



1 PERSPECTIVE FROM SOUTH-EAST



Pre-Application Meeting Notes

Meeting Date: 3/21/22 Zoning District: dc.2

Address/Location: 200 MILLON LAKE DR N

Request: SPR

Type of Application: SPR Staff Planner for Pre-App: cdm

Attendees: TIM C, TONY MULLERMAN, ETHAN SITVA, CRIS TORASCI, HUDSON HALL

Neighborhood and Business Associations within 300 feet:

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

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

Notes: APPROX 1/2 ACR, 18-Story Condo; F.A.R. 7.0, MILLON LK - B. STREET

- 20% Active, MIN 20ft depth, 77 condos : retail
- 5-story GARAGE, 13-story RES TOWER
- BONUS WFH : HISTORIC TDR's, LEED or Equivalent P.H. FAR bonus approval

NOT LOCATED IN CRA

Route to HISTORIC FOR REVIEW

BLDG HEIGHT 200 FEET - P.H. BONUS HEIGHT APPROVAL

12' HEIGHT BONUS - 50% PARKING ON 1st FLOOR

CONSULT w/ City's Historic Division (Site located in NATIONAL DISTRICT)

Provide ~~art~~ on site

Project Narrative

Lake House Condominiums - 200 Mirror Lake Drive North

April 28, 2022

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.

The project consists of a new 18-story condominium building with 77 residential units and one 840 square foot retail space. It includes 133 parking spaces in a five-level garage. The new building has a total of 149,667 square feet for a proposed FAR of 7.0. The building height is 200 feet. The project is designed to be consistent with all zoning regulations and no variances are being requested.

The building has a 13-story tower above a 5-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 at the east side of the building fronting onto Mirror Lake. The retail space is located at the southeast corner of the building adjacent to the street intersection. Floors 2 through 5 are occupied by the parking garage with one liner residential unit along the east end of the building. The 6th floor is the lowest floor of the tower. In addition to three units there are amenity spaces plus a roof terrace with swimming pool at the west end of the building. Floors 7 through 17 have six units per floor. The 18th floor has four penthouse units.

The building has a contemporary architectural style. The front of the five-story podium is articulated with brick detailing, multi-pane windows and decorative railings. The tower is setback on all four sides and has a more streamlined appearance. The tower is 200 feet tall. The building is capped with a decorative crown as required by the zoning code since the project is requesting bonus height approval. The project complies with all setback requirements for the podium up to 62 feet and for the portion of the tower below 200 feet. 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 7.0 and a height of 200 feet, it will be required to go to public hearing before the Development Review Commission. The following FAR bonuses will be pursued:

Provide financial support to the HCIP trust fund: 2.0 FAR

Use of TDRs from a local historic landmark: 1.0 FAR

Achieve NGBS Silver green certification: 1.0 FAR

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

The project will have a construction cost of \$42 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 / Tony Mullersman	
Street Address: 200 Mirror Lake Drive N	
City, State, Zip: St. Petersburg, FL 33701	
Telephone No: 352-281-5441	Email: tony@skywardliving.com
NAME of AGENT OR REPRESENTATIVE:	
Street Address: 33 6th Street S, Suite 400	
City, State, Zip: St. Petersburg, FL 33701	
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: tony@skywardliving.com
Parcel ID#(s): 193117486540010010, 193117486540010020, 193117486540010011, 193117584280040020	
DESCRIPTION OF REQUEST: SITE PLAN APPROVAL FOR NEW 18 STORY CONDOMINIUM BUILDING WITH FAR BONUSES AND BONUS HEIGHT APPROVAL	
PRE-APP MEETING DATE: 3/21/22	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
Each Variance Requested for SE/SPR	\$ 200.00	Site Plan Review (SPR), Modification, By POD	\$ 250.00

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*: _____

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

Date _____



SPECIAL EXCEPTION
 SITE PLAN REVIEW

DATA SHEET

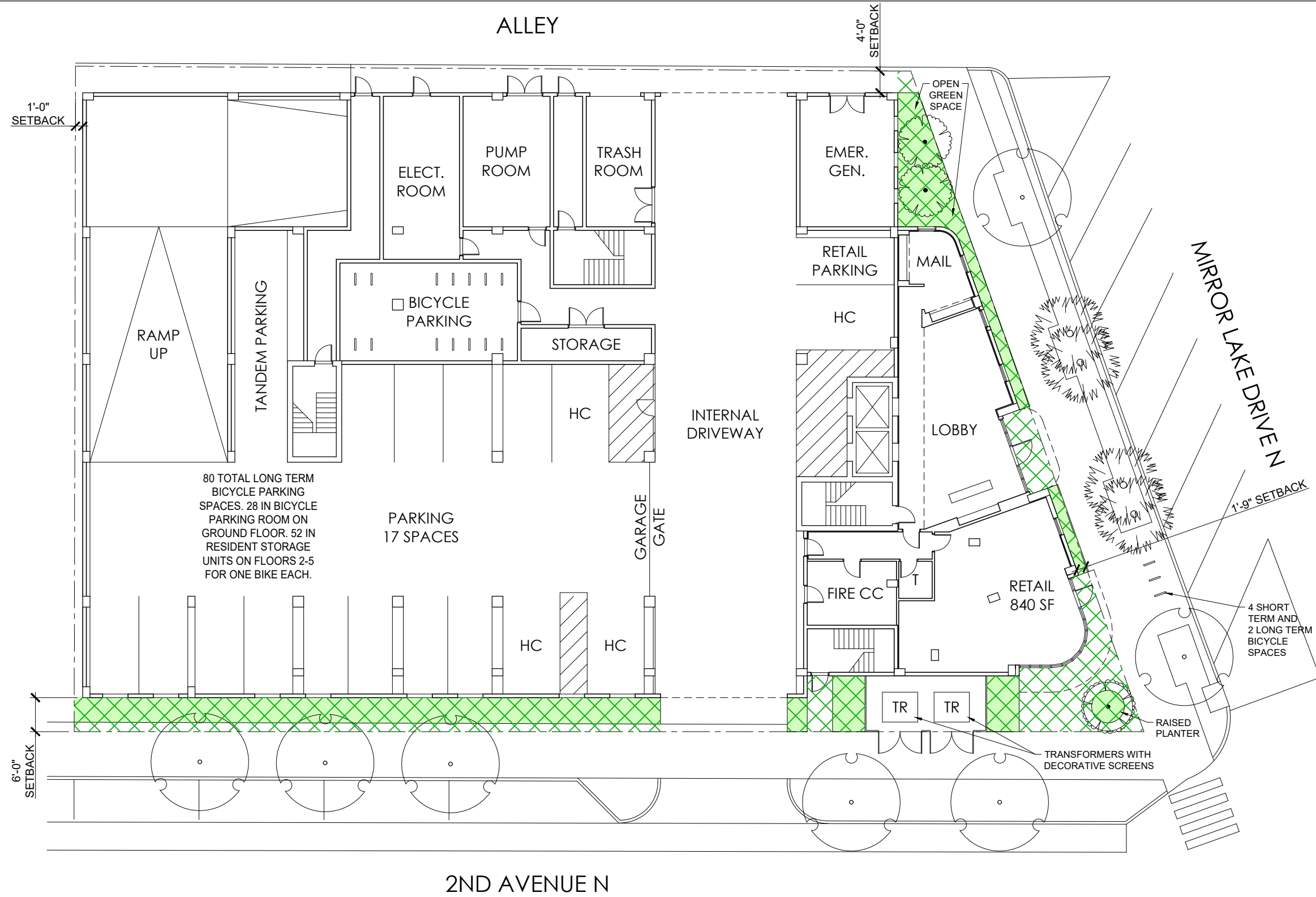
ONLY COMPLETE APPLICATIONS WILL BE ACCEPTED. FAILURE TO COMPLETE THIS FORM WILL RESULT IN DEFERRAL OF YOUR APPLICATION.

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: 149,667	Sq. ft.		
	Permitted: 149,667	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: 7.0	Sq. ft.		
	Permitted: 7.0	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:	1,387	Sq. ft.	6.5
				% 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:	1,412	Sq. ft.	6.6
				% 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:	19,995	Sq. ft.	93.5	% 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:	77	Proposed:		Proposed:
	Permitted:	-			
14 a.	Parking (Vehicle) Spaces				
	Existing:	15	includes	1	disabled parking spaces
	Proposed:	133	includes	4	disabled parking spaces
	Permitted:	78	includes		disabled parking spaces
14 b.	Parking (Bicycle) Spaces				
	Existing:	-	Spaces		% of vehicular parking
	Proposed:	86	Spaces		% of vehicular parking
	Permitted:	85	Spaces		% of vehicular parking
15.	Building Height				
	Existing:	20	Feet	2	Stories
	Proposed:	200	Feet	18	Stories
	Permitted:	200	Feet		Stories
16.	Construction Value				
	What is the estimate of the total value of the project upon completion? \$				
	\$42 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>				



80 TOTAL LONG TERM BICYCLE PARKING SPACES. 28 IN BICYCLE PARKING ROOM ON GROUND FLOOR. 52 IN RESIDENT STORAGE UNITS ON FLOORS 2-5 FOR ONE BIKE EACH.

PARKING 17 SPACES



RETAIL 840 SF

2ND AVENUE N

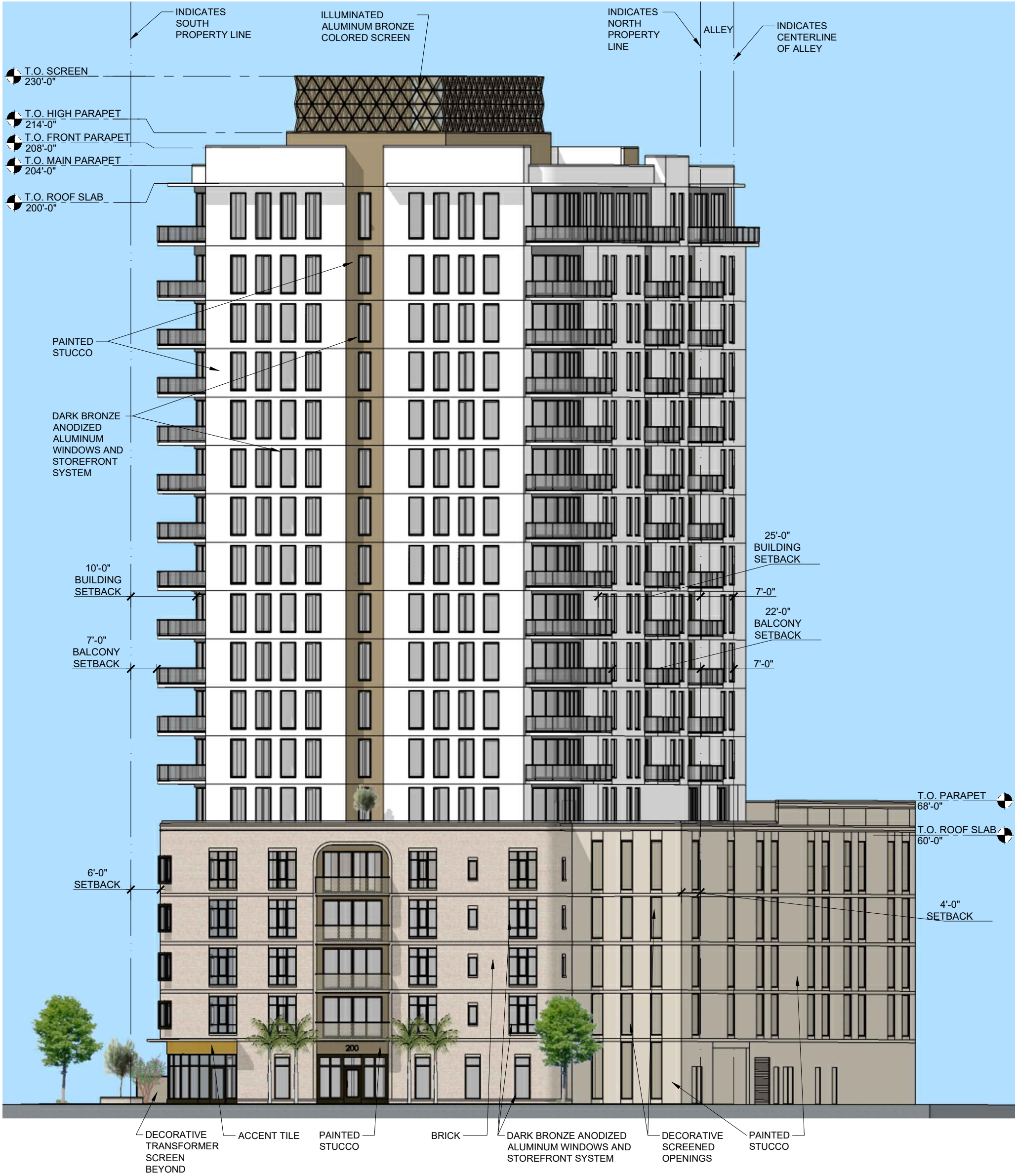
200 Mirror Lake Drive North Condo - SITE PLAN ANALYSIS

BUILDING USE	MULTIFAMILY - CONDO RETAIL	PROPOSED (SIDE) NORTH SETBACK	4'-0"
		PROPOSED (SIDE) SOUTH SETBACK	6'-0"
		PROPOSED (FRONT) EAST SETBACK	1'-9"
		PROPOSED (REAR) WEST SETBACK	1'-0"
ZONING			
TOTAL SITE AREA	21,381 S.F.	BUILDING HEIGHT	200'-0"
TOTAL BUILDING AREA	149,667 G.S.F.	NUMBER OF STORIES	18
PROPOSED FAR	7.0		

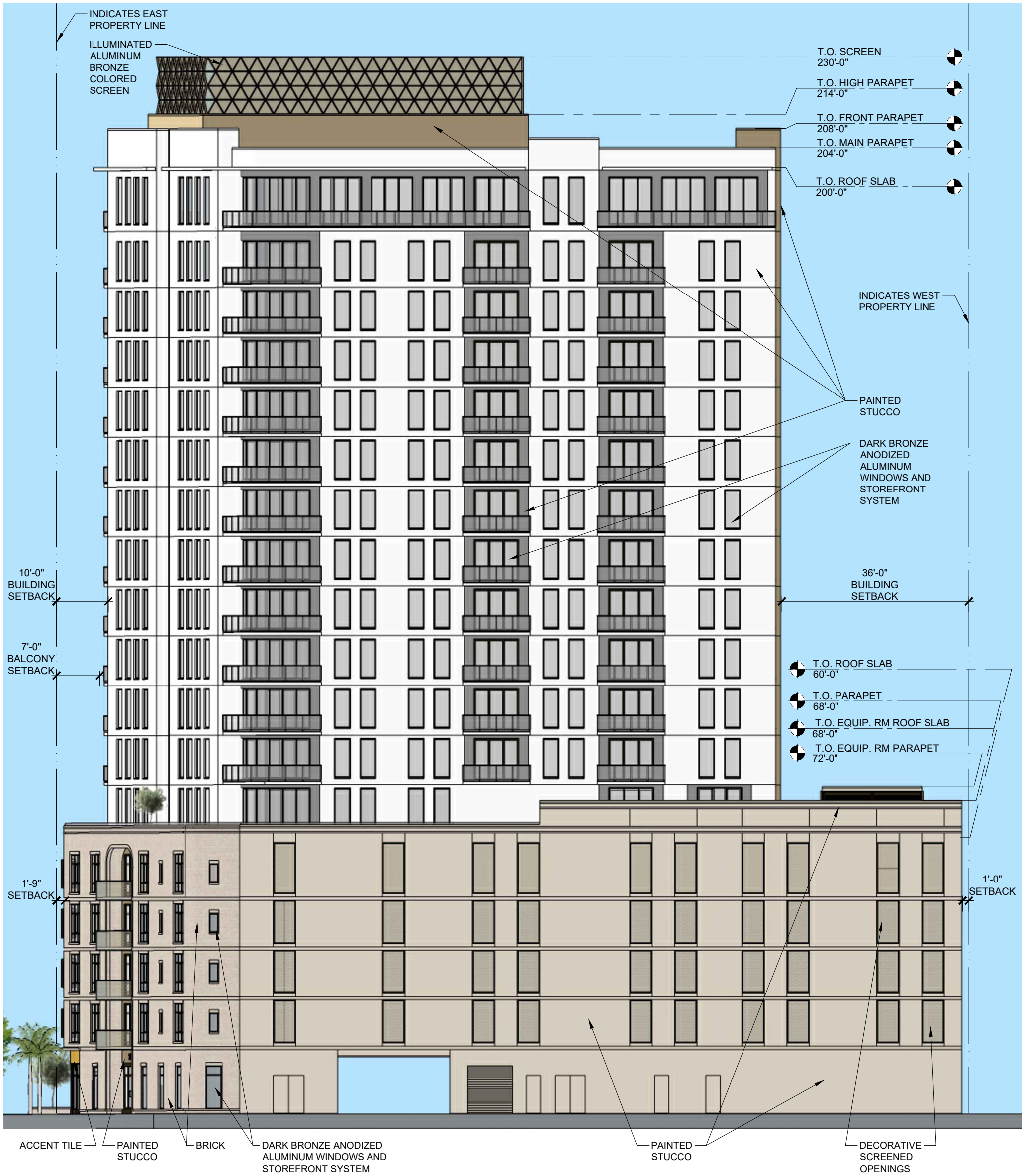
REQ. GROUND LEVEL OPEN SPACE	1069 S.F. (5%)
PROV. GROUND LEVEL OPEN SPACE	1585 S.F. (7.4%)
REQ. GROUND LEVEL OPEN GREEN SPACE	535 S.F. (2.5%)
PROV. GROUND LEVEL OPEN GREEN SPACE	985 S.F. (4.6%)
PARKING SPACES (LEVELS 1-5)	133
BICYCLE PARKING SPACES	
SHORT TERM	4
LONG TERM	82

 HATCH INDICATES OPEN SPACE
 HATCH INDICATES OPEN GREEN SPACE

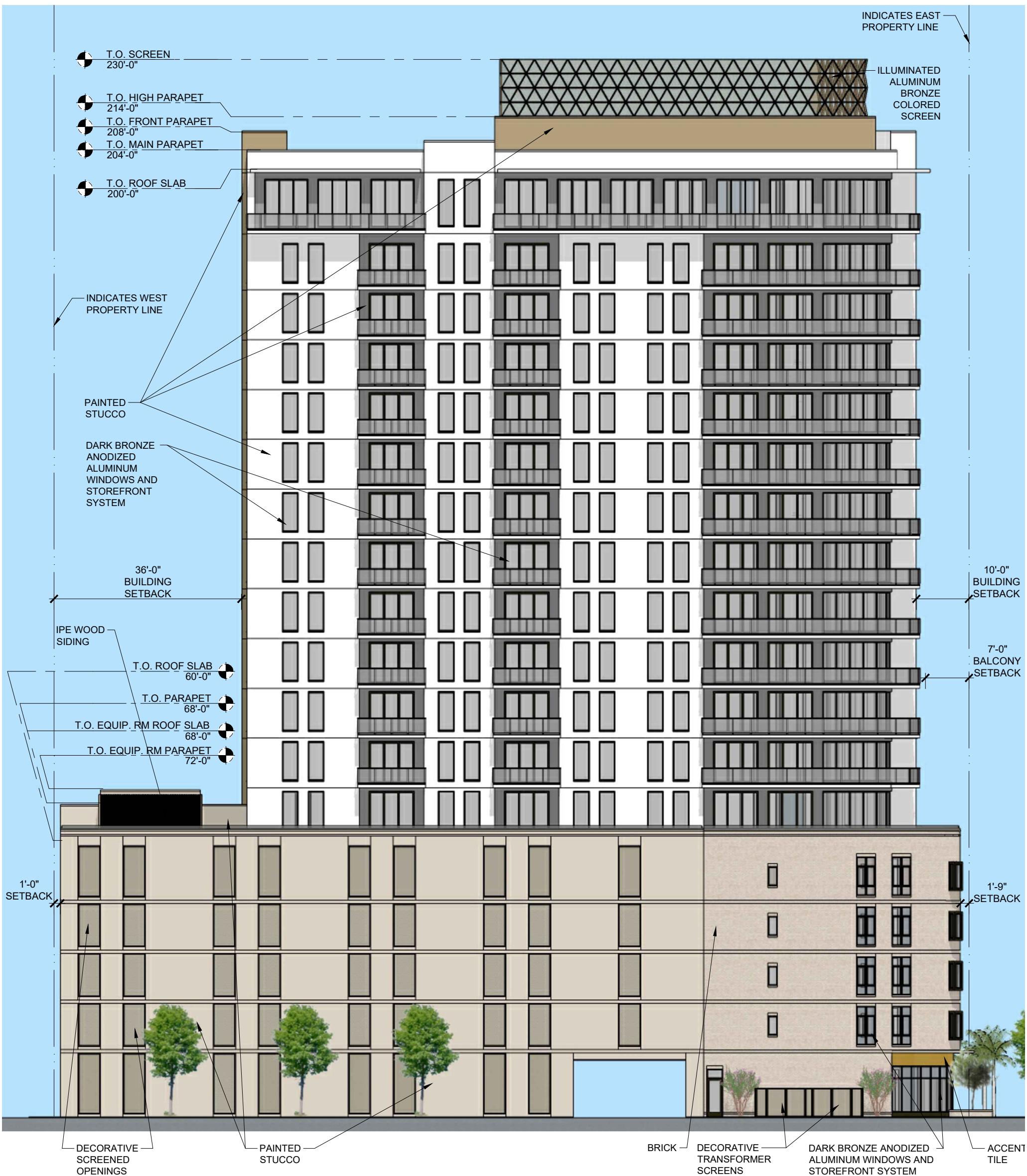
 **Site Plan**
 SCALE: 1" = 20'-0"



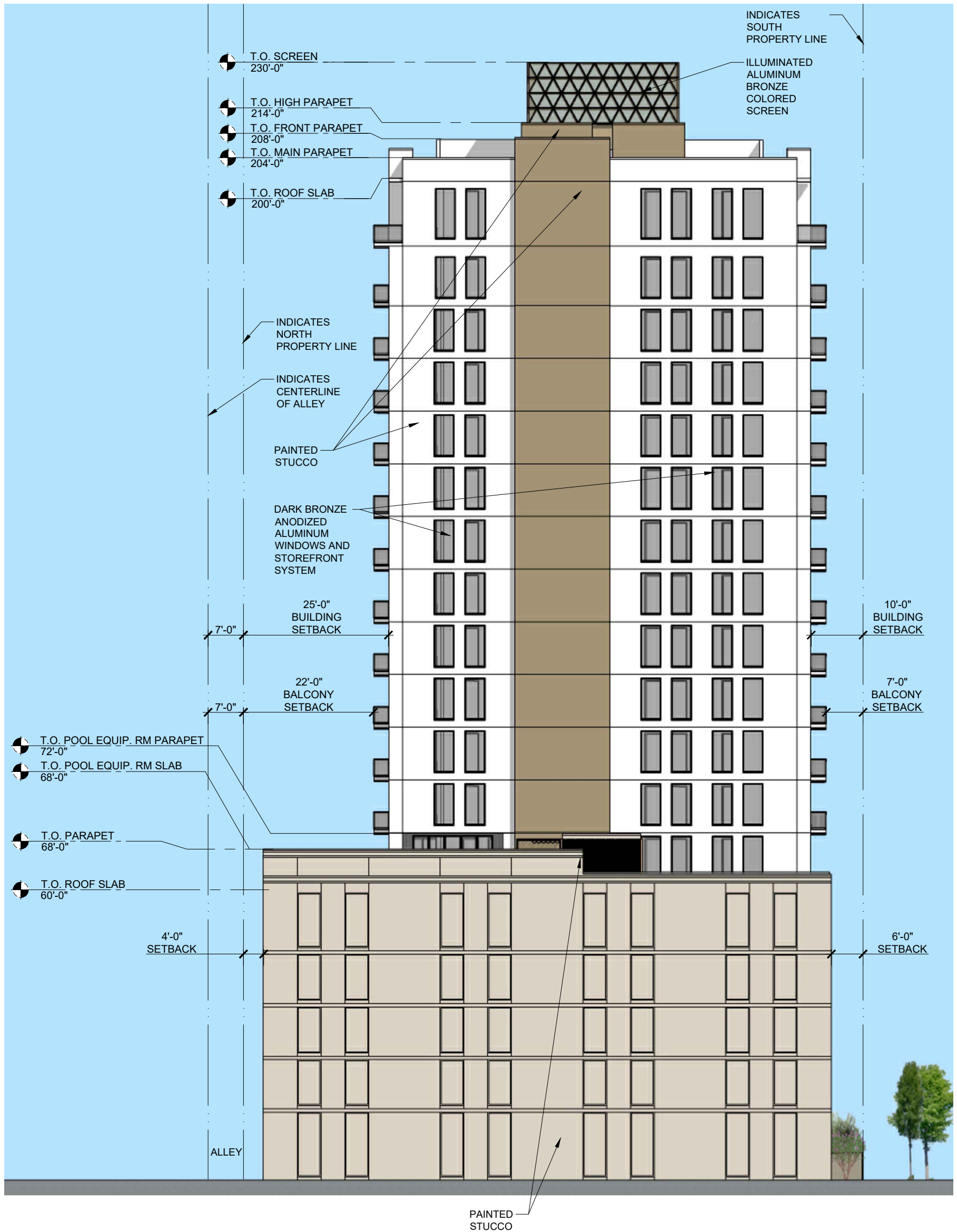
1 EAST ELEVATION



1 NORTH ELEVATION

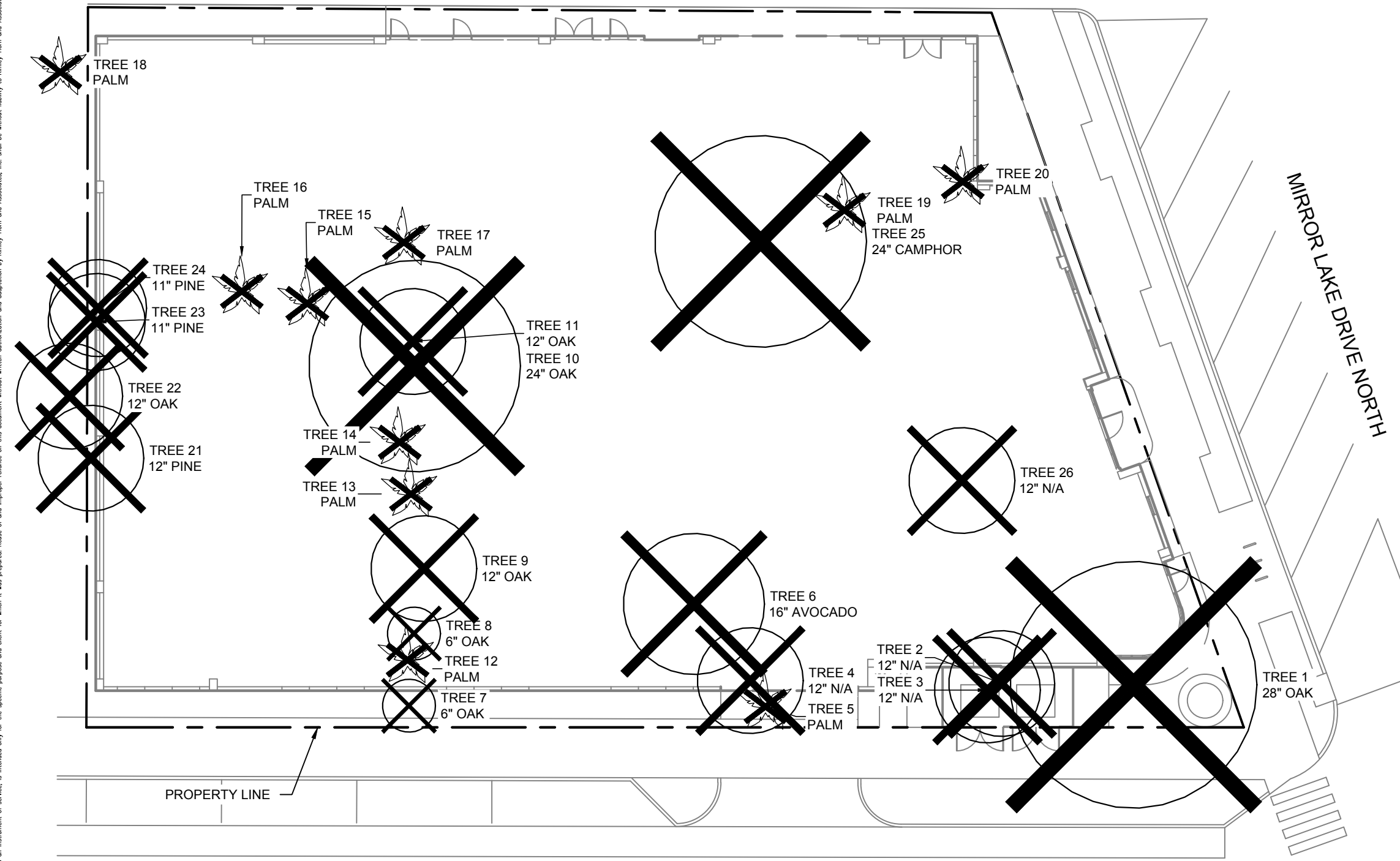


1 SOUTH ELEVATION





1 WEST ELEVATION

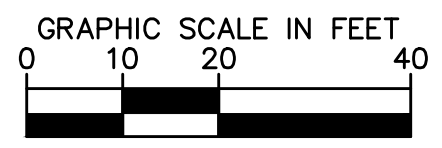
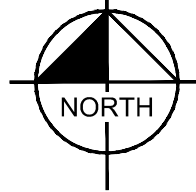
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SYMBOL KEY

-  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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No.	REVISIONS	DATE	BY

Kimley»Horn

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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
APRIL 2022
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY JJB
CHECKED BY DJF

LAKE HOUSE CONDOMINIUMS

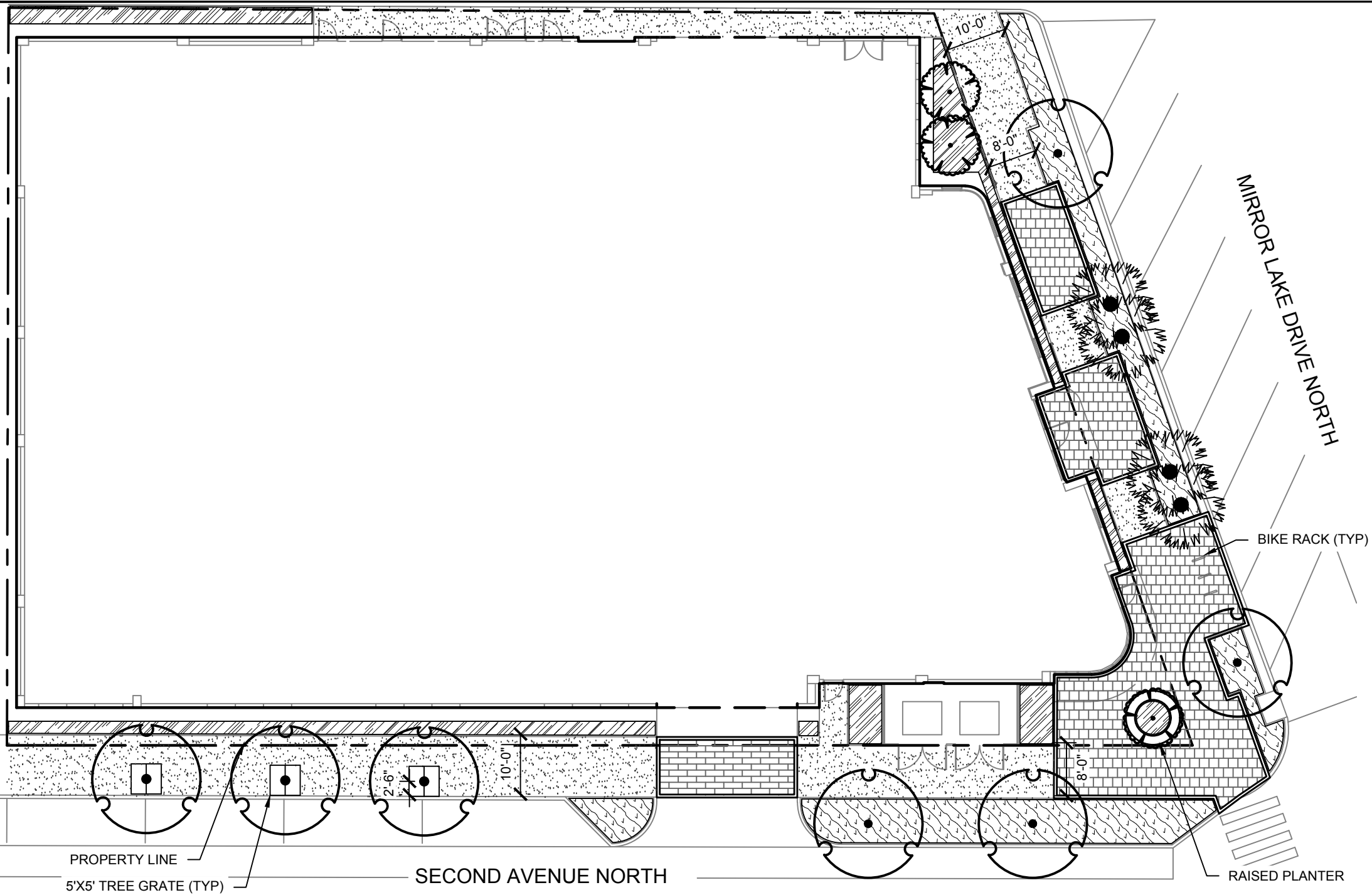
CITY OF ST. PETERSBURG

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
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 WODYETIA BIFURCATA / FOXTAIL PALM
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STREET TREE
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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
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 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
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 RHAPHIOLEPIS INDICA / INDIAN HAWTHORN
 STRELITZIA REGINAE / BIRD OF PARADISE
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 ZAMIA FURFURACEA / CARDBOARD PALM
 ZAMIA PUMILA / COONTIE

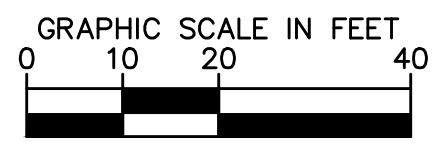
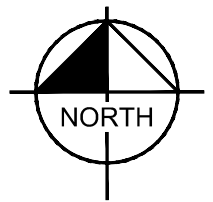
LANDSCAPE CALCULATIONS

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
-  SPECIALTY PAVER A
-  SPECIALTY PAVER B



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KHA PROJECT 145162002
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LAKE HOUSE CONDOMINIUMS

CITY OF ST. PETERSBURG FLORIDA

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LANDSCAPE PLAN

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
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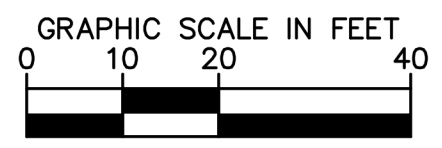
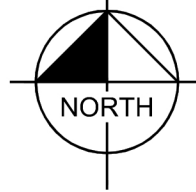
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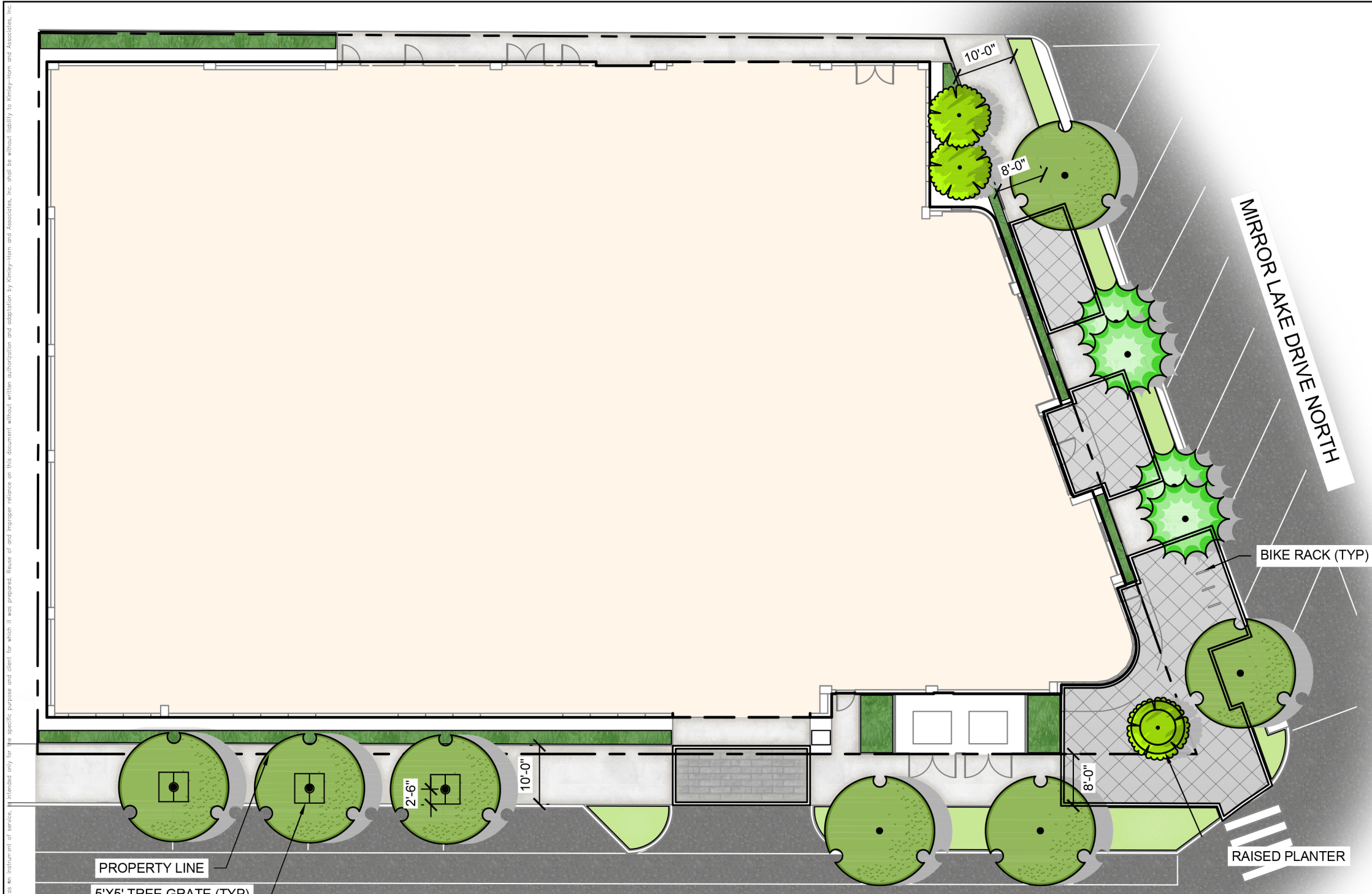


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No.	REVISIONS	DATE	BY

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KHA PROJECT 145162002
 DATE APRIL 2022
 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
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