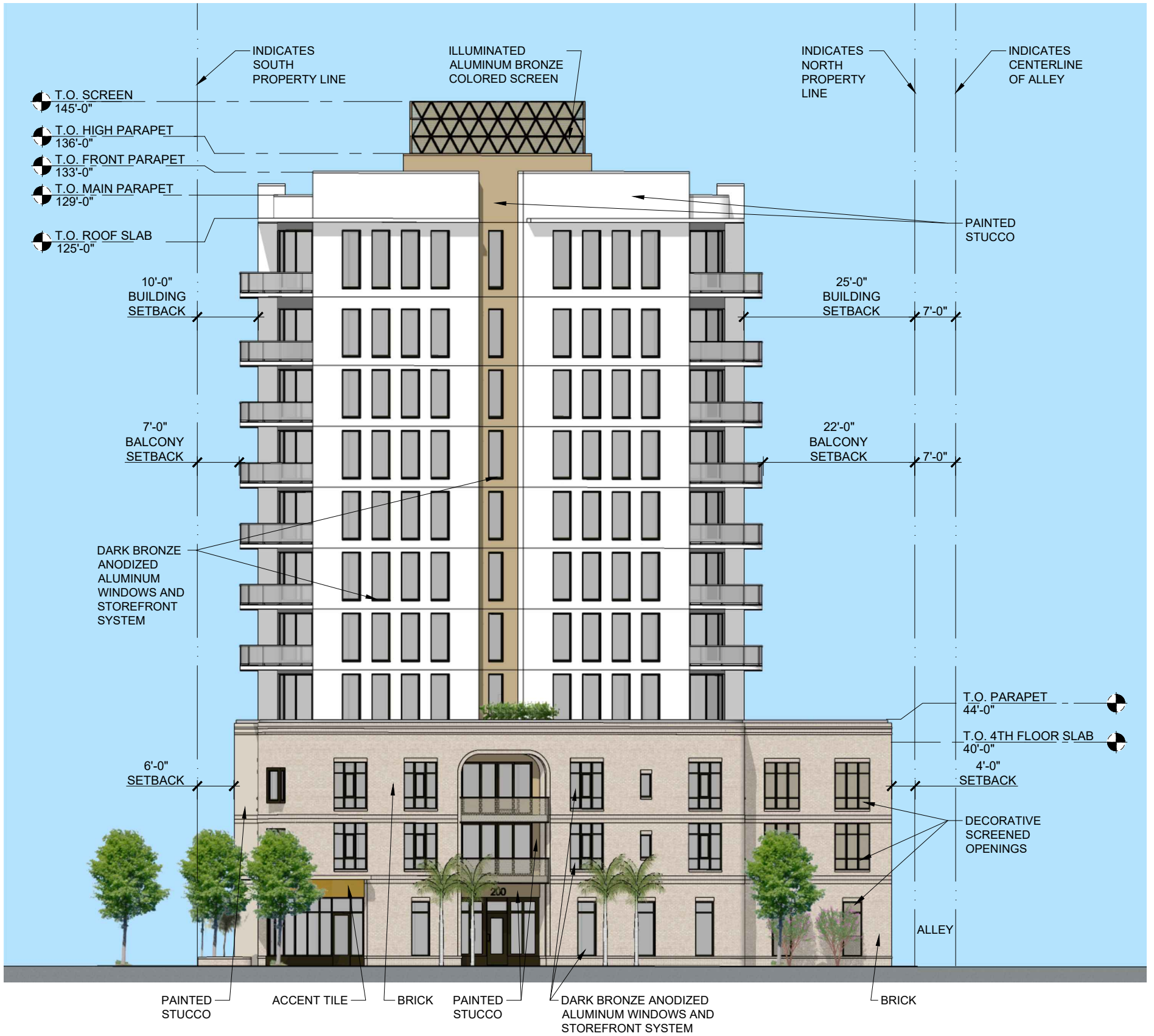


200 Mirror Lake Drive North Condo - SITE PLAN ANALYSIS

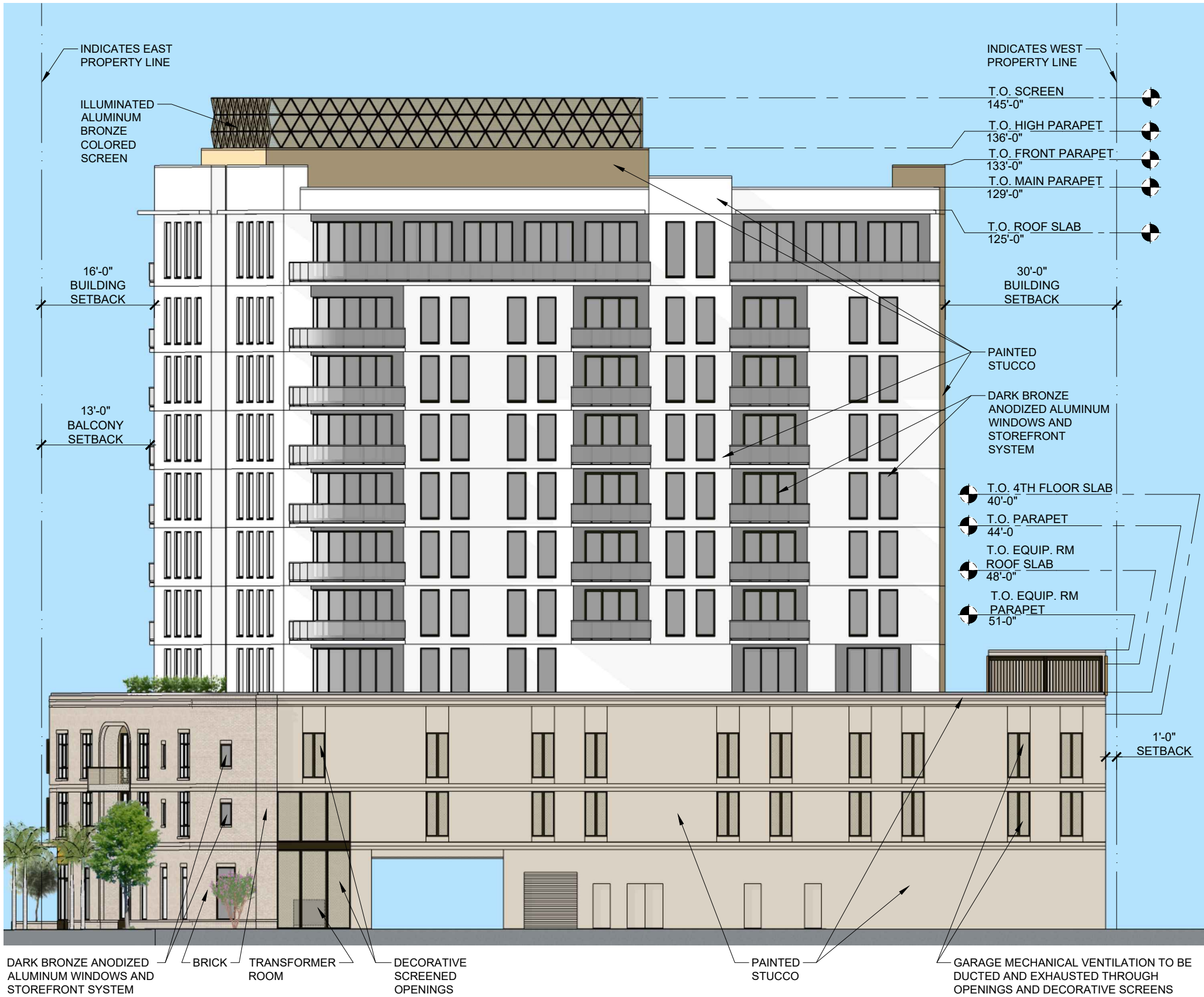
BUILDING USE	MULTIFAMILY - CONDO RETAIL	PROPOSED (SIDE) NORTH SETBACK	4'-0"	REQ. GROUND LEVEL OPEN SPACE	1069 S.F. (5%)		HATCH INDICATES OPEN SPACE
		PROPOSED (SIDE) SOUTH SETBACK	6'-0"	PROV. GROUND LEVEL OPEN SPACE	1820 S.F. (8.5%)		HATCH INDICATES OPEN GREEN SPACE
ZONING		PROPOSED (FRONT) EAST SETBACK	1'-9"	REQ. GROUND LEVEL OPEN GREEN SPACE	535 S.F. (2.5%)		
		PROPOSED (REAR) WEST SETBACK	1'-0"	PROV. GROUND LEVEL OPEN GREEN SPACE	1641 S.F. (6.7%)		
TOTAL SITE AREA	21,381 S.F.	BUILDING HEIGHT	125'-0"	PARKING SPACES (LEVELS 1-3)	72		
TOTAL BUILDING AREA	91,938 G.S.F.	NUMBER OF STORIES	11	BICYCLE PARKING SPACES			
PROPOSED FAR	4.30			SHORT TERM	6		
				LONG TERM	52		



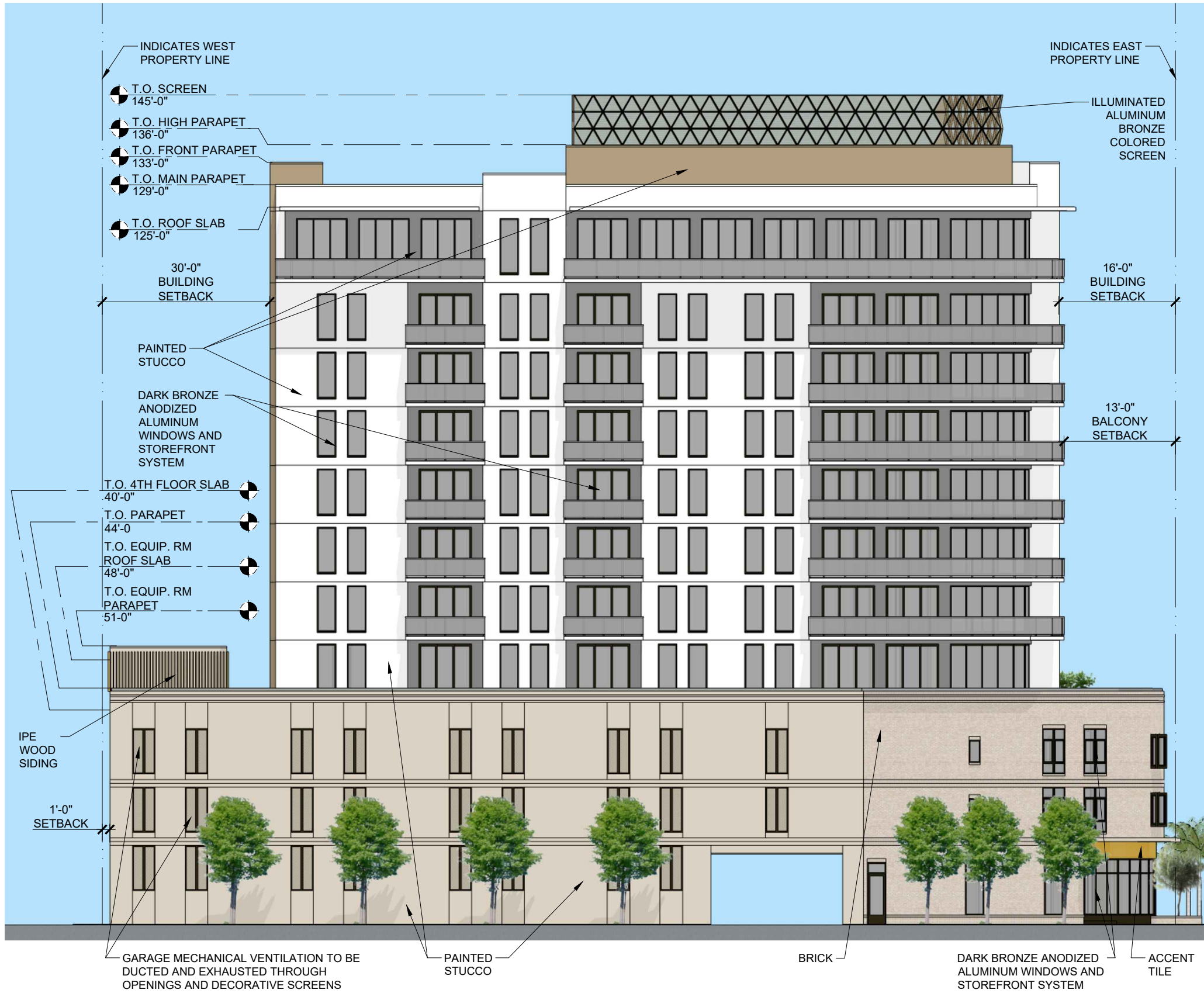
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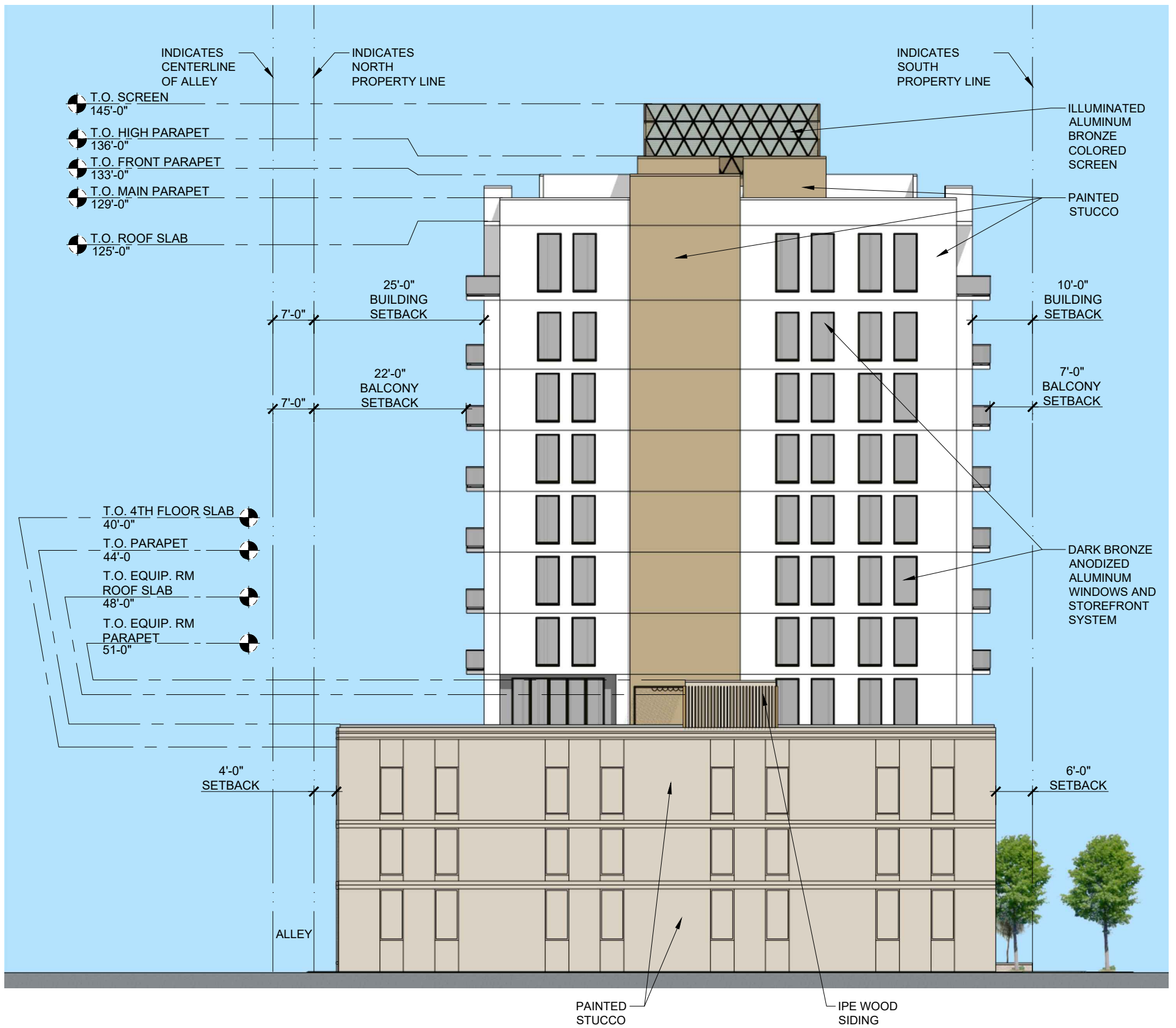
1 EAST ELEVATION



1 NORTH ELEVATION

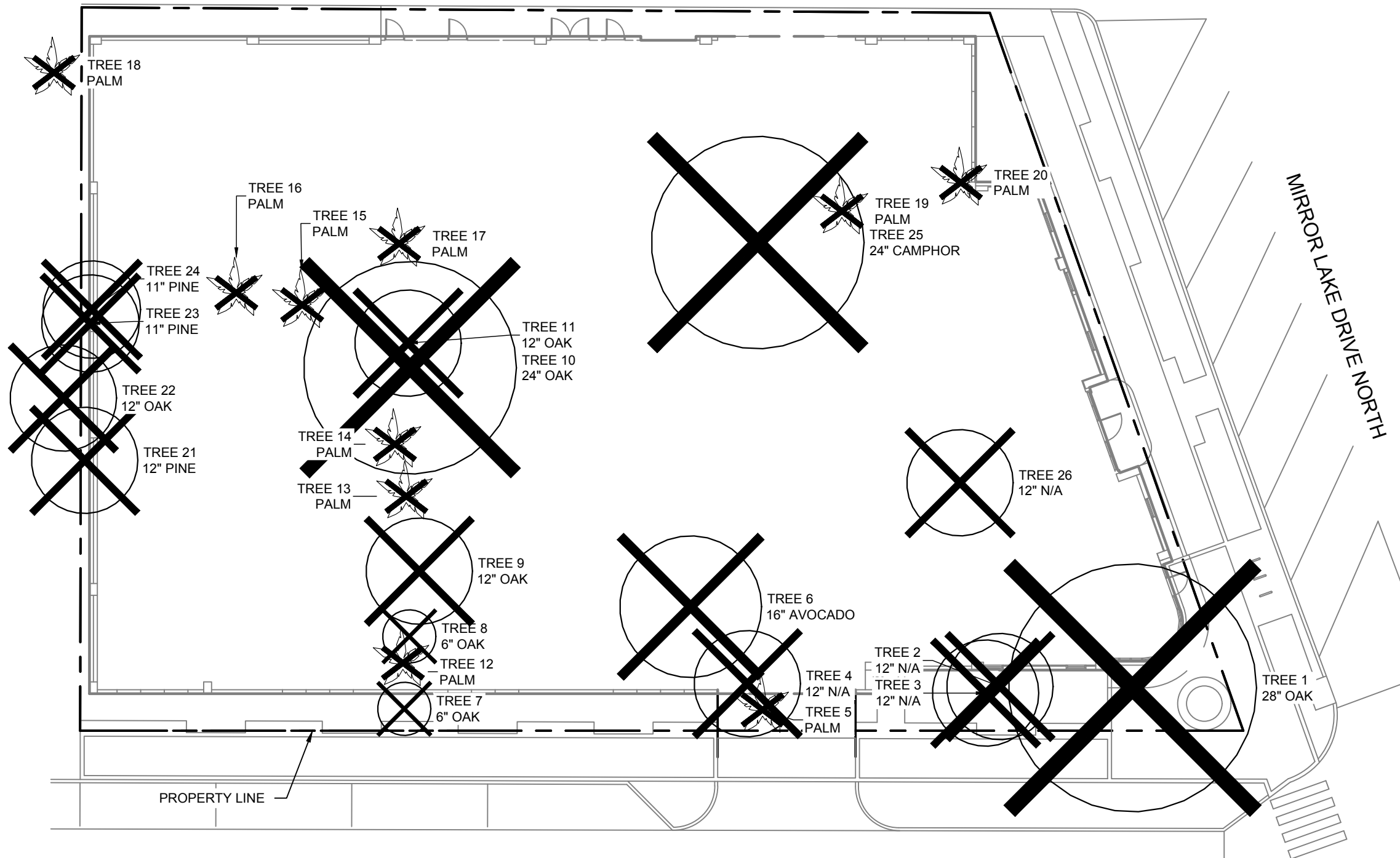


1 SOUTH ELEVATION





1 WEST ELEVATION

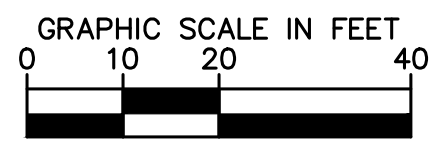
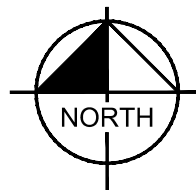
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SYMBOL KEY

-  PROTECTED TREE TO BE REMOVED
-  PALM TO BE REMOVED

TREE INVENTORY DATA			
TREE NUMBER	SPECIES	DBH	STATUS
1	OAK	28	REMOVE
2	N/A	12	REMOVE
3	N/A	12	REMOVE
4	N/A	12	REMOVE
5	PALM	-	REMOVE
6	AVOCADO	16	REMOVE
7	OAK	6	REMOVE
8	OAK	6	REMOVE
9	OAK	12	REMOVE
10	OAK	24	REMOVE
11	OAK	12	REMOVE
12	PALM	-	REMOVE
13	PALM	-	REMOVE
14	PALM	-	REMOVE
15	PALM	-	REMOVE
16	PALM	-	REMOVE
17	PALM	-	REMOVE
18	PALM	-	REMOVE
19	PALM	-	REMOVE
20	PALM	-	REMOVE
21	PINE	12	REMOVE
22	OAK	12	REMOVE
23	PINE	11	REMOVE
24	PINE	11	REMOVE
25	CAMPHOR	24	REMOVE
26	N/A	12	REMOVE



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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY

Kimley»Horn

200 CENTRAL AVENUE, SUITE 600
ST. PETERSBURG, FL 33701
PHONE: 727-547-3999
WWW.KIMLEY-HORN.COM CA 0000035106
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KHA PROJECT 145162002
DATE FEBRUARY 2024
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY JJB
CHECKED BY DJF

LAKE HOUSE CONDOMINIUMS

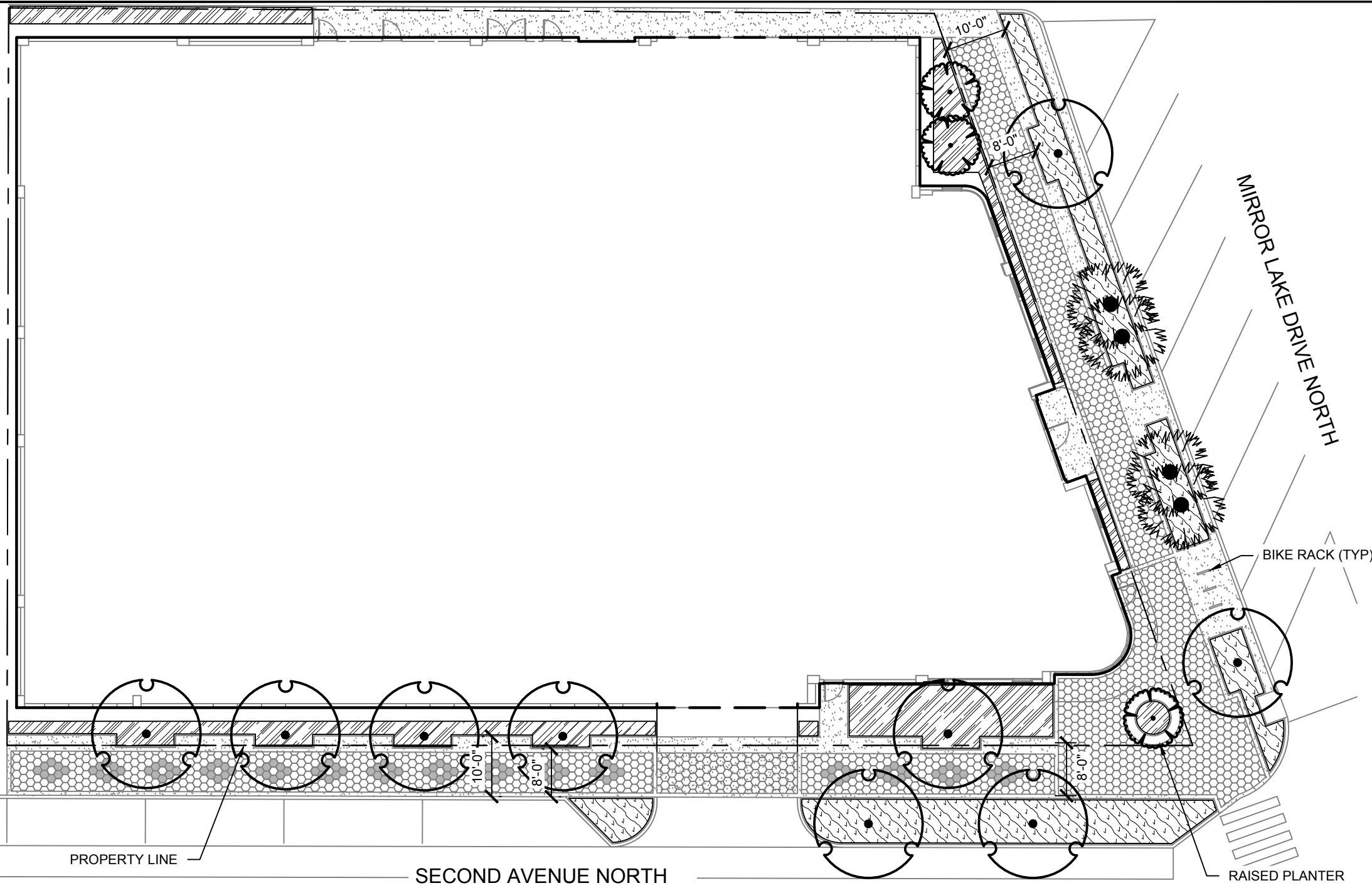
CITY OF ST. PETERSBURG

LICENSED PROFESSIONAL
DAVID J. FLANAGAN, PLA
0001495
FLORIDA DATE:




TREE MITIGATION PLAN

SHEET NUMBER
TM100

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CONCEPT PLANT SCHEDULE

- 
FOUNDATION TREE
 MINIMUM 10 FT HEIGHT, 2-3 INCH CALIPER
 ADONIDIA MERRILLII / CHRISTMAS PALM
 BUCIDA BUCERAS / BLACK OLIVE
 JATROPHA HASTATA / JATROPHA TREE
 LAGERSTROEMIA INDICA / CRAPE MYRTLE
 LIGUSTRUM JAPONICUM / JAPANESE PRIVET
 MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM MAGNOLIA
 VITEX AGNUS-CASTUS / CHASTE TREE
- 
SPECIMEN PALM
 12 FT CT
 PHOENIX DACTYLIFERA / DATE PALM
 PHOENIX SYLVESTRIS / WILD DATE PALM
 WODYETIA BIFURCATA / FOXTAIL PALM
- 
STREET TREE
 MINIMUM 12 FT HEIGHT, 3-4 IN CALIPER
 QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
 QUERCUS VIRGINIANA 'SKY CLIMBER' / SKY CLIMBER LIVE OAK
- 
FOUNDATION PLANTING
 GROUNDCOVERS: 1 GALLON WITH 12-18" O.C. SPACING
 SHRUBS: 3-7 GALLON WITH 24-48" O.C. SPACING
 ACALYPHA WILKESIANA / WILKES' COPPERLEAF
 CANNA X GENERALIS / CANNA
 CRINUM AUGUSTUM 'QUEEN EMMA' / QUEEN EMMA CRINUM LILY
 DURANTA ERECTA 'GOLD MOUND' / GOLD MOUND DEWDROPS
 EVOLVULUS GLOMERATUS / BRAZILIAN DWARF MORNING GLORY
 ILEX VOMITORIA 'SCHILLINGS' / SCHILLINGS YAUPON HOLLY
 LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF
 MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS
 PENNISETUM SETACEUM 'ALBA' / WHITE FOUNTAIN GRASS
 PHILODENDRON SELLOUM 'XANADU' / XANADU PHILODENDRON
 RHAPIS EXCELSA / LADY PALM
 STRELITZIA NICOLAI / GIANT BIRD OF PARADISE
 TRACHELOSPERMUM ASIATICUM 'MINIMA' / MINIMA ASIATIC JASMINE
 TRIPSACUM DACTYLOIDES NANA / DWARF FAKAHATCHEE GRASS
 VIBURNUM AWABUKI / EVERGREEN SWEET VIBURNUM
 ZAMIA FLORIDANA / COONTIE PALM
 ZAMIA FURFURACEA / CARDBOARD PALM
- 
STREETSCAPE
 CARISSA MACROCARPA 'NANA' / DWARF NATAL PLUM
 CRINUM AUGUSTUM 'QUEEN EMMA' / QUEEN EMMA CRINUM LILY
 ILEX VOMITORIA 'SCHILLINGS' / SCHILLINGS YAUPON HOLLY
 LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILY TURF
 RHAPHIOLEPIS INDICA / INDIAN HAWTHORN
 STRELITZIA REGINAE / BIRD OF PARADISE
 TRACHELOSPERMUM ASIATICUM / ASIATIC JASMINE
 ZAMIA FURFURACEA / CARDBOARD PALM
 ZAMIA PUMILA / COONTIE

PROPERTY LINE
 SECOND AVENUE NORTH




MIRROR LAKE DRIVE NORTH
 BIKE RACK (TYP)
 RAISED PLANTER

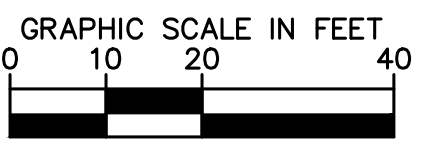
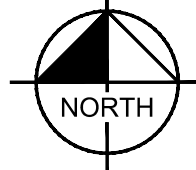
LANDSCAPE CALCULATIONS

PER CITY OF ST. PETERSBURG LDC

	REQUIRED	PROVIDED
STREET TREES		
1 SHADE TREE PER EVERY 35LF OF R.O.W.	SECOND AVENUE: 178 LF (EXCLUDES DRIVE AISLE) / 35 LF = 5 SHADE TREES MIRROR LAKE DRIVE: 128 LF / 35 LF = 4 SHADE TREES	SECOND AVENUE: 5 SHADE TREES MIRROR LAKE DRIVE: 6 SHADE TREES (PALMS SUBSTITUTED FOR SHADE TREES ON 1:1 BASIS)

HARDSCAPE MATERIALS KEY

-  CONCRETE SIDEWALK
-  HEX PAVER
-  STAMPED CONCRETE HEX PATTERN



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SUNSHINE STATE ONE CALL OF FLORIDA, INC.



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 ST. PETERSBURG, FL 33701
 PHONE: 727-547-3999
 WWW.KIMLEY-HORN.COM CA 0000035106
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KHA PROJECT 145162002
 DATE FEBRUARY 2024
 SCALE AS SHOWN
 DESIGNED BY KHA
 DRAWN BY JJB
 CHECKED BY DJF

LAKE HOUSE CONDOMINIUMS

CITY OF ST. PETERSBURG

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LANDSCAPE PLAN

SHEET NUMBER

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No.	REVISIONS	DATE	BY

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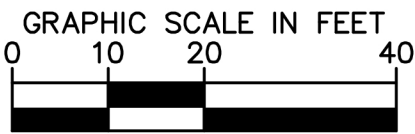
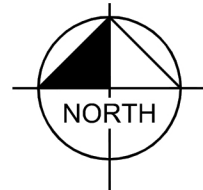
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 CANNA X GENERALIS / CANNA
 CRINUM AUGUSTUM 'QUEEN EMMA' / QUEEN EMMA CRINUM LILY
 DURANTA ERECTA 'GOLD MOUND' / GOLD MOUND DEWDROPS
 EVOLVULUS GLOMERATUS / BRAZILIAN DWARF MORNING GLORY
 ILEX VOMITORIA 'SCHILLINGS' / SCHILLINGS YAUPON HOLLY
 LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF
 MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS
 PENNISETUM SETACEUM 'ALBA' / WHITE FOUNTAIN GRASS
 PHILODENDRON SELLOUM 'XANADU' / XANADU PHILODENDRON
 RHAPIS EXCELSA / LADY PALM
 STRELITZIA NICOLAI / GIANT BIRD OF PARADISE
 TRACHELOSPERMUM ASIATICUM 'MINIMA' / MINIMA ASIATIC JASMINE
 TRIPSACUM DACTYLOIDES NANA / DWARF FAKAHATCHEE GRASS
 VIBURNUM AWABUKI / EVERGREEN SWEET VIBURNUM
 ZAMIA FLORIDANA / COONTIE PALM
 ZAMIA FURFURACEA / CARDBOARD PALM



STREETSCAPE
 CARISSA MACROCARPA 'NANA' / DWARF NATAL PLUM
 CRINUM AUGUSTUM 'QUEEN EMMA' / QUEEN EMMA CRINUM LILY
 ILEX VOMITORIA 'SCHILLINGS' / SCHILLINGS YAUPON HOLLY
 LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILY TURF
 RHAPHIOLEPIS INDICA / INDIAN HAWTHORN
 STRELITZIA REGINAE / BIRD OF PARADISE
 TRACHELOSPERMUM ASIATICUM / ASIATIC JASMINE
 ZAMIA FURFURACEA / CARDBOARD PALM
 ZAMIA PUMILA / COONTIE

HARDSCAPE MATERIALS KEY

- CONCRETE SIDEWALK
- HEX PAVER
- STAMPED CONCRETE HEX PATTERN

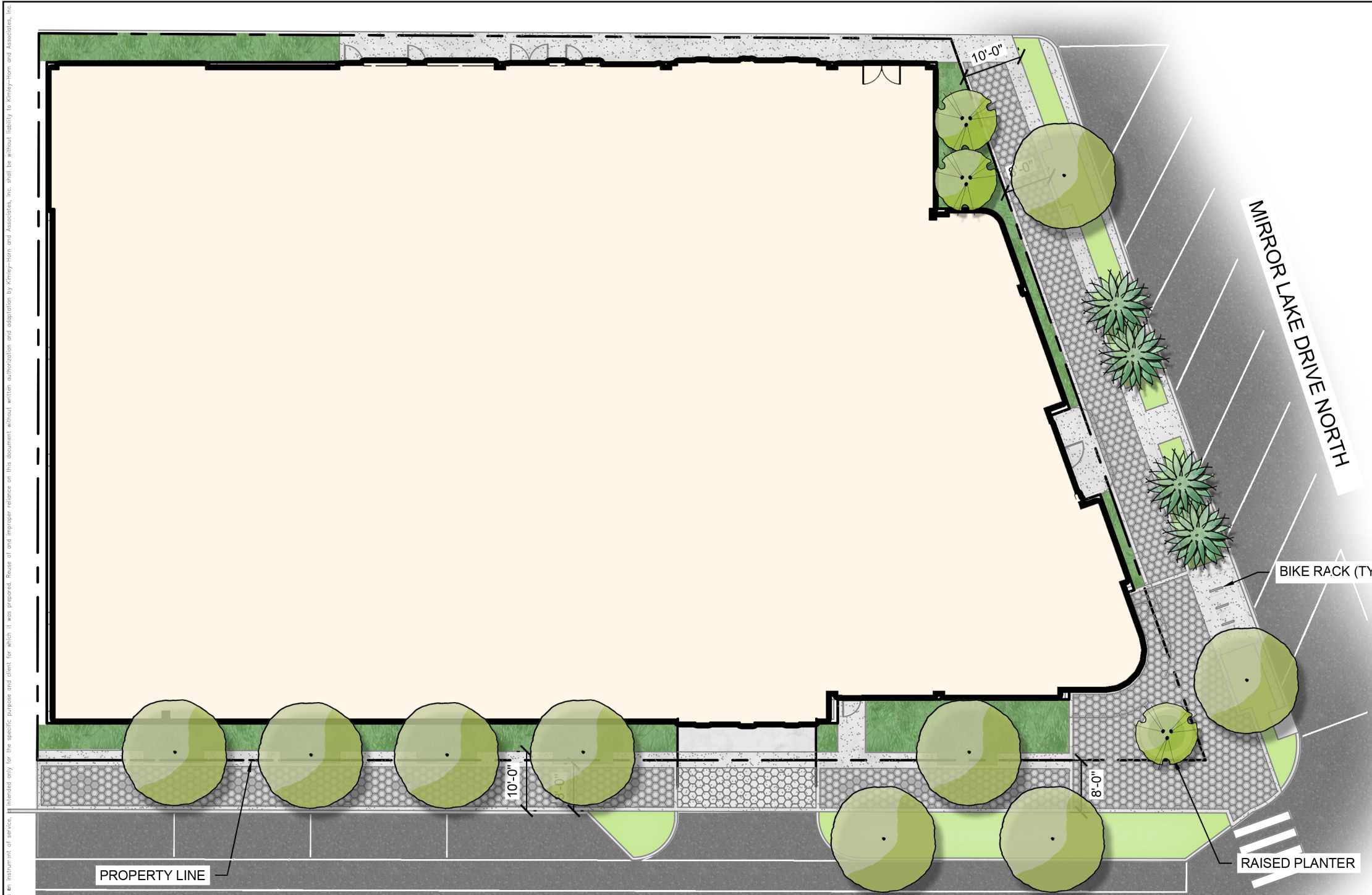


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No.	REVISIONS	DATE	BY

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KHA PROJECT 145162002
 DATE FEBRUARY 2024
 SCALE AS SHOWN
 DESIGNED BY KHA
 DRAWN BY JJB
 CHECKED BY DJF

LAKE HOUSE CONDOMINIUMS

CITY OF ST. PETERSBURG FLORIDA

LICENSED PROFESSIONAL
 DAVID J. FLANAGAN, PLA
 0001495

LANDSCAPE PLAN

SHEET NUMBER
 L100