



**CITY OF ST. PETERSBURG
PLANNING & DEVELOPMENT SERVICES DEPT.
DEVELOPMENT REVIEW SERVICES DIVISION**

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

**SITE PLAN REVIEW
PUBLIC HEARING
REVISED STAFF REPORT**

According to Planning & Development Services Department records, no Commission member or his or her spouse has a direct or indirect ownership interest in real property located within 1,000 linear feet of real property contained with the application (measured in a straight line between the nearest points on the property lines). All other possible conflicts should be declared upon the announcement of the item.

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & DEVELOPMENT SERVICES DEPARTMENT, for Public Hearing and Executive Action on **Wednesday, January 4, 2023, at 1:00 PM** at Council Chambers, City Hall, located at 175 5th Street North, St. Petersburg, Florida. The City's Planning and Development Services Department requests that you visit the City website at www.stpete.org/meetings for up-to-date information.

CASE NO.: 22-31000011 PLAT SHEET: F-4

REQUEST: Approval of a site plan to construct an 18-story building with 82-dwelling units, 840 sq. ft. commercial space, and a 99-space parking garage. The applicant is requesting F.A.R & building height bonuses.

OWNER: Tony Mullersman
Sunsure Group LLC
200 Mirror Lake Dr. N.
St. Petersburg, FL 33701

AGENT: Tim Clemmons
33 6th S. Suite 400
St. Petersburg, FL 33701

ADDRESSES: 200 & 216 Mirror Lake Dr. N. / 745 2nd Ave. N.
PARCEL ID NUMBERS: 19-31-17-48654-001-0010; 0011; 0020 and 0030

LEGAL DESCRIPTION: On File

ZONING: Downtown Center (DC-2)

SITE AREA TOTAL: 21,381 square feet or 0.49 acres

GROSS FLOOR AREA:

Existing:	8,023 square feet	0.38 F.A.R.
Proposed:	149,667 square feet	7.0 F.A.R.
Permitted:	149,667 square feet	7.0 F.A.R.

BUILDING COVERAGE:

Existing:	6,375 square feet	30% of Site MOL
Proposed:	18,537 square feet	87% of Site MOL
Permitted:	20,312 square feet	95% of Site MOL

IMPERVIOUS SURFACE:

Existing:	14,507 square feet	68% of Site MOL
Proposed:	19,755 square feet	92% of Site MOL
Permitted:	NA	

OPEN GREEN SPACE:

Existing:	6,874 square feet	32% of Site MOL
Proposed:	1,626 square feet	8% of Site MOL

PAVING COVERAGE:

Existing:	8,132 square feet	38% of Site MOL
Proposed:	1,218 square feet	5% of Site MOL

PARKING:

Existing:	15; including 1 handicapped spaces
Proposed:	99; including 3 handicapped spaces
Required	83; including 4 handicapped spaces

BUILDING HEIGHT:

Existing:	20 feet
Proposed:	200 feet
Permitted:	200 feet

APPLICATION REVIEW:

I. PROCEDURAL REQUIREMENTS: The applicant has met and complied with the procedural requirements of Section 16.10.020.1 of the Municipal Code for a multi-family development which is a permitted use within the DC-2 Zoning District.

II. DISCUSSION AND RECOMMENDATIONS:

Request:

The applicant seeks approval of a site plan to construct an 18-story building with 82-dwelling units, 840 square feet of commercial space, and a 99-space parking garage., located at 200 and 216 Mirror Lake Drive North and 745 2nd Avenue North. The applicant is requesting floor area ratio bonuses and building height bonus.

The subject property is located within the Downtown St. Petersburg National Register District, but it is not located within a designated local historic district. The existing structures on the subject property are contributing to the district but are not nationally or locally designated or listed as potentially eligible.

Background:

The Development Review Commission (DRC) at the November 2, 2022, heard from staff and the applicant about the proposed development. The DRC had expressed concerns with the proposal and asked the applicant to consider modifications to the design, including, lowering the podium height, and moving the tower as far back as permitted from Mirror Lake Drive. The applicant agreed to continue the hearing to January 4, 2023, so they could look at design alternatives based on the DRC's concerns. The applicant has modified the original building design. The proposed changes include lowering the podium from five to four floors, relocating the tower as west as possible from Mirror Lake Drive, the previous setback was 10-feet, and the proposed setback is 16-feet from Mirror Lake Drive. The number of parking spaces has decreased from 131 to 99 and the number of dwelling units has increased from 77 to 82.

Proposal:

The subject property is currently developed with a surface parking lot, two, 2-story office buildings, two, 2-story 4-unit apartment buildings, totaling 8-units and a detached garage. These buildings and surface parking lot will be demolished to accommodate the new development.

The proposed building will be 18-stories. The ground floor will consist of the residential lobby, commercial space, bike storage, back-of-house facilities and two entrances to the parking garage and parking spaces. Floors two through four will consist of parking and a residential unit(s). The fifth floor will have residential units, outdoor terrace, pool and amenity space. Floors six through 18 will consist solely of residential units.

Pedestrian access to the lobby and commercial space will be from Mirror Lake Drive North. The parking garage will be accessible from an entrance along the east-west alley that is located north of the subject property and from 2nd Avenue North. The dumpster will be located on the first floor of the building, with trash pickup occurring along the east-west.

As described by the project architect, the proposed project will be designed in a Art Moderne architectural style. The style is characterized by using rounded corners and long horizontal line with both features prominent in this design. The eastern and a portion of the southern façade of the podium will be articulated with brick, decorative tile, stucco, multi-pane windows and decorative railings. The parking garage portion of the podium will be finished with stucco and will have openings in the façade to allow ventilation into the garage. These openings will have the same fenestration pattern as the windows on the tower portion of the building. The tower will be setback from the podium on all sides. The tower will be finished in stucco, have projecting balconies with glass railings, and large aluminum framed windows. The top of the tower will have a decorative crown element.

Building Height

The height of the proposed building will be 200 feet above grade. The maximum building height for the subject property is 200 feet. Buildings with a height greater than 150-feet above grade require approval by the Development Review Commission. Staff has reviewed the proposed building height and finds that it complies with all site plan review criteria as outlined in Section

16.70.040.1.1 (D). The height that is being requested by the applicant is also required to be approved by the F.A.A. City Code requires a decorative crown and crown lighting is encouraged for any project approved for additional building height.

FLOOR AREA RATIO BONUS:

The base Floor Area Ratio (FAR) within the DC-2 district is 3.0. The applicant is requesting a bonus of 4.0 FAR for a total FAR of 7.0.

2.5 FAR – Provide financial support to the City's housing capital improvements projects (HCIP) trust fund or its successor fund equal to one-half of one percent or more of the total construction cost per each 0.5 of FAR bonus.

The applicant is seeking to utilize this bonus to achieve a FAR bonus of 2.5. The total construction cost of the project is approximately \$42,000,000. Since the applicant is seeking to utilize this bonus to achieve a bonus of 2.5, the applicant will be required to provide 2.5 of one percent of the total construction cost to the HCIP Trust Fund. Based on the estimated construction cost, a minimum of \$1,050,000 shall be paid to the HCIP Trust Fund. The applicant shall provide the funds to the City prior to the release of building permits. A condition has been added to this report to address this requirement.

1.0 FAR – LEED certification or equivalent.

The applicant is seeking to utilize this bonus to achieve a FAR bonus of 1.0. To qualify for the bonus, the application will be required to submit the LEED Project Checklist or equivalent documentation prior to building permit issuance and post of a bond at permitting equal to the equivalent FAR bonus for Workforce Housing.

0.5 FAR – Use transfer of development rights from a locally designated landmark or landmark site.

The applicant is seeking to utilize this bonus to achieve a FAR bonus of 0.5. To qualify for the bonus, the applicant will be required to purchase 10,691 square feet of transfer of development rights (TDRs) from a locally designated landmark or landmark site with available TDRs. The holder of the TDRs will be required to obtain approval from the City's Urban Planning and Historic Preservation Division to transfer any rights to the applicant.

Standards for Review

A multi-family development in the DC-2 zoning district is a permitted use. The relevant review criteria for a site plan review are found in Chapter 16, Section 16.70.040.1.4.D. are noted below. It is the responsibility of the DRC to evaluate and weight these criteria in making their determination.

1. The use is consistent with the Comprehensive Plan;

Staff Response: The subject property is zoned Downtown Center-2 (DC-2) and the Future Land Use is Central Business District (CBD), and the proposed uses are consistent with the plan.

2. The property for which a site plan review is requested shall have valid land use and zoning for the proposed use prior to site plan approval;

Staff Response: Multi-family and accessory commercial uses are a permitted use in the DC-2 zoning district.

3. Ingress and egress to the property and proposed structures with particular emphasis on automotive and pedestrian safety, separation of automotive and bicycle traffic and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe and emergency. Access management standards on state and county roads shall be based on the latest access management standards of FDOT or the county, respectively;

Staff Response: The City Transportation and Parking Management and Engineering and Capital Improvements teams have reviewed the proposed site plan and have provided special conditions of approval to address all modes of ingress and egress.

4. Location and relationship of off-street parking, bicycle parking, and off-street loading facilities to driveways and internal traffic patterns within the proposed development with particular reference to automotive, bicycle, and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping;

Staff Response: As noted above, City staff has reviewed and added conditions of approval to address any concerns.

5. Traffic impact report describing how this project will impact the adjacent streets and intersections. A detailed traffic report may be required to determine the project impact on the level of service of adjacent streets and intersections. Transportation system management techniques may be required where necessary to offset the traffic impacts;

Staff Response: The City Transportation and Parking Management analyzed the project traffic impacts and did not express any concerns.

6. Drainage of the property with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the use of on-site retention systems. The Commission may grant approval of a drainage plan as required by City ordinance, county ordinance, or SWFWMD;

Staff Response: The proposed development will be required to comply with the applicable stormwater requirements at time of permitting (Engineering Department memo dated June 22, 2022).

7. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility and harmony with adjacent properties;

Staff Response: Any proposed exterior lighting and signage will need to comply the applicable code requirements at time of permitting.

8. Orientation and location of buildings, recreational facilities and open space in relation to the physical characteristics of the site, the character of the neighborhood

and the appearance and harmony of the building with adjacent development and surrounding landscape;

Staff Response: The subject property is located along the west side of Mirror Lake Drive North, across the street from Mirror Lake Park, a City Charter Park, and within the Downtown St. Petersburg National Register District.

The context of the established neighborhood pattern includes being located directly across the street from a City Charter Park. Staff finds that the modification to the podium will not have a detrimental effect on the character of the neighborhood surrounding the park, the park itself and those using the park.

9. Compatibility of the use with the existing natural environment of the site, historic and archaeological sites, and with properties in the neighborhood as outlined in the City's Comprehensive Plan;

Staff Response: There are no archeological resources in the general vicinity. The subject property is located within the Downtown St. Petersburg National Register District, but it is not located within a designated local historic district. The existing structures on the subject property are contributing to the district but are not nationally or locally designated or listed as potentially eligible. Within 200 feet there are four (4) contributing properties and 10 non-contributing properties. The number of contributing is somewhat inaccurate, as one property is currently vacant and a second was recently demolished. There are no local landmarks within 200-feet of the subject property.

10. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on property values in the neighborhood;

Staff Response: A multi-family and accessory commercial uses are permitted in the DC-2 zoning district. The DC-2 district provides for an intense residential development. The permitted use and use regulations for a project in the DC-2 zoning district (Section 16.20.120.5) requires the gross square footage of a project to consist of 75% residential or hotel uses.

11. Sufficiency of setbacks, screens, buffers and general amenities to preserve internal and external harmony and compatibility with uses inside and outside the proposed development and to control adverse effects of noise, lights, dust, fumes and other nuisances;

Staff Response: The development is a permitted use in the DC-2 zoning district. Staff has added special conditions of approval in the staff report to help mitigate for any potential adverse impacts.

12. Land area is sufficient, appropriate and adequate for the use and reasonably anticipated operations and expansion thereof;

Staff Response: As shown on the site plan, the area can accommodate the proposed improvements.

13. Landscaping and preservation of natural manmade features of the site including trees, wetlands, and other vegetation;

Staff Response: The subject property is located in the DC-2 zoning district. Tree preservation in the DC-2 zoning district is not required. There is not any other vegetation of significance or wetlands on the subject property.

14. Sensitivity of the development to on-site and adjacent (within 200 feet) historic or archaeological resources related to scale, mass, building materials, and other impacts;

Staff Response: The subject property is located within the Downtown St. Petersburg National Register District, but it is not located within a designated local historic district. The application was routed to the City's Urban Planning and Historic Preservation Division (UPHP) staff for review. Two memorandums dated October 24, 2022, and December 23, 2022, were provided by UPHP, which are attached to this report.

Availability of hurricane evacuation facilities for developments located in the hurricane vulnerability zones;

Staff Response: The proposed development does not impact demand for hurricane facilities.

15. Meets adopted levels of service and the requirements for a certificate of concurrency by complying with the adopted levels of service for:

Staff Response: There are available services to accommodate the proposed uses.

Public Comments:

Staff has not received any comments at the time this report was prepared.

III. RECOMMENDATION:

A. Staff recommends APPROVAL of the following:

1. Bonus to building height;
2. Floor area ratio bonuses; and
3. The site plan subject to the Special Conditions of Approval.

B. Special Conditions of Approval:

1. Public art shall be provided, the value shall be equal to one-half of one percent of the total construction cost up to \$100,000.00 and shall be reviewed and approved by the POD of Cultural Affairs prior to issuance of the first certificate of occupancy. All public art shall be visually accessible to the public. In lieu of providing the public art, the applicant may provide financial support to the City's downtown public art program equal to one-quarter of one percent of the total construction cost, up to \$50,000.00.
2. The applicant shall provide 2.5 of one percent or more of the total construction cost to the HICP Trust Fund. The funds shall be provided to the City prior to the release of building permits.

3. The applicant shall submit the required LEED project checklist or equivalent and a bond equal to \$420,000 to the City prior to the release of building permits.
4. The applicant shall purchase 10,691 square feet of Historic Transfer of Development Rights from an approved transfer site(s) as required to receive the F.A.R. bonus. Applicant shall complete the transfer of Historic Transfer of Development Rights prior to the release of building permits.
5. The applicant shall install a decorative crown to receive the additional building height. The final design shall be subject to approval by staff.
6. The transformers along the south boundary should be relocated to the north side of the subject property.
7. Any modifications to the travel lane, parking spaces and landscape islands surrounding the subject property shall be subject to approval by the City.
8. Concrete driveways shall be continuous through all driveway approaches and truncated domes shall be installed.
9. The final streetscape and hardscape plan for the abutting streets shall be approved by Staff.
10. The final design of the parking garage screening shall be approved by staff.
11. Building materials at the street level shall include materials such as metal, stone, brick, precast masonry, glass, stucco or other similar hard surface material. The use of dryvit, EIFS, or other artificial material shall not be permitted.
12. Bicycle parking shall be provided as required by Section 16.40.090.
13. Exterior lighting shall comply with Section 16.40.070.
14. Mechanical equipment shall be screened from the abutting rights-of-way.
15. Construction of piers and/or caissons shall be by auger method unless geotechnical data supports a finding that such a method is impractical or impossible.
16. The Construction Action Plan (CAP) shall be submitted to Zoning Official for review and approval prior to the issuance of building permits.
17. The site plan shall be modified as necessary to comply with the comments in the Transportation and Parking Management Department's Memorandum dated June 23, 2022, or as amended at a future date by the Transportation and Parking Management Department.
18. The site plan shall be modified as necessary to comply with the comments in the Engineering and Capital Improvement Department's Memorandum dated June 22, 2022, or as amended at a future date by the Engineering and Capital Improvement Department.
19. The site plan and elevations shall be modified as necessary to comply with the comments in the Urban Planning and Historic Preservation Division memo dated October 24, 2022 and December 23, 2022.
20. This Site Plan approval shall be valid through July 6, 2027. Substantial construction shall commence prior to this expiration date unless an extension has been approved by the POD. A

request for extension must be filed in writing prior to the expiration date.

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 PLANNING & ECONOMIC DEVELOPMENT 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 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.
2. All site visibility triangle requirements shall be met (Chapter 16, Article 16.40, Section 16.40.160).
3. 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.
4. 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. All other applicable governmental permits (state, federal, county, city, etc.) must be obtained before commencement of construction. A copy of other required governmental permits shall be provided to the City Engineering & Capital Improvements Department prior to requesting a Certificate of Occupancy. Issuance of a development permit by the City does not in any way create any rights on the part of the applicant to obtain a permit from a governmental agency and does not create any liability on the part of the City of St. Petersburg for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by other governmental agencies or undertakes actions that result in a violation of state or federal law.
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 Planning & Economic Development 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 Division 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 16.40.060.5 and Section 16.40.060.2.1.3 of City Code.

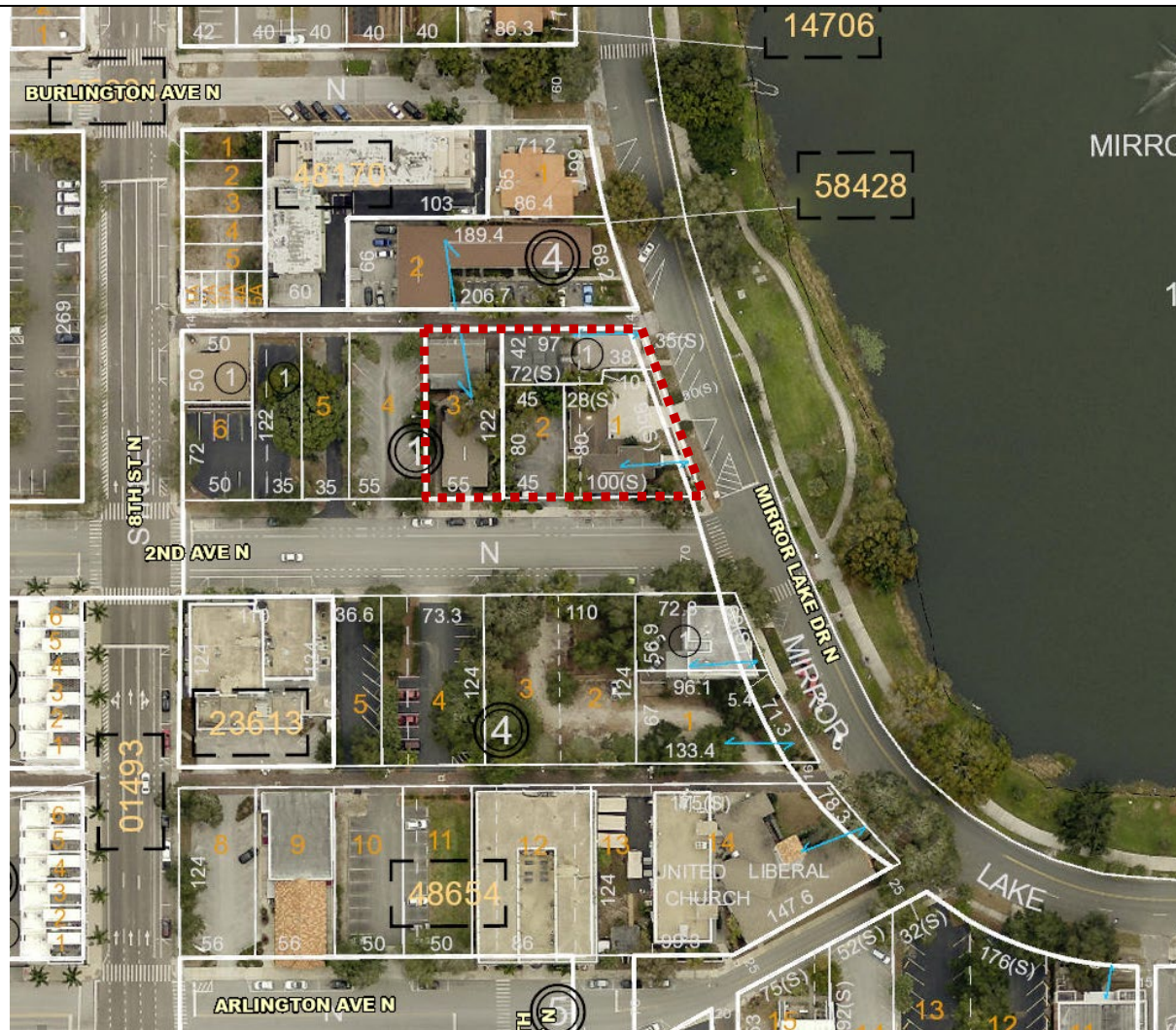
REPORT PREPARED AND APPROVED BY:

/s/ Corey Malyszka

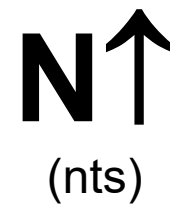
12/21/2022

Corey Malyszka, AICP, Zoning Official

DATE



Project Location Map
 City of St. Petersburg, Florida
 Planning and Development Services Department
 Case No.: 22-31000011



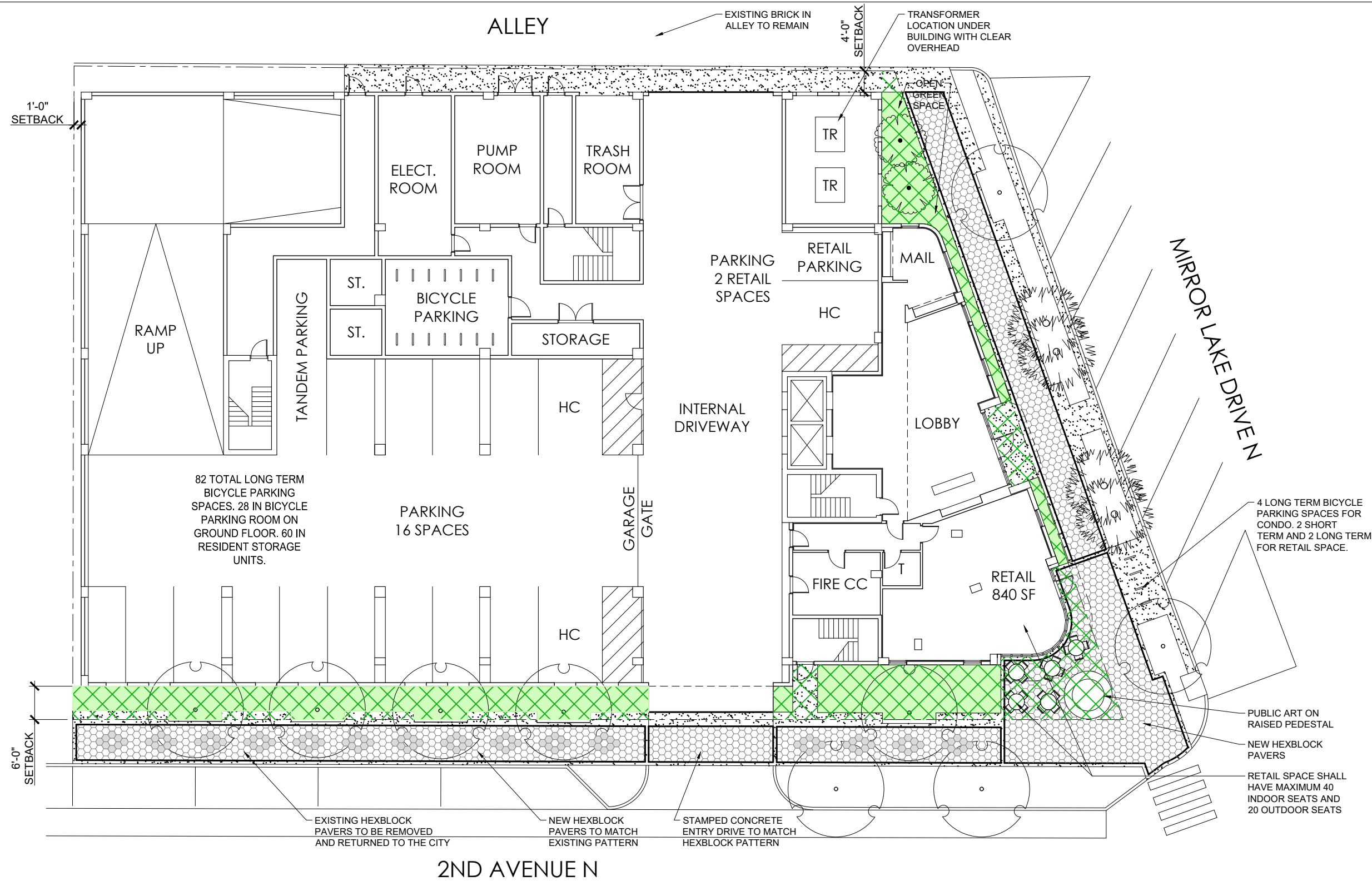


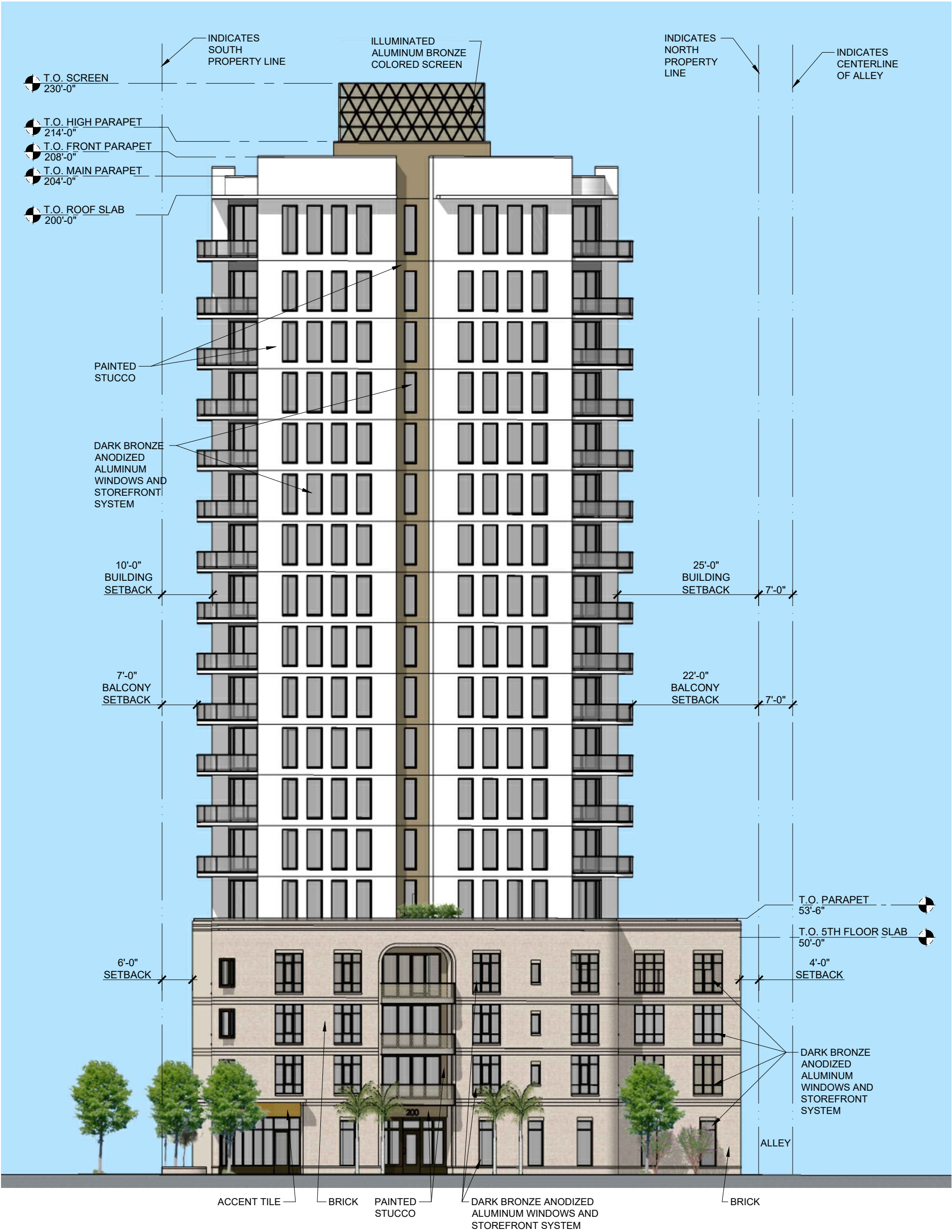
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RENDERING FROM SOUTH-EAST



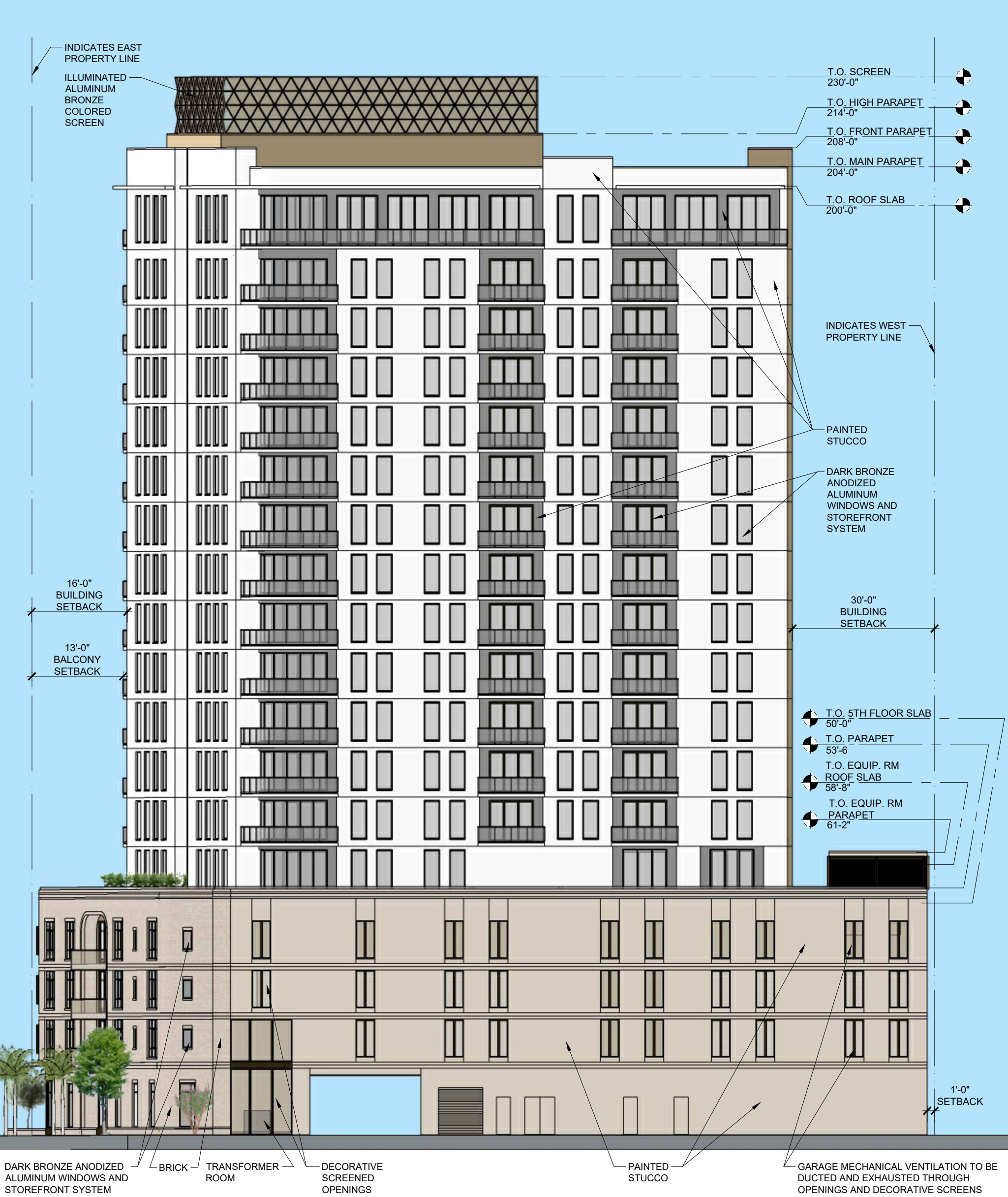
1 RENDERING FROM EAST



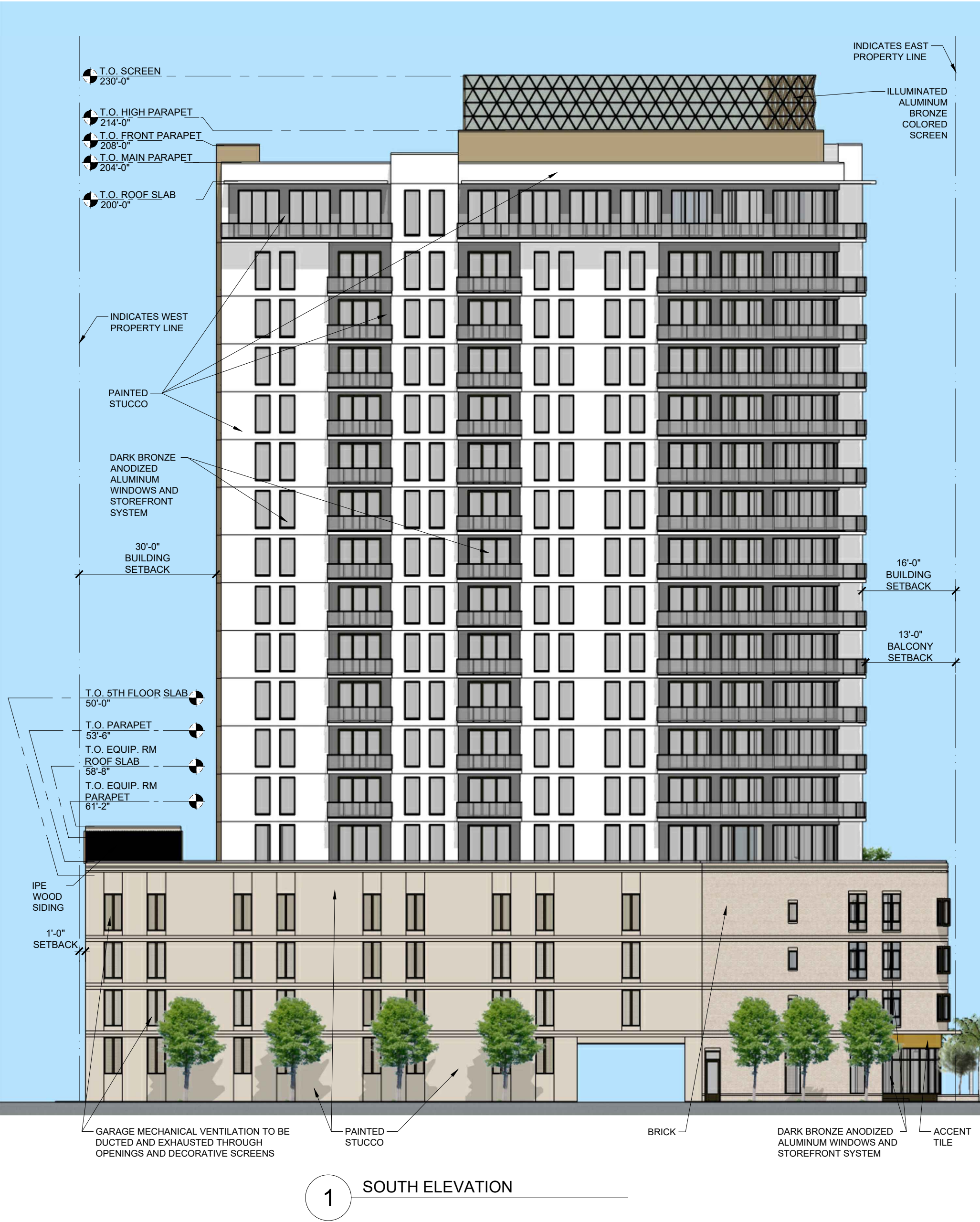


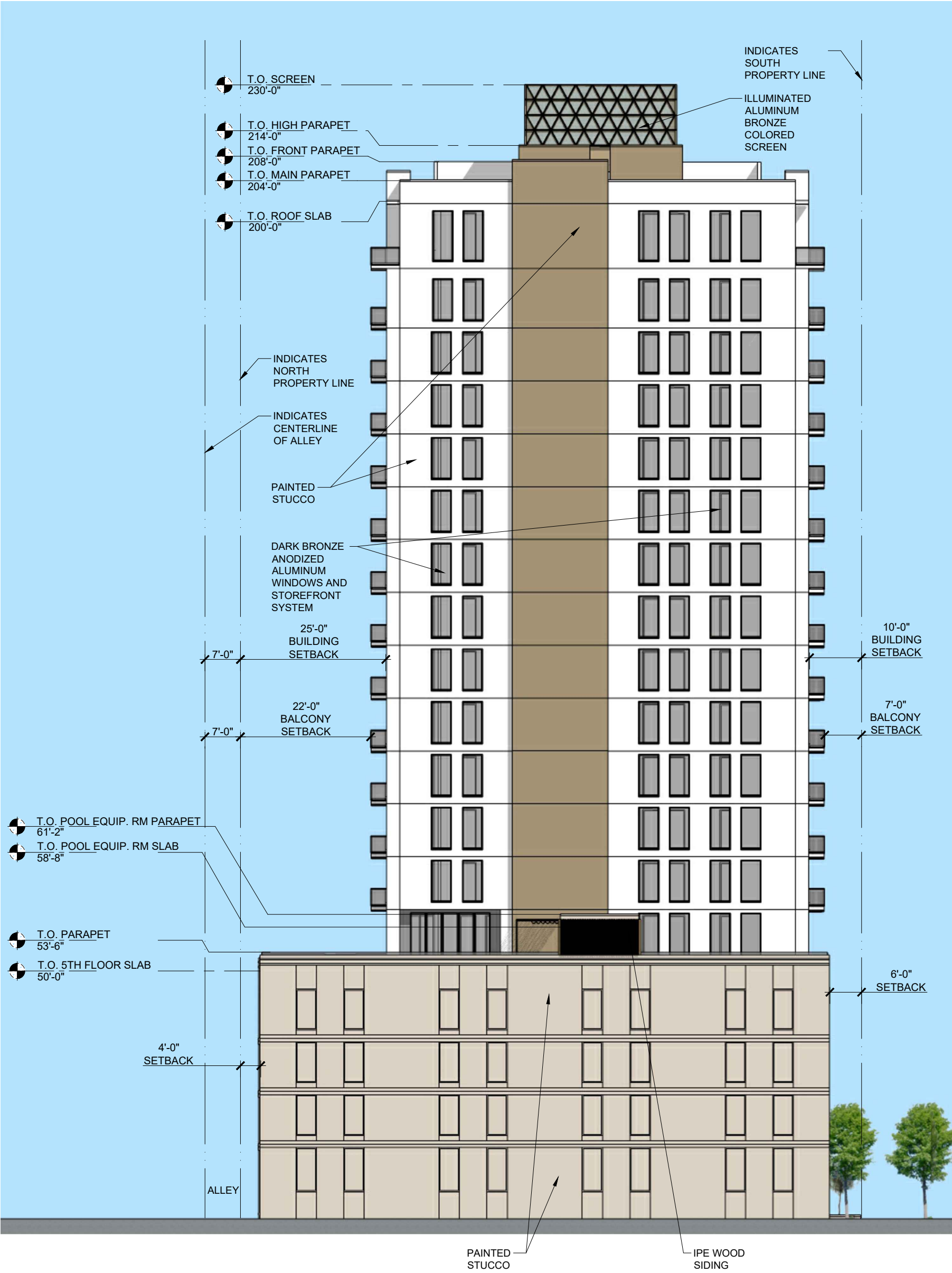
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EAST ELEVATION

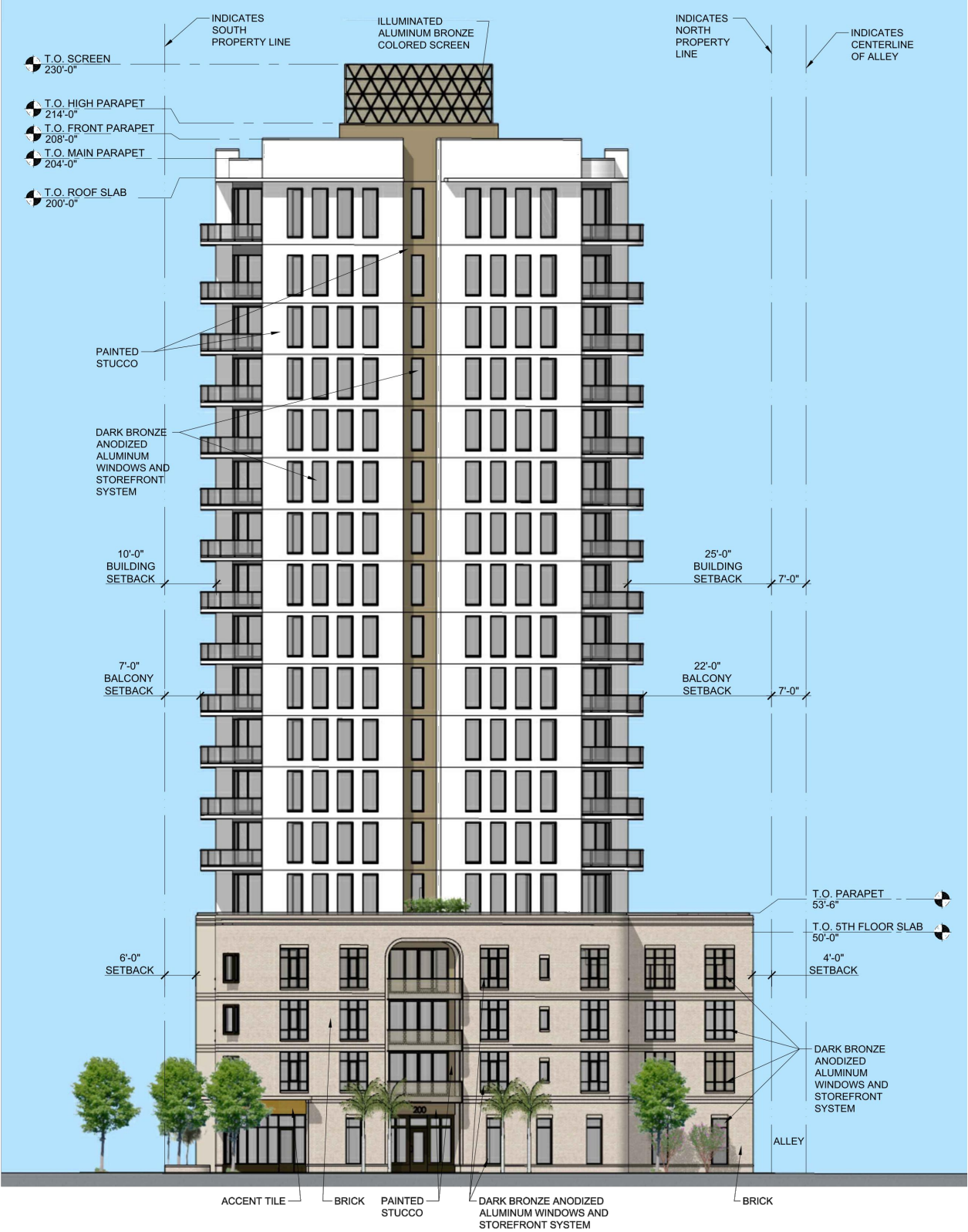


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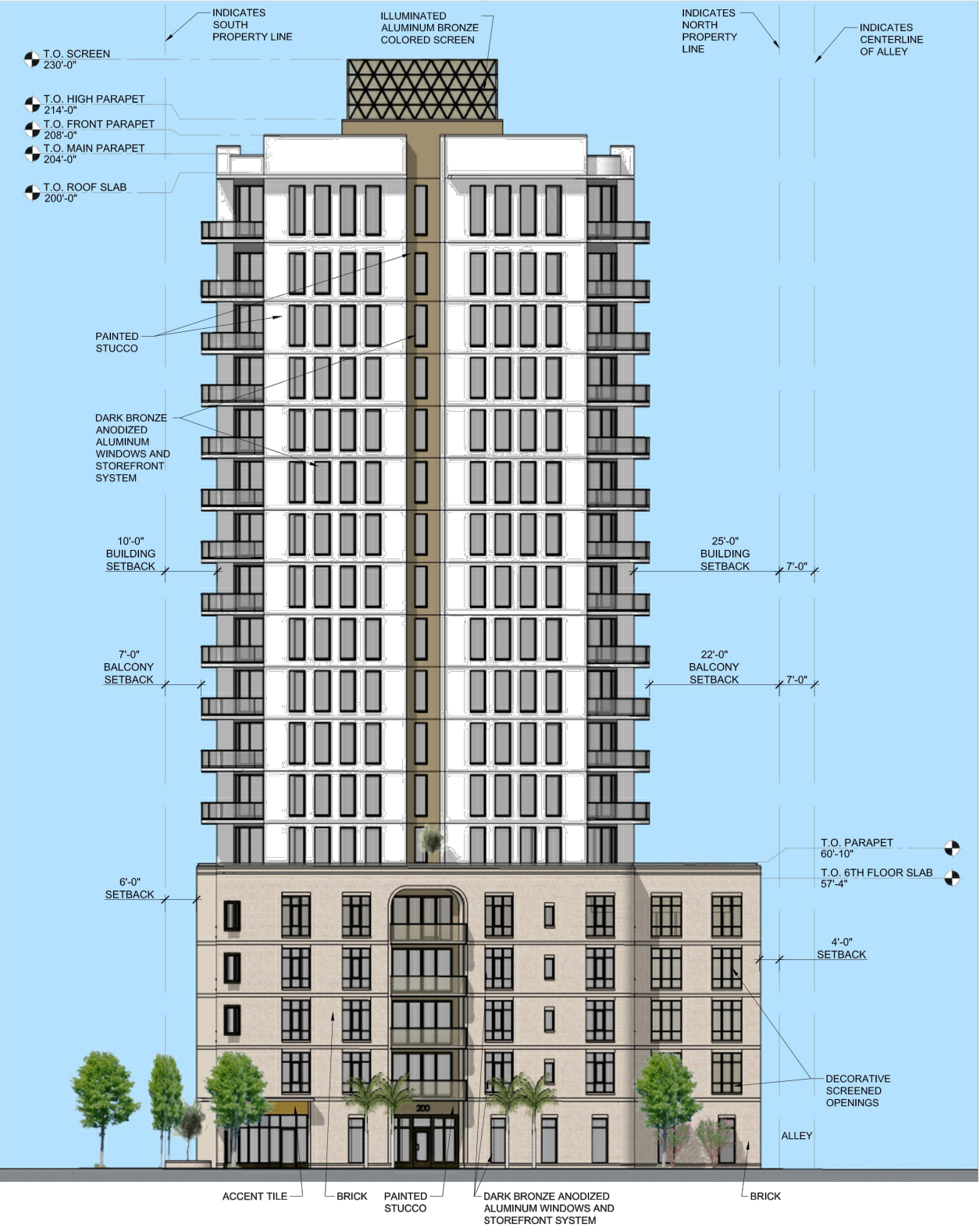




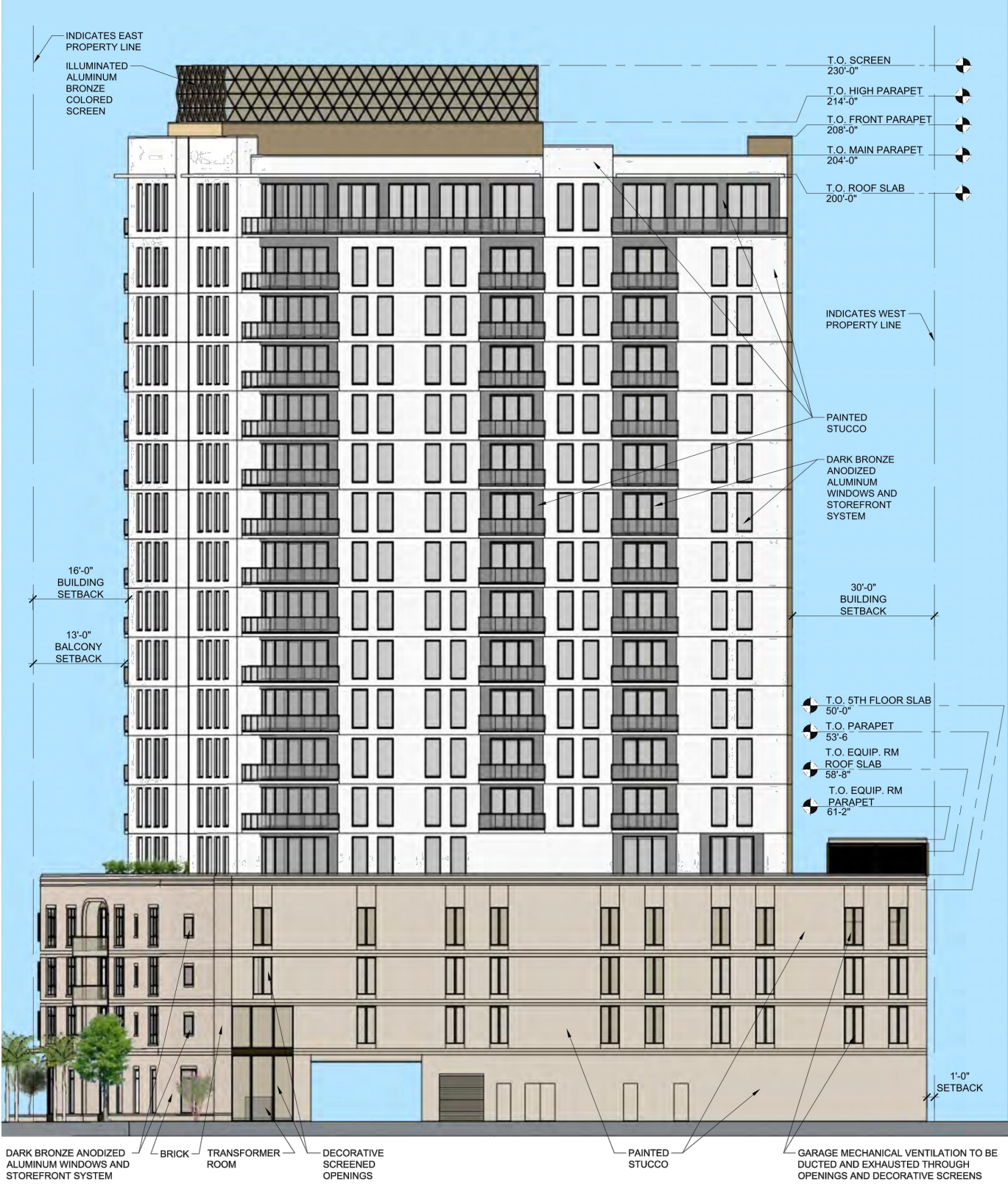
1 WEST ELEVATION



1 EAST ELEVATION - PODIUM WITH FOUR FLOORS

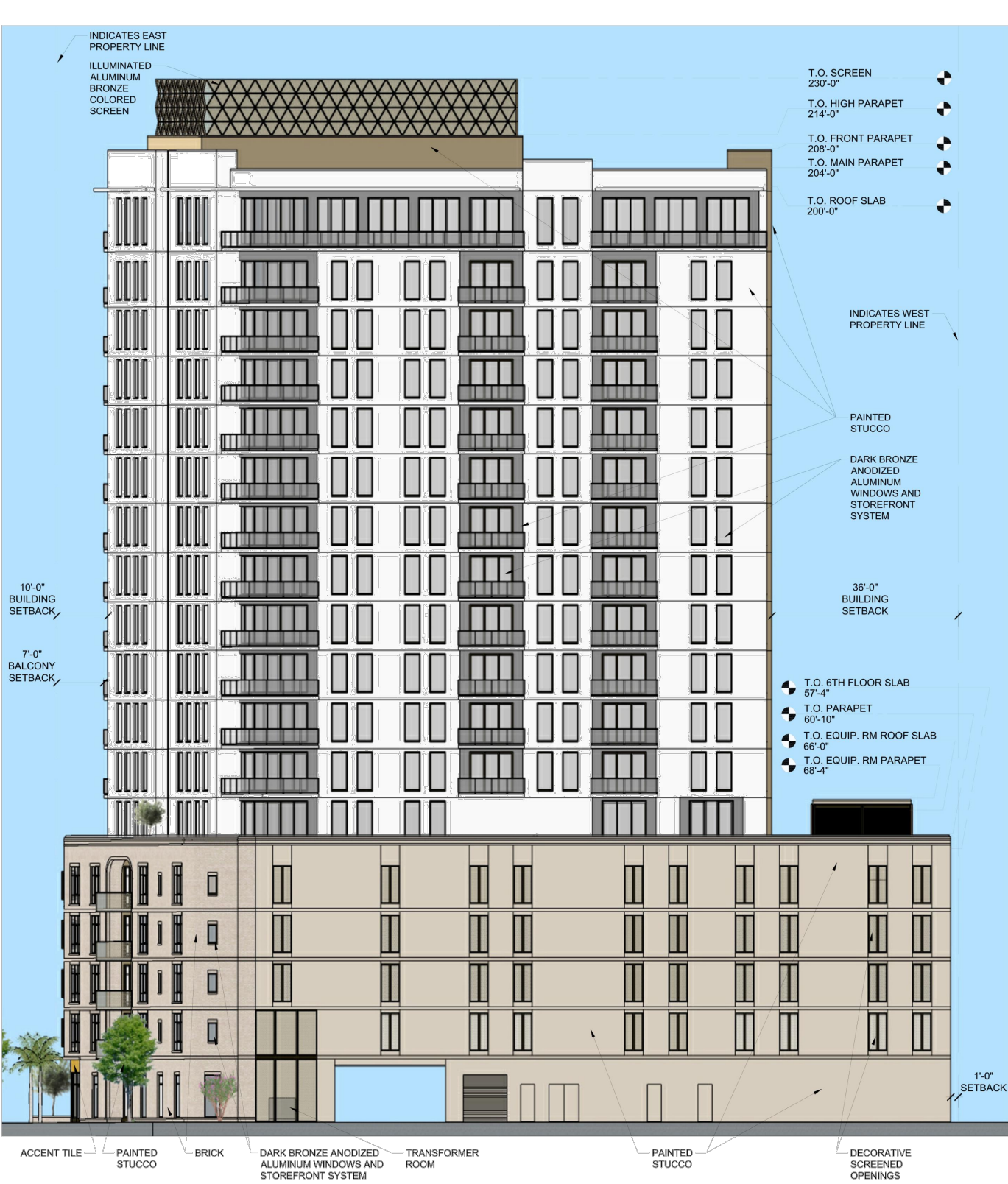


2 EAST ELEVATION - PODIUM WITH FIVE FLOORS



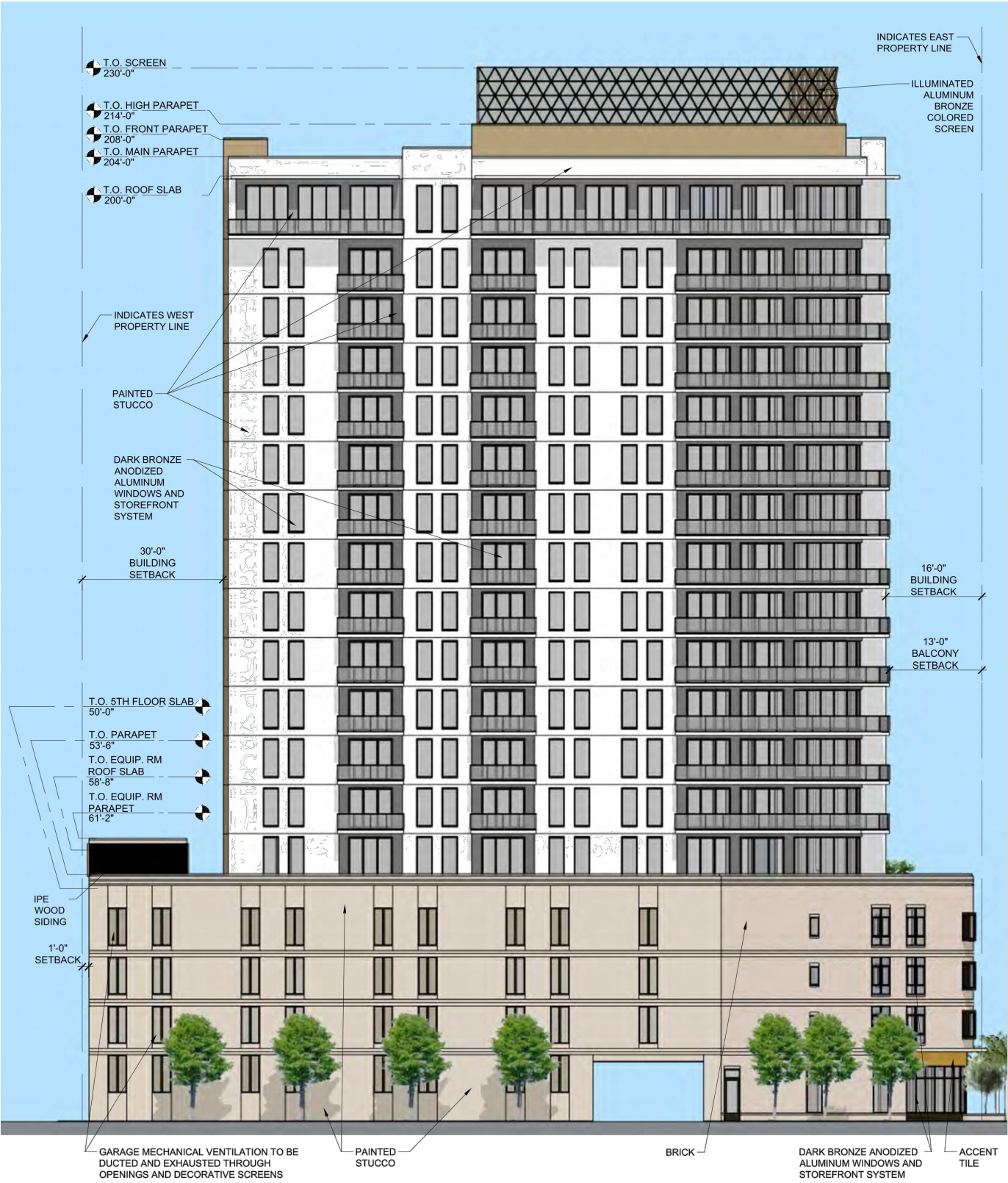
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NORTH ELEVATION - PODIUM WITH FOUR FLOORS

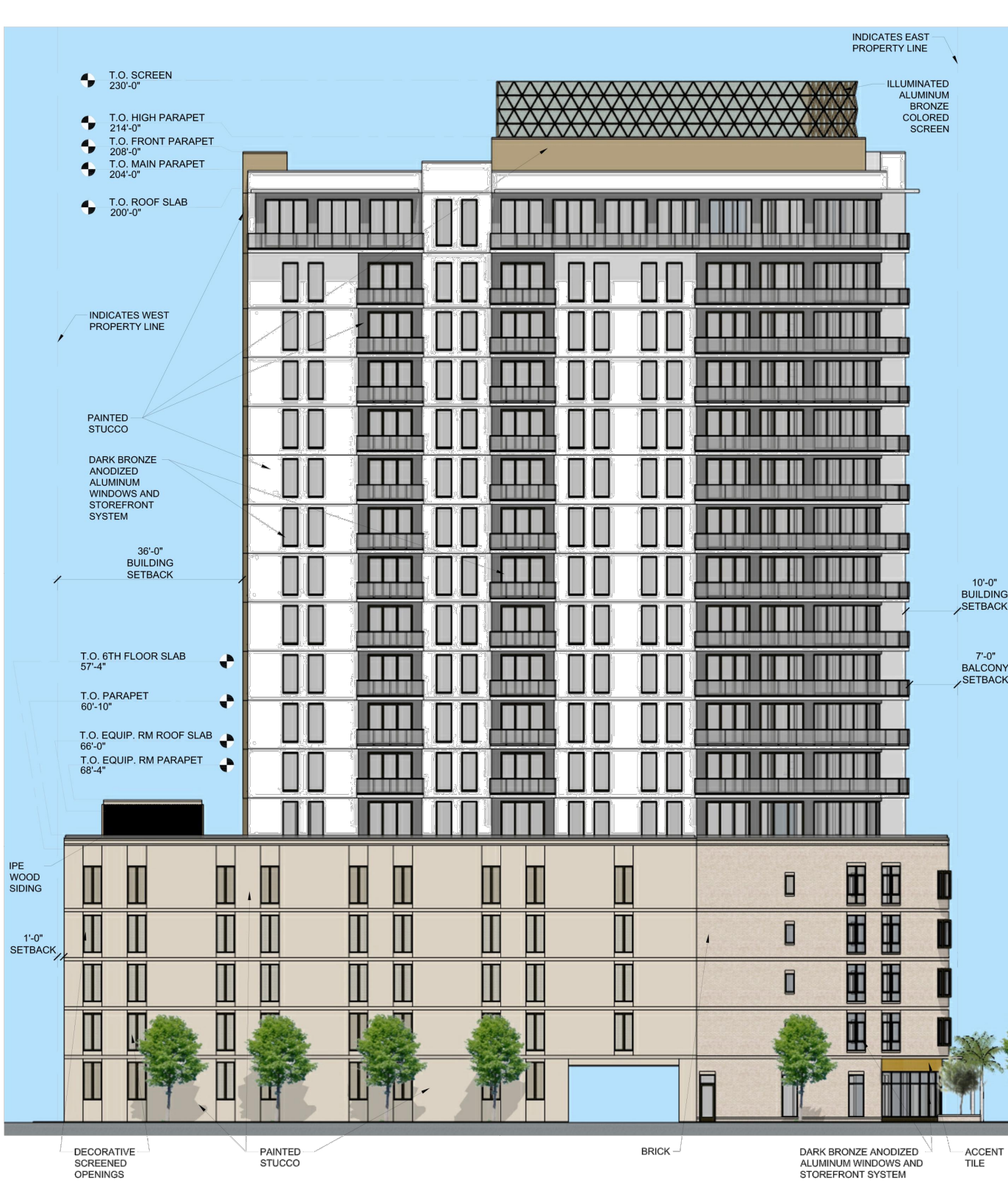


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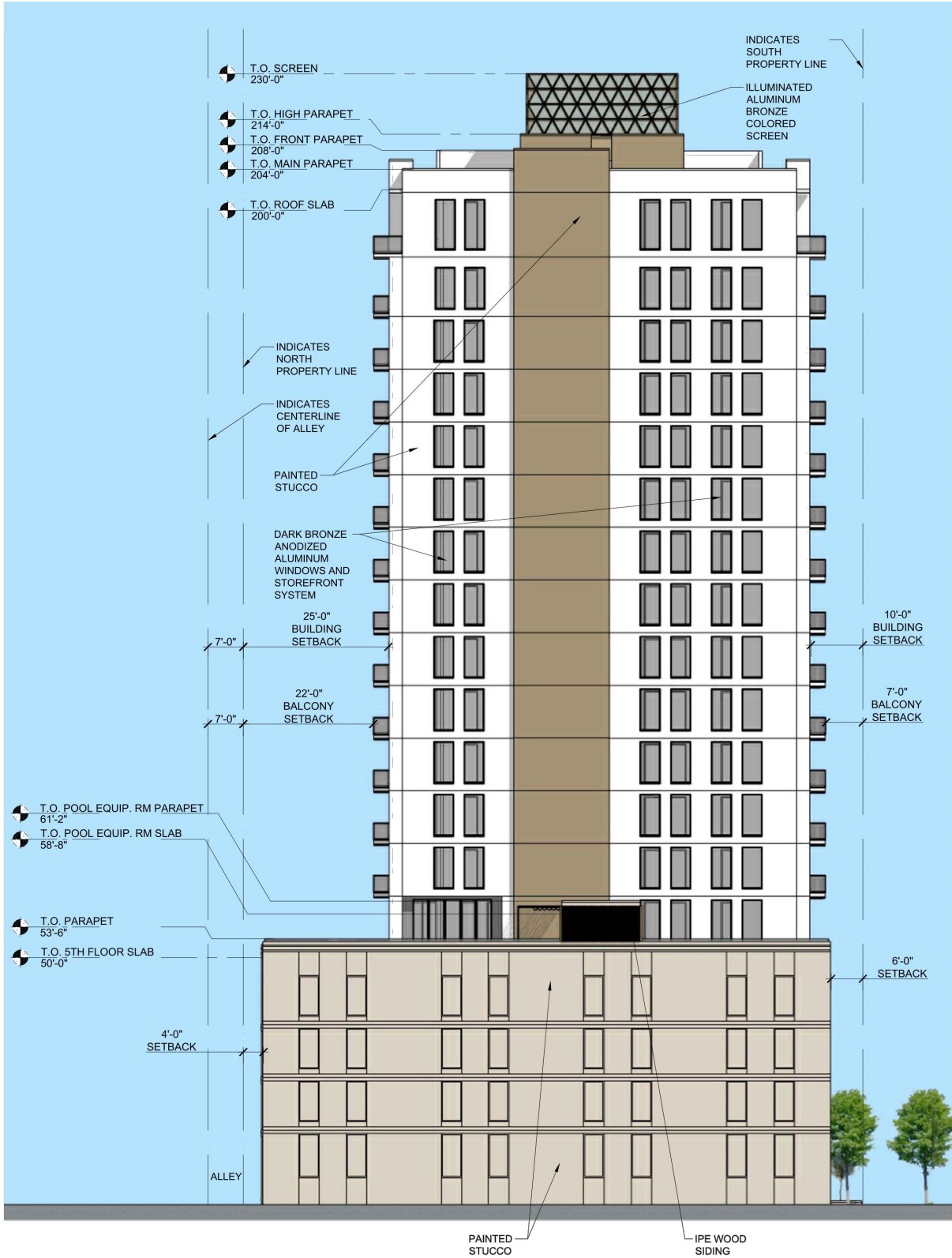
NORTH ELEVATION - PODIUM WITH FIVE FLOORS



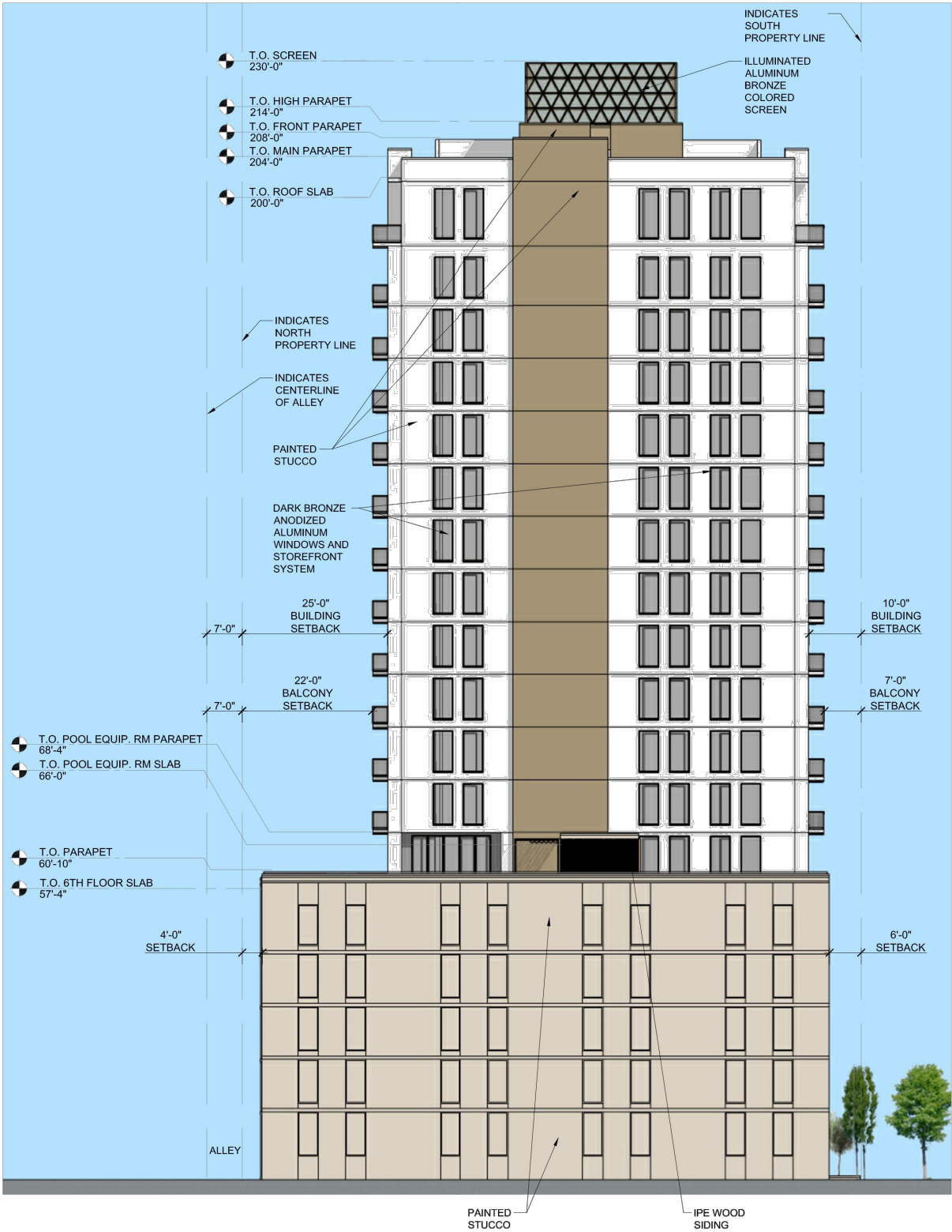
1 SOUTH ELEVATION - PODIUM WITH FOUR FLOORS



2 SOUTH ELEVATION - PODIUM WITH FIVE FLOORS



1 WEST ELEVATION - PODIUM WITH FOUR FLOORS



2 WEST ELEVATION - PODIUM WITH FIVE FLOORS



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PERSPECTIVE FROM SOUTH-EAST



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PERSPECTIVE FROM NORTH-EAST



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PERSPECTIVE FROM NORTH-WEST



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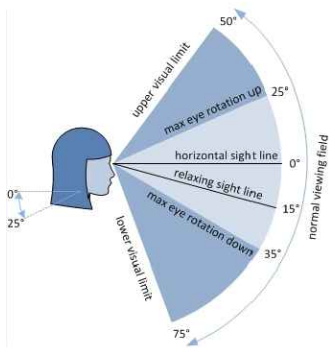
PERSPECTIVE FROM SOUTH-WEST



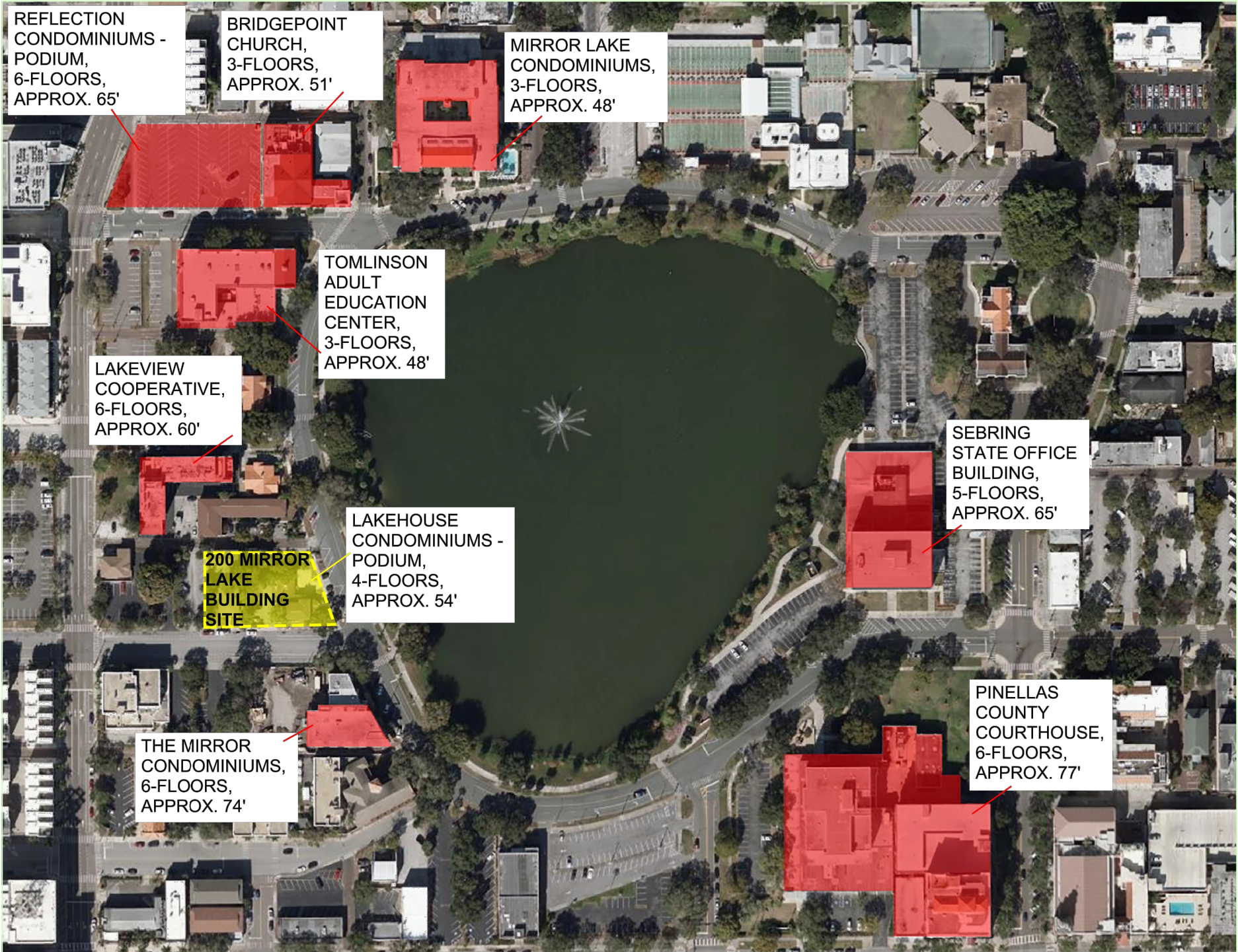
1 FIELD OF VIEW - PODIUM WITH FOUR FLOORS



2 FIELD OF VIEW - PODIUM WITH FIVE FLOORS

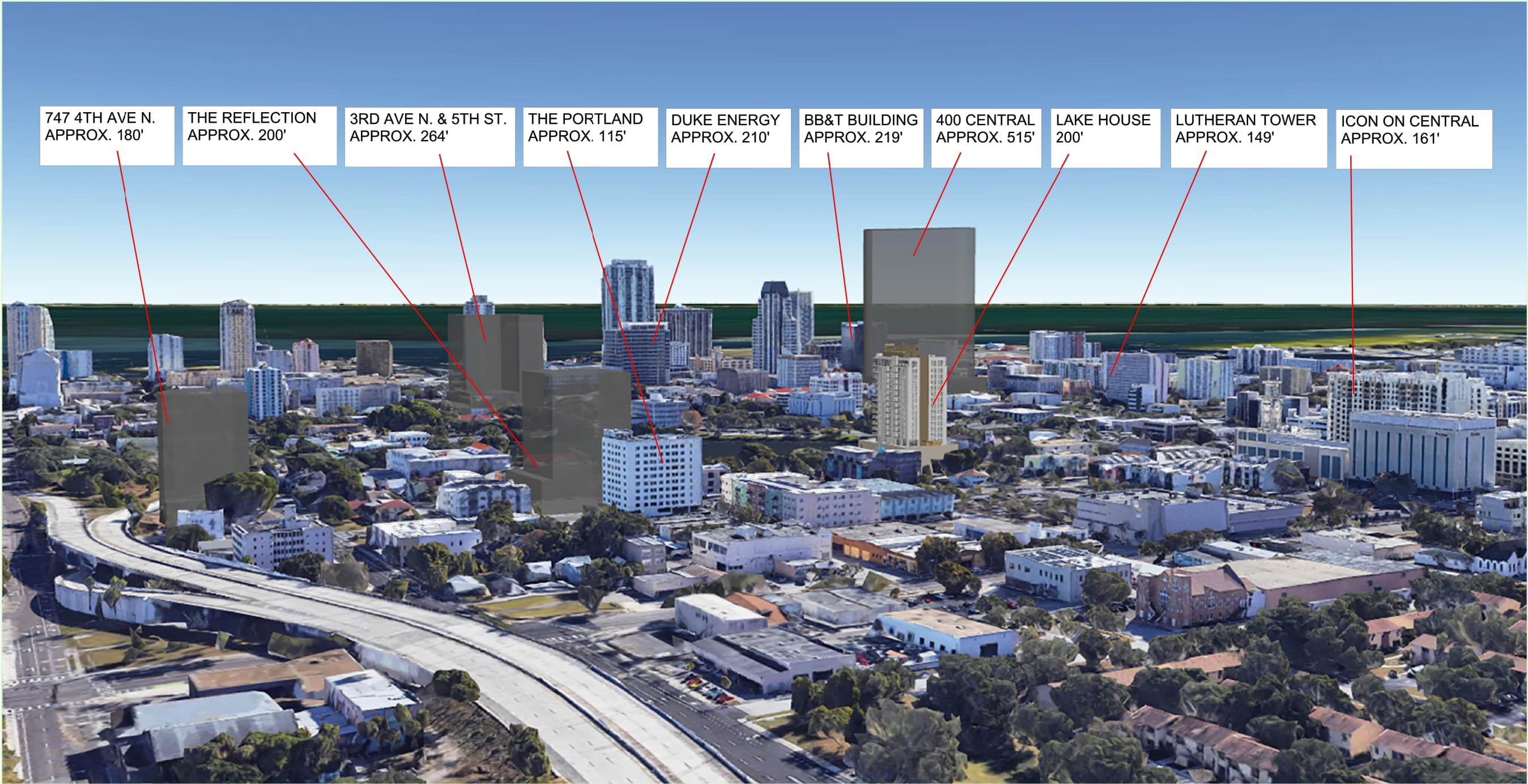


3 FIELD OF VIEW DIAGRAM



1

BUILDING HEIGHTS MAP



1

AERIAL BUILDING HEIGHTS COMPARISON



1

NEIGHBORHOOD HEIGHT COMPARISON

Untitled Map

Write a description for your map.

Legend





Google Earth

Image Landsat / Copernicus
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Image © 2022 TerraMetrics

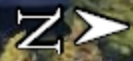


100 ft



Google Earth

Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Image © 2022 TerraMetrics



100 ft

Project Narrative – Design Revisions
Lake House Condominiums - 200 Mirror Lake Drive North
December 14, 2022

During the November 2 Development Review Commission meeting, DRC members raised two concerns and asked several questions about the proposed design for the Lake House Condominiums to be located at 200 Mirror Lake Drive North. The developer and architect have modified the design and provided additional information as requested.

The most significant change is the building podium and associated parking garage have been reduced from five floors to four floors. This has been done to make the podium more consistent in size with the adjacent urban context. On the block of the proposed development the buildings consist of a one-story office building, two-story apartment building, six-story cooperative, and a three-story duplex currently under construction. South of the proposed development across 2nd Avenue North is a three-story mixed-use building, six-story mixed-use building, and a three-story condominium. At four stories the podium is now 50' tall, and therefore complies with the allowable height without setbacks as provided within the DC-2 zoning district regulations. Previously, the project was seeking approval of a height encroachment of 11' as provided in 16.60.020.3 since more than 50% of the first floor was devoted to structured parking. This height encroachment is no longer requested.

Reducing the podium from five floors to four floors has reduced the number of parking spaces in the garage from 131 spaces to 99 spaces. With one floor removed from the podium, one floor has been added to the tower, so the project maintains the same number of total floors (18), and the number of residential units has increased from 77 to 82. The total FAR remains the same at 7.0. Two parking spaces are for the retail space (one handicap space plus one regular space), and 97 parking spaces are for the 82 residential units providing 1.18 parking spaces per unit.

The second major change to the building is relocating the tower as far west as possible in order to reduce its visual impact from Mirror Lake Drive and Mirror Lake Park. Previously the tower was setback 10' from the east property line and 36' from the west property line. The tower has been moved 6' to the west so that it is now setback 16' from the east property line and 30' from the west property line. Thirty feet is the minimum setback from the west property line per the DC-2 zoning district regulations.

As requested by a member of the DRC, a graphic has been included illustrating the angle of vision of a pedestrian standing on the adjacent sidewalk to the east for both the original five-story podium and the revised four-story podium. The angle of vision from eye level to the top of the podium parapet wall has been reduced due to elimination of one floor from the podium.

Another question was asked regarding the capacity of the retail space if it was leased as a coffee shop. A note has been added to the site plan showing the maximum capacity of a coffee shop as 40 interior seats and 20 exterior seats. This capacity was based upon the Kahwa Coffee location at 475 5th Avenue North, which is almost identical in size.

End of narrative.

MEMORANDUM
CITY OF ST. PETERSBURG
ENGINEERING AND CAPITAL IMPROVEMENTS DEPARTMENT

TO: Corey Malyszka, Urban Design and Development Coordinator
Joe Moreda, Zoning Official (POD)
Elizabeth Abernathy, Planning and Development Director

FROM: Nancy Davis, Engineering Plan Review Supervisor

DATE: June 22, 2022

SUBJECT: Site Plan – Lake House Condominiums

FILE: 22-31000011

LOCATION: 200 & 216 Mirror Lake Drive North; 745 2nd Avenue North

PARCEL ID: 19-31-17-48654-001-0010; 0010; 0020; 0030

ATLAS: F-4 **ZONING:** DC-2

REQUEST: Approval of a Site Plan to construct an 18-story building with 77-dwelling units, 840 square feet commercial space, and 133-space parking garage. The applicant is requesting F.A.R & building height bonus.

The Engineering and Capital Improvements Department (ECID) has no objection to the proposed Site Plan provided that the following special conditions and standard comments are added as conditions of approval:

SPECIAL CONDITIONS OF APPROVAL:

1. Please assure that the developer's design professional(s) coordinate with Duke Energy regarding any landscaping proposed under Duke's overhead transmission or distribution systems or necessary Duke pole relocations or installations prior to proceeding with further development of this site plan to assure that the design has provided adequate space for any Duke Energy equipment which may be required to be placed within the private property boundary to accommodate the building power needs. Early coordination is necessary to avoid additional expense and project delays which may occur if plans must be changed later in the building/site design stage as necessary to accommodate power systems on and off site. Please initiate contact via email to newconstruction@duke-energy.com.

*Needs for on-street decorative lighting or additional street lighting must be coordinated through Michael.Kirm@stpete.org, the City's liaison with Duke Energy. All lighting shall be installed at the developer's expense.

2. Wastewater reclamation plant and pipe system capacity will be verified prior to development permit issuance. Any necessary sanitary sewer pipe system upgrades or extensions (resulting from proposed new service or significant increase in projected flow) as required to provide connection to a public main of adequate capacity and condition, shall be performed by and at the sole expense of the applicant. Proposed design flows (ADF) must be provided by the Engineer of Record on the

wastewater Concurrency Form (ECID Form Permit 005), available upon request from the City Engineering department, phone 727-893-7238. If an increase in flow of over 3000 gpd is proposed, the ADF information will be forwarded for a system analysis of public main sizes 10 inches and larger proposed to be used for connection. The project engineer of record must provide and include with the project plan submittal 1) a completed wastewater Concurrency Form, and 2) a capacity analysis of public mains less than 10 inches in size which are proposed to be used for connection. If the condition or capacity of the existing public main is found insufficient, the main must be upgraded to the nearest downstream manhole of adequate capacity and condition, by and at the sole expense of the developer.

The extent or need for system improvements cannot be determined until proposed design flows and sanitary sewer connection plan are provided to the City for system analysis of main sizes 10" and larger. Connection charges are applicable and any necessary system upgrades or extensions shall meet current City Engineering Standards and Specifications and shall be performed by and at the sole expense of the developer.

3. Proposed connections to public infrastructure including potable water and reclaimed water receive prior approval from the City's Water Resources department. Coordinate a review with the City's Water Resources department Technical Services Division via email to WRDUtilityreview@stpete.org, or phone 727-892-5334 for additional information.
 - a. The existing 6" public sanitary sewer main in the alley north of this project is substandard in size and therefore not be available for connection. City Water Resources departmental policy requires a minimum 8" connection for all commercial properties. When two or more service laterals connect into a common pipe, the main must be no less than 8". Necessary sanitary sewer pipe system upgrades or extensions, as required to provide connection to a public main of adequate capacity and condition, with location of the main extension approved by the City Water Resources department, shall be performed by and at the sole expense of the applicant. New main construction will require an FDEP Wastewater Collection system permit. The applicants EOR must provide design plan and profile for sanitary sewer main construction during the site plan permitting process for ECID review and approval. All construction shall meet current City ECID standards and specifications. An ECID right of way permit is required for all construction in the public right of way or within public utility easement, and for connection to the public sanitary sewer.
4. The scope of this project will trigger compliance with the Drainage and Surface Water Management Regulations as found in City Code Section 16.40.030. Submit drainage calculations which conform to the water quantity and the water quality requirements of City Code Section 16.40.030. Please note the volume of runoff to be treated shall include all off-site and on-site areas draining to and co-mingling with the runoff from that portion of the site which is redeveloped. Stormwater runoff release and retention shall be calculated using the Rational formula and a 10-year 1-hour design storm.

Stormwater systems which discharge directly or indirectly into impaired waters must provide net improvement for the pollutants that contribute to the water body's impairment. The BMPTrains model shall be used to verify compliance with Impaired Water Body and TMDL criteria. Prior to approval of a plan, the owner's engineer of record shall verify that existing public infrastructure has sufficient capacity or will have sufficient capacity prior to issuance of a certificate of occupancy, to convey the drainage flow after considering the current and proposed infrastructure demand.

Prior to approval of a plan, the owner's engineer of record shall verify that existing public infrastructure has sufficient capacity or will have sufficient capacity prior to issuance of a certificate of occupancy, to convey the drainage flow after considering the current and proposed infrastructure demand.

5. This project is within the Downtown National Historic District. All existing roadway brick, granite roadway curbing, and hexagon block sidewalk must be preserved. Any existing brick, granite curbing, or hexagon block which will not be utilized or is contained within streets or alleys to be vacated shall remain the property of the City and shall be neatly stacked, palletized and returned to the City's Maintenance yard by and at the expense of the developer.
 - a. Existing hexagon block public sidewalk exists within the 2nd Avenue North right of way. All existing hexagon block must remain hexagon block within the historic district. The applicant must coordinate further with City zoning to determine if hexagon block sidewalk, stamped hexagon block, or concrete sidewalk may be utilized for other portions of the public sidewalk in the right of way but again, the portion of the sidewalk with existing hexagon block must remain hexagon block and cannot be replaced with any other material.
6. Public sidewalks are required by City of St. Petersburg Municipal Code Section 16.40.140.4.2 unless specifically limited by the DRC approval conditions. Within the DC zoning district, a 10-foot wide public sidewalk is required along all right of way frontages. Landscape features and street furniture may encroach up to two feet for no more than 50% of the linear frontage of a parcel. In addition to the required 10-foot wide sidewalk path, where possible the streetscape design shall include a minimum 3-foot wide ADA compliant public sidewalk provided parallel and adjacent to the road curb to provide accessible access to all public parking spaces within the public right of way. At least one and preferably two, ADA compliant pathways shall be provided between the main 10-foot wide sidewalk and the auxiliary 3-foot wide sidewalk.

Existing sidewalks and new sidewalks will require curb cut ramps for physically handicapped and truncated dome tactile surfaces (of contrasting color to the adjacent sidewalk, colonial red color preferred) at all corners or intersections with roadways that are not at sidewalk grade and at each side of proposed and existing driveways per current City and ADA requirements. Concrete sidewalks must be continuous through all driveway approaches. All existing public sidewalks must be restored or reconstructed as necessary to be brought up to good and safe ADA compliant condition prior to Certificate of Occupancy.

7. Per land development code 16.40.050, habitable floor elevations for commercial projects must be set per FEMA and building code requirements as administered by the building official. Per land development code 16.40.140.4.6 the construction site upon the lot shall be a minimum of one foot above the average grade crown of the road, which crown elevation shall be as set by the engineering director. Adequate swales shall be provided on the lot in any case where filling obstructs the natural ground flow. In no case shall the elevation of the portion of the site where the building is located be less than an elevation of 103 feet according to City datum. *It is noted that meeting required building floor elevations often necessitates elevating existing public sidewalks. Please note that transitions to adjacent public sidewalks shall be smooth, consistent, and ADA compliant with maximum cross slope of 2% and maximum longitudinal slope of 5% (with necessary level landings). Ramps may only be used at driveways and intersections, not mid-block in the main sidewalk path.
8. A work permit issued by the City Engineering & Capital Improvements Department must be obtained

prior to the commencement of construction within City controlled right-of-way or public easement. All work within right of way or public utility easement shall be in compliance with current City Engineering Standards and Specifications and shall be installed at the applicant's expense in accordance with the standards, specifications, and policies adopted by the City.

Engineering Standard Details are available at the City's Website at the following link: https://www.stpete.org/business/building_permitting/forms_applications.php

City infrastructure maps are available via email request to ECID@stpete.org. All City infrastructure adjacent to and within the site must be shown on the development project's construction plans.

STANDARD COMMENTS: Water service is available to the site. The applicant's Engineer shall coordinate potable water and /or fire service requirements through the City's Water Resources department. Recent fire flow test data shall be utilized by the site Engineer of Record for design of fire protection system(s) for this development. Any necessary system upgrades or extensions shall be performed at the expense of the developer.

Water and fire services and/or necessary backflow prevention devices shall be installed below ground in vaults per City Ordinance 1009-g (unless determined to be a high hazard application by the City's Water Resources department or a variance is granted by the City Water Resources department). Note that the City's Water Resources Department will require an exclusive easement for any meter or backflow device placed within private property boundaries. City forces shall install all public water service meters, backflow prevention devices, and/or fire services at the expense of the developer. Coordinate a review with the City's Water Resources department Technical Services Division via email to WRDUtilityreview@stpete.org, or phone 727-892-5334 for additional information.

All portions of a private fire suppression system shall remain within the private property boundaries and shall not be located within the public right of way (i.e. post indicator valves, fire department connections, etc.).

Plan and profile showing all paving, drainage, sanitary sewers, and water mains (seawalls if applicable) to be provided to the Engineering Department for review and coordination by the applicant's engineer for all construction proposed or contemplated within dedicated right of way or easement.

City approval of a Construction Access Plan (CAP) is a conceptual approval. Final approval of a Temporary Traffic Control plan, phased implementation schedule, public sidewalk closures/detours, bicycle lane detours, vehicular or parking lane closures, etc. requires detailed review & approval by City ECID at the time of construction. TTC plans must be coordinated through Jeffrey.Rzewnicki@stpete.org. Approval of a CAP plan does not assure approval and ECID permitting of a final Temporary Traffic Control plan & implementation schedule.

The site-specific Temporary Traffic Control (TTC) plan in compliance with FDOT "Uniform Traffic Control Devices for Streets and Highways" and "Roadways and Traffic Design Standards" for submittal to City ECID for approval prior to initiating construction. All Traffic Control Plans shall meet the requirements of the FDOT Standard Plans Index 102-600 – 102-655 and be prepared by or certified by an individual that possesses a current Advanced MOT Course certification. The site specific TTC plan shall provide for pedestrian and vehicular safety during the construction process and shall minimize the use of the public right of way for construction purposes. Roadway travel lane closures are discouraged and will be approved at the discretion of the City's Engineering director pending receipt of adequate justification. Impacts to the Pinellas

Trail and bicycle lanes are discouraged and will require approval of a detour plan by City Transportation and City ECID. The TTC plan shall be prepared in compliance with City Engineering's "Temporary Traffic Control Plan Requirements", available upon request from the City Engineering & Capital Improvements department. Proposed use of on-street public parking spaces for construction purposes must receive prior approval from the City's Transportation and Parking Management division. Refer to the City's "Parking Meter Removal & Space Rental Policy During Construction" procedure, available upon request from the City Transportation and Parking Management department.

Note that contractor introduction letters must be sent to all surrounding businesses, associations, and property owners prior to implementing any Temporary Traffic Control plan. As a minimum, the letter must give a description of the project, provide a list of all right of way impacts (parking impacts, travel lane impacts, sidewalk closures and temporary pedestrian paths, etc.), a schedule for each phase of the TTC implementation, and what to expect with regard to noise, delivery trucks, concrete trucks & pumps, as well as contact information for the on-site contractor's representative with 24 hour availability who is responsible for addressing any and all concerns of impacted citizens. The contractor must personally visit each operating business around the construction site and make direct contact with any active business association or neighborhood association and personally introduce themselves to the business owners and association presidents. The contractor must also meet with any association representatives and property owners periodically to address any concerns that may develop as the project proceeds. The contractor is required to provide a copy of the letter and summary of when and who was contacted prior to implementing any City approved TTC plan.

*Use of the public right of way for construction purposes shall include mill and overlay in full lane widths per City ECID standards and specifications.

Redevelopment within this site shall be coordinated as may be necessary to facilitate any City Capital Improvement projects in the vicinity of this site which occur during the time of construction.

Development plans shall include a grading plan to be submitted to the Engineering Department including street crown elevations. Lots shall be graded in such a manner that all surface drainage shall be in compliance with the City's stormwater management requirements. A grading plan showing the building site and proposed surface drainage shall be submitted to the engineering director.

Development plans shall include a copy of a Southwest Florida Water Management District Management of Surface Water Permit or Letter of Exemption or evidence of Engineer's Self Certification to FDEP.

It is the developer's responsibility to file a CGP Notice of Intent (NOI) (DEP form 62- 21.300(4)(b)) to the NPDES Stormwater Notices Center to obtain permit coverage if applicable.

Submit a completed Stormwater Management Utility Data Form to the City Engineering Department.

The applicant will be required to submit to the Engineering Department copies of all permits from other regulatory agencies including but not limited to FDOT, FDEP, SWFWMD and Pinellas County, as required for this project. Plans specifications are subject to approval by the Florida state board of Health.

NED/mk

cc: Sean McWhite – WRD
Kayla Eger – Development Review Services



CITY OF ST. PETERSBURG

Transportation and Parking Management Department

MEMORANDUM

TO: Corey Malyszka, Urban Design and Development Coordinator

FROM: Tom Whalen, Planner III, Transportation and Parking Management Department

DATE: June 23, 2022

SUBJECT: Approval of a site plan to construct 77 multi-family residential units and 840 square feet of retail space within a Downtown Center – 2 zoning district

CASE: 21-31000011

The Transportation and Parking Management Department has reviewed the site plan application for the proposed mixed-use development generally located north of 2nd Avenue North and west of Mirror Lake Drive North. The Transportation Department has several comments on this case related to access and projected trip generation.

The applicant was not required to provide a traffic impact study. The project's access points will be on 2nd Avenue North, which is a two-lane, local road that is maintained by the City of St. Petersburg, and the east/west alley north of the subject property which has a platted and paved width of approximately 14 feet.

The Transportation Department utilized the Institute of Transportation Engineers (ITE) "Trip Generation Manual" (11th Edition) to estimate vehicular trip generation for the existing and proposed uses of the site. According to ITE, the existing eight multi-family residential units are estimated to produce two (2) p.m. peak hour trips (two trips entering and no trips exiting the site), and the existing 4,491 square feet of office space is estimated to produce four (4) p.m. peak hour trips (one trip entering and three trips exiting the site), for a total of six (6) p.m. peak hour trips.

The proposed multi-family housing is estimated to produce 15 p.m. peak hour trips (seven trips entering and eight trips exiting the site). Absent a specific use for the proposed retail space, ITE does not have an applicable trip generation estimate to utilize. Nine (9) net new p.m. peak hour trips are projected when accounting for the existing multi-family and office uses on the site, but the net new trips could be slightly to moderately higher based on the relatively small amount of retail space. These trip projections are based on studies in the Trip Generation Manual conducted in dense multi-use urban settings, similar to downtown St. Petersburg with well-developed networks of pedestrian and bicycle facilities and frequent transit service on several roads near the site. It is anticipated that the

existing road and alley network would be capable of accommodating the project traffic due to the relatively small increase in p.m. peak hour trips that is projected. Please let me know if you have any questions about the Transportation Department's review of this case.



To: Corey Malyszka, Zoning Official, Development Review Services
Adriana Shaw, Urban Design and Development Coordinator, Development Review Services

From: Derek S. Kilborn, Manager, Urban Planning and Historic Preservation Division

Date: December 23, 2022

Subject: Application Case No. 22-31000011
Project Name: Lake House Condominiums
Owner and Applicant: Sunsure Group, LLC / Tony Mullersman
Agent and Architect: Tim Clemmons, Place
Address: 200 Mirror Lake Drive, St. Petersburg, Florida 33701

ADDENDUM

The following is an addendum to the Urban Planning and Historic Preservation Division's ("UPHP") original memorandum dated October 24, 2022. The Development Review Commission ("DRC") conducted a public hearing on November 4, 2022, but deferred a final decision allowing the applicant to amend their proposed plan.

On December 15, 2022, revised plans were submitted to the Development Review Services Division ("DRS") and routed to the UPHP on December 16, 2022. The revised plans included the following amendments:

- Reduced the parking podium from five (5) floors to four (4) floors in height:
 - T.O. Parapet (building base) reduced from 60'-10" to 53'-6"
 - T.O. Roof Slab (building base) reduced from 57'-4" to 50'-0"
- Reduced the number of parking spaces provided from 131 to 99.
 - *Original Proposal:* The minimum number of parking spaces required for this project is one (1) parking space per dwelling unit (77 spaces), plus one (1) parking space for the 840 square foot retail space. Pursuant to City Code Section 16.40.090.C.10, where a property is located within 1/8-mile of a High Frequency Transit Route, the minimum number of parking spaces required may be reduced by an additional 10-percent:
 - 70 parking spaces required;
 - 131 parking spaces proposed;
 - 61 parking spaces (or 87-percent) more than the minimum requirement.

- *Amended Proposal*: The minimum number of parking spaces required for this project is one (1) parking space per dwelling unit (increased from 77 spaces to 82 spaces), plus one (1) parking space for the 840 square foot retail space. Pursuant to City Code Section 16.40.090.C.10, where a property is located within 1/8-mile of a High Frequency Transit Route, the minimum number of parking spaces required may be reduced by an additional 10-percent:
 - 75 parking spaces required;
 - 99 parking spaces proposed;
 - 24 parking spaces (or 32 percent) more than the minimum requirement.
- Relocated the tower six (6) feet to the west, increasing its setback from Mirror Lake Drive.

Summary Statement

As previously noted in the original memorandum and public hearing comments, the UPHP must find that this proposal is *not consistent* with Criterion 14 because it will result in *demolition* of four (4) buildings on three (3) contributing parcels to the Downtown St. Petersburg National Register District.

The DRC must consider whether this application has otherwise demonstrated design sensitivity toward adjacent historic resources and weigh these determinations against the balance of criteria necessary for the granting of a Site Plan Review (“SPR”) approval under City Code Section 16.70.040.1.4.D.



To: Corey Malyszka, Zoning Official, Development Review Services
Adriana Shaw, Urban Design and Development Coordinator, Development Review Services

From: Derek S. Kilborn, Manager, Urban Planning and Historic Preservation Division

Date: October 24, 2022

Subject: Application Case No. 22-31000011
Project Name: Lake House Condominiums
Owner and Applicant: Sunsure Group, LLC / Tony Mullersman
Agent and Architect: Tim Clemmons, Place
Address: 200 Mirror Lake Drive, St. Petersburg, Florida 33701

INTRODUCTION and BACKGROUND

Pursuant to City Code Section 16.70.040.1.4.D, a Site Plan Review (“SPR”) decision shall be guided by more than 16 factors, described alternatively as criterion. Criterion No. 14 states:

“Sensitivity of the development to on-site and adjacent (within 200 feet) historic or archaeological resources related to scale, mass, building materials, and other impacts.”

Summary Statement

The Urban Planning and Historic Preservation (“UPHP”) Division has reviewed the submitted application. The UPHP finds that the proposal is *not consistent* with Criterion 14 because it will result in *demolition* of four (4) buildings on three (3) contributing parcels to the Downtown St. Petersburg National Register District. In addition, the Development Review Commission (“DRC”) must also consider whether this application has otherwise demonstrated design sensitivity toward adjacent historic resources. The purpose of this memorandum is to assist the DRC in its analysis by providing a detailed response in the context of Criterion 14.

Timeline

On March 21, 2022, the owner and application team attended a pre-application meeting with the City’s Development Review Services Division (“DRS”). According to the meeting notes, the application team was advised to “consult w/City’s Historic Division (site located in national district).” The application team did not contact or consult with the UPHP on its interpretation of Criterion No. 14 until after receipt of the Division’s original comments dated June 21, 2022.

On June 8, 2022, the UPHP first received the proposed plans in an email correspondence from Corey Malyszka, then-Urban Design and Development Coordinator, DRS. Although the application was originally scheduled for review on July 6, 2022, it was deferred by the applicant following receipt of UPHP's original comments.

On July 28, 2022, the project architect met with Malyszka and Derek Kilborn, Manager, UPHP, to discuss UPHP's original comments and the potential for any design modifications. The project architect acknowledged preservation of traditional streetscape materials in the surrounding public rights-of-way and agreed to move two (2) transformers from 2nd Avenue North to the service alley along the northern boundary. These noted modifications, however, did not address more important concerns regarding the large scale of the proposed building base.

On September 14, 2022, the application team submitted an amended application through DRS with the following modifications. On September 19, 2022, the application team hosted a virtual meeting with Kilborn to discuss their amended application:

1. T.O. Roof Slab (building base) reduced from 60' to 57'-4"
2. T.O. Parapet (building base) reduced from 68' to 60'-10"
3. Building Coverage reduced from 18,584 to 18,537 SF
4. Open Green Space increased from 1,449 to 1,626 SF
5. Impervious Surface Ratio reduced from 19,934 to 19,755 SF
6. Number of parking spaces reduced from 133 to 131 spaces
7. Ground-floor retail space increased from 720 to 840-square feet
8. Additional articulation within decorative screened openings (structured parking)
9. Expanded narrative and added context analysis

PROPERTY DESCRIPTIONS

The City of St. Petersburg values historic preservation through the Historic Preservation Element of the St. Petersburg Comprehensive Plan and the St. Petersburg City Code, Chapter 16, Section 16.30.070 titled, "Historic and Archaeological Preservation Overlay."

Historic preservation is recognized through listing in the National Register of Historic Places ("NRHP") and local landmark designation and listing in the St. Petersburg Register of Historic Places ("SPHP"). In addition to listing in the National and St. Petersburg Register of Historic Places, select historic properties may also be listed as potentially eligible for local landmark designation ("PEL") *meaning* they have been identified as potentially eligible for local landmark designation but have not been formally processed and approved for listing in the St. Petersburg Register of Historic Places.

Photographs

Figure 1. Aerial photo of the subject property and 200-foot buffer

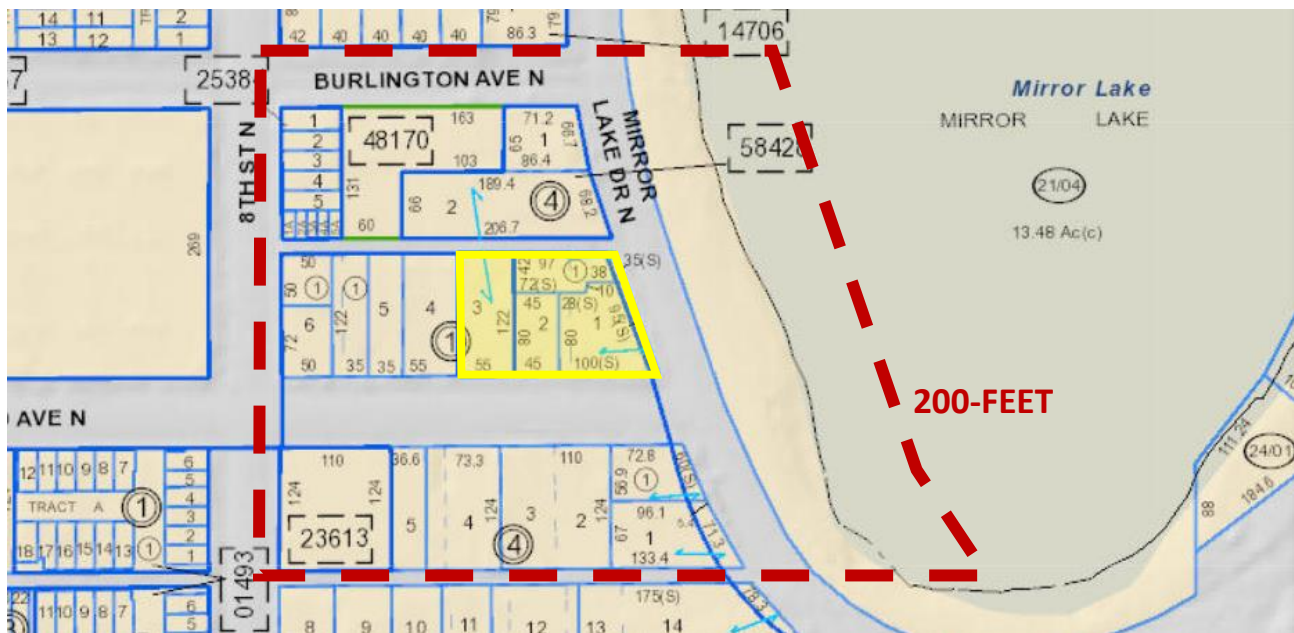


Figure 2. Subject property looking west from Mirror Lake Drive



Figure 3. Subject property looking north from 2nd Avenue North



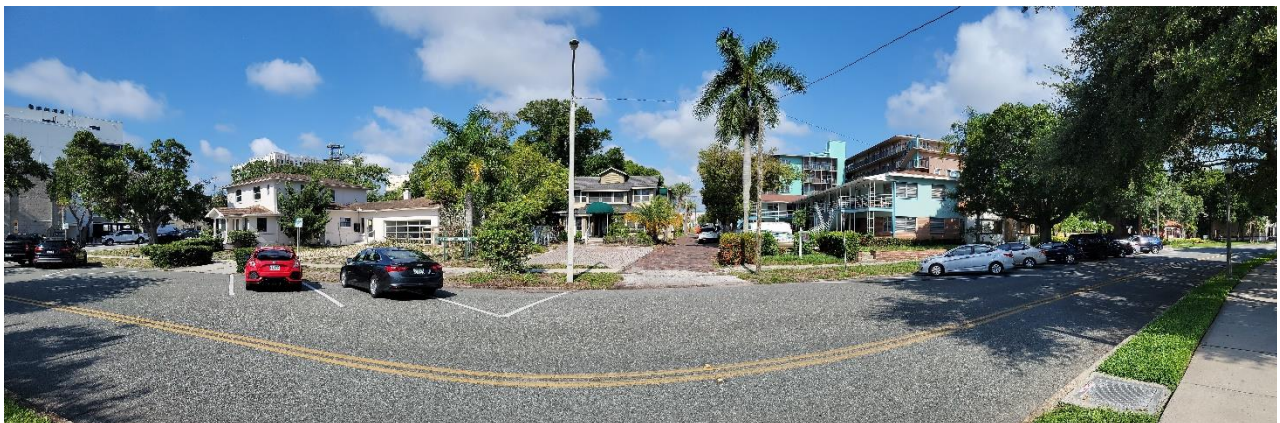
Figure 4. Subject property looking south from alley



Figure 5. Subject property looking southeast from alley



Figure 6. Looking west from Mirror Lake Drive at subject streetscape extending from 2nd Ave. No. to Burlington Ave. No.



Property Information

Address	Parcel ID	Current Use
Lot 1, 200 Mirror Lake Dr.	19-31-17-48654-001-0010	Commercial use
Alley, 216 Mirror Lake Dr.	19-31-17-48654-001-0011	Commercial use
Lot 2, No address	19-31-17-48654-001-0020	Vacant, surface parking lot
Lot 3, 745 2 nd Ave. No.	19-31-17-48654-001-0030	Multi-family residential



National Register of Historic Places

Address	Parcel ID	Built	FMSF	DTSP-NR
Lot 1, 200 Mirror Lake Dr.	19-31-17-48654-001-0010	1951	Pi10557	Contributing
Alley, 216 Mirror Lake Dr.	19-31-17-48654-001-0011	1925	Pi10558	Contributing
Lot 2, No address	19-31-17-48654-001-0020	Vacant	Vacant	Non-contributing
Lot 3, 745 2 nd Ave. No.	19-31-17-48654-001-0030	1912	Pi10427	Contributing



1. FMSF = Florida Master Site File (formerly Historic Structure Form)
2. DTSP-NR = Downtown St. Petersburg National Register District
3. Yellow = contributing resource; pink = non-contributing resource

The Downtown St. Petersburg National Register District (“District”) was established in 2004 and includes a diverse collection of buildings constructed between 1888 and 1954. The Downtown National Register Historic District report, prepared by Tim Clemmons, Rick Smith, and Carl Shiver, highlighted the three (3) visual focal points of downtown St. Petersburg: Williams Park, Straub Park, and Mirror Lake Park. These three (3) centers of the district shaped the development of the downtown district since the founding of the community.

Within 200-linear feet of the subject property, there are, *according to the original National Register listing*, four (4) contributing properties and 10 non-contributing properties. The number of contributing properties is somewhat inaccurate however, as one (1) is currently a vacant lot and a second was recently demolished.

St. Petersburg Register of Historic Places

The subject property and the surrounding area is not regulated under a local historic district designation. There are no local landmarks within 200-linear feet of the subject property.

Potentially Eligible List (“PEL”)

The identification and listing of property as *potentially eligible* means that, based on a preliminary assessment, the subject property likely qualifies for designation as a local landmark. It does not mean that a listed property is, or will shortly become, a designated local landmark. The process for becoming a designated local landmark is very specific, includes at least two (2) public hearings, the participation of the property owner, and approval of an ordinance by the City Council. The original PEL was first conceived in 2005 at the request of then-Mayor Rick Baker. Following a public meeting with the then-named Historic Preservation Commission on December 6, 2005, the PEL was approved by the Mayor and formally established on January 3, 2006.

The subject property does not include any historic buildings listed in the 2006 PEL. There are no historic buildings listed in the 2006 PEL within 200-linear feet of the subject property; however, there are three (3) nearby which contribute to the continuity of the Mirror Lake Drive streetscape.

Address	Building Name	FMSF	Potent. Elig. Local Design.	Individually Elig. for NR	Potential Contrib. NR
302 Grove Street No.	Mirror Lake Lyceum	Pi10333	Eligible	Ineligible	Contributor
296 Mirror Lake Dr.	Tomlinson Ctr.	Pi10560	Eligible	Ineligible	Contributor
100 Mirror Lake Dr.	Unitarian Universalist	Pi03052	No Note	No Note	No Note



TRADITIONAL STREETSCAPE MATERIALS

Historic Bricks and Granite Curbing

There is a service alley running east-west along the north edge of the subject property. The service alley is constructed of historic bricks and bounded by granite curbing. Granite curbing also exists along the Mirror Lake Drive and 2nd Avenue North frontages. Pursuant to City Code Section 16.40.130, these historic streetscape materials are protected by City ordinance and shall be preserved.



Figure 7. Alley looking west, brick and granite edge



Figure 8. Alley looking west, brick and granite edge



Figure 9. 2nd Ave. No. granite curbing



Figure 10. Mirror Lake Dr. granite curbing

Instructions:

- If temporary removal is required for construction, then brick and granite curbing shall be neatly stacked, palletized, and delivered to the City's general maintenance yard located at 1635 - 3rd Avenue North.

- Prior to the temporary removal of brick and granite curbing, contact Stormwater, Pavement, & Traffic Operations, to arrange a site visit. The purpose of the site visit is to verify quantities of materials to be removed and to arrange a time when the City will accept the materials delivery and provide written verification of quantities of materials delivered to the City by the contractor.
- Where proposed curb cuts intersect with existing, granite curbing, the granite curbing shall be retained and lowered flush with the curb cut grading.

Hexagon-Shaped Sidewalk Pavers

Hexagon-shaped pavers currently exist along 2nd Avenue North, but do not extend in front of the subject property along Mirror Lake Dr. No. Pursuant to City Code Section 16.40.130, these historic streetscape materials are protected by City ordinance and shall be preserved.



Figure 11. 2nd Ave. No.



Figure 12. Mirror Lake Dr. No.

Instructions:

- The property owner [applicant or successors] shall be solely responsible for the protection, removal, and reconstruction of any adjacent hex-block sidewalks within the public rights-of-way.
 - The colored diamond pattern shall be retained, as shown. For continuity, UPHP recommends hexagon-shaped pavers be utilized across the front of the subject property within the Mirror Lake Drive right-of-way.
- A right-of-way permit shall be obtained prior to the commencement of any site work.
- If temporary removal is required for construction, then hexagon-shaped pavers shall be neatly stacked, palletized, and delivered to the City's general maintenance yard located at 1635 - 3rd Avenue North.
- Prior to the temporary removal of hexagon-shaped pavers, contact Stormwater, Pavement, & Traffic Operations, to arrange a site visit. The purpose of the site visit is to verify quantities of

materials to be removed and to arrange a time when the City will accept the materials delivery and provide written verification of quantities of materials delivered to the City by the contractor.

Paver Elements on Private Property

Roadway bricks and hexagon-shaped pavers were typically manufactured for use in public rights-of-way but were observed on the subject property for private use. City Staff cannot verify whether these materials were originally obtained for private ownership, but it is *recommended* that they be prepared for return to the City of St. Petersburg prior to demolition.



Figure 13. Private walkway



Figure 14. Private driveway

Instructions:

- The hexagon-shaped pavers and roadway bricks shall be neatly stacked, palletized, and delivered to the City's general maintenance yard located at 1635 - 3rd Avenue North.
- Prior to the removal of these materials, contact Stormwater, Pavement, & Traffic Operations, to arrange a site visit. The purpose of the site visit is to verify quantities of materials to be removed and to arrange a time when the City will accept the materials delivery.

PROPOSED DEVELOPMENT PLAN

Building Height

Building height is often evaluated in its entirety, including the summation of all three (3) components making up a building – base (pedestal), tower, cap (crown). Given the regulatory differences between a listing in the National Register of Historic Places and St. Petersburg Register of Historic Places and the lack of an explicit reference to building height within Criterion No. 14, the UPHP has historically excluded its concerns on the *overall* height and focused more exclusively on the height of the proposed *base* (*pedestal*) in relation to surrounding properties.

Overall Height

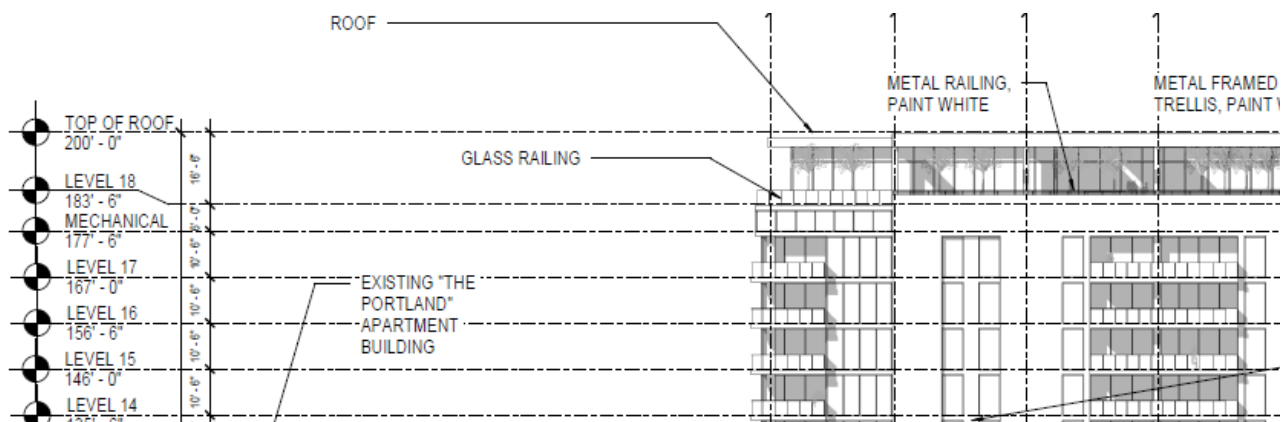
As noted above, the *overall* height is historically not as relevant as the *base (pedestal)* height when evaluating Criterion No. 14; however, the following information is included here to assist with the overall project analysis beyond Criterion No. 14. City Code Section 16.20.120.7 allows up to 200-feet in maximum building height; City Code Section 16.20.020.3 includes allowable height encroachments beyond 200-feet ranging from 4-feet for parapet walls to 15-feet for mechanical rooms to 50-feet for non-occupiable, architectural features.

According to the applicant's submission, the proposed building height includes 18-floors measuring 200-feet to the top of roof slab, parapet walls up to 14-feet, and 30-feet for architectural screening. City records for a similar project nearby at 302 Grove Street North (20-31000002) show the proposed building height there was only 200-feet and did not include any allowable height encroachments.

Figure 15. Subject building proposed



Figure 16. Similar project at 302 Grove Street North



Base (Pedestal) Height

At this location, the Mirror Lake Drive streetscape frontage is characterized mostly by two (2) story buildings that were originally developed for residential occupancy and adaptively repurposed into non-residential uses. In addition to the buildings featured in the PEL section of this report, the following photographs show buildings along the west end of Mirror Lake Drive and one (1) building along 2nd Avenue North.

Figure 17. 230 Mirror Lake Drive



Figure 18. 248 Mirror Lake Drive



Figure 19. 250 Mirror Lake Drive



Figure 20. 151 8th Street North



It shall be noted that several buildings within proximity of the subject property are taller than the 2- and 3-story buildings making up the prevailing character of Mirror Lake Drive:

- The first building is new construction at 132 Mirror Lake Drive, with an overall building height of six (6) stories.
- The second building is located at 750 Burlington Avenue North, with an overall height of six (6) stories. The building is located *behind* a 1-story office at 151 8th Street North thereby creating a lower-profile transition to Mirror Lake Drive.
- The third building is located at 777 3rd Avenue North, with an overall height of 18 stories and 200 feet. Approved in 2020, this building is most similar to the one proposed herewith, but it is again mitigated by other buildings that help protect the historic integrity of Mirror Lake Drive by transitioning down to a more pedestrian scale as shown in the following illustration.

Figure 21. 132 Mirror Lake Drive



Figure 22. 750 Burlington Avenue North



Figure 23. 777 3rd Avenue North, view from Mirror Lake



According to the applicant's submission, the base (pedestal) height is approximately 60'-10" to the top of parapet. A context study provided by the applicant is included below in *Figure 24* and *Figure 25* and explained further in their application.

Figure 24. Context study provided by the applicant showing the height of buildings in proximity

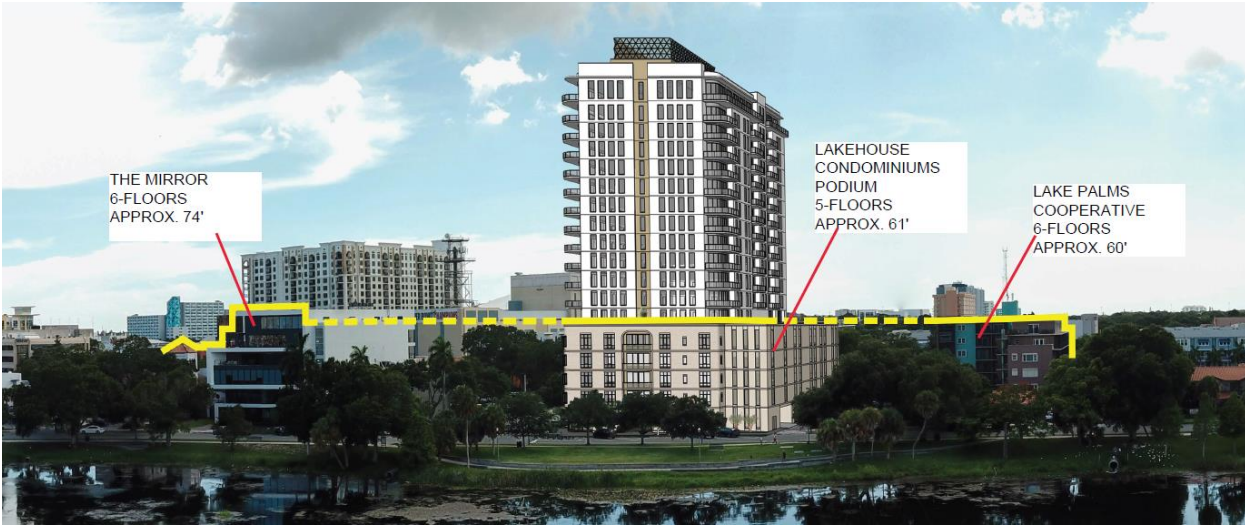


Figure 25. Context study provided by the applicant showing the height of buildings in proximity



Although the context study provided by the applicant rightfully demonstrates that two (2) buildings to the south and west have overall heights similar to the proposed base (pedestal) height, an overhead analysis of building footprints shows the disparity in scale between these examples.

Figure 26. Footprint of 6-story portion of “The Mirror” [red] shown inside footprint of proposed base (pedestal) [yellow].



Figure 27. Footprint of 6-story portion of “Lake Palms Cooperative” [red] shown inside footprint of proposed base (pedestal) [yellow].



The design of the pedestal is also a concern given that the south, street-facing elevation is structured parking with little articulation and no activated ground floor, except for a small wrap-around storefront at the southeast corner.

Figure 28. South Elevation



Figure 29. South Elevation



When reviewed in the context of Criterion No. 14, the large scale and architectural design of the proposed base (pedestal) appears to be incompatible with surrounding properties within the National Register historic district.

Number of Parking Spaces Provided

The minimum number of parking spaces required for this project is one (1) parking space per dwelling unit (77 spaces), plus one (1) parking space for the 840 square foot retail space. Pursuant to City Code Section 16.40.090.C.10, where a property is located within 1/8-mile of a High Frequency Transit Route, the minimum number of parking spaces required may be reduced by an additional 10-percent.

Seventy (70) parking spaces are required. (Calculated as 78 spaces for the minimum number of parking spaces required minus eight (8) spaces for proximity to a High Frequency Transit Route.) The applicant is proposing to include 131 parking spaces, which is 61 parking spaces (or 87-percent) more than the minimum requirement.

Since the scale of the base (pedestal) is a major concern in this analysis, consideration should be given to the impact of providing so many parking spaces above the minimum requirement.

CONCLUSION

The UPHP has reviewed the submitted application. The UPHP finds that the proposal is *not consistent* with Criterion No. 14 because it will result in *demolition* of four (4) buildings on three (3) contributing parcels to the Downtown St. Petersburg National Register District. In addition, the DRC must also consider whether this application has otherwise demonstrated design sensitivity toward adjacent historic resources.

The subject property and surrounding area are not regulated under a local historic district designation despite several decades of discussion and consideration among impacted property owners, preservation stakeholders, and City Council. While this lack of a local landmark designation must be considered, it should also be acknowledged that approval of this application will begin to irreversibly transform the neighborhood character and historic integrity of the immediate area. This application will establish a new precedent for locating large-scale, high-rise developments immediately along the property's edge surrounding Mirror Lake.

This memorandum provides information regarding the scale of the building's base (pedestal) in relation to surrounding properties. The DRC must weigh these determinations against the balance of criteria necessary for the granting of a Site Plan Review ("SPR") approval under City Code Section 16.70.040.1.4.D.

- Demolition of contributing resources on the subject property prohibits compliance with Criterion No. 14 as it relates to on-site historic resources.
- To improve compatibility with off-site historic resources, the base (pedestal) shall be modified to a smaller scale/massing that is compatible with surrounding buildings. Further, the number of parking levels shall be reduced by at least one (1) floor to lower the pedestal height and the tower repositioned to the western portion of the subject property at the 30-foot setback line, thereby allowing the base (pedestal) a transition down to Mirror Lake Drive, where lower building heights and a garden aesthetic would reflect existing conditions on neighboring properties and within the Mirror Lake Charter Park, located immediately across the street.

Florida Master Site File

HISTORICAL STRUCTURE FORM

Site #8: PI10557

First site form recorded for this site? Original documentation, site not recorded at FSF

Identifying code (field date): 200104

Recorder #: ** blank **

Field Date: 04/06/2001

Form Date: 04/20/2001

Site name(s): 200 MIRROR LAKE DRIVE NORTH

[Other name(s)]: ** blank **

Mult. list #: ** blank **

Survey names: ST. PETERSBURG PRESERVATION INC. SURVEY

Survey #: ** blank **

National register category: Building(s)

LOCATION & IDENTIFICATION

Street Number/Direction/Name/Type/Suffix Direction: 200/**/MIRROR LAKE/Drive/North

Cross streets nearest/between: CORNER OF 2ND AVE N & MIRROR LAKE DR

City/town: ST. PETERSBURG

In current city limits? Definitely within the limits of city

County: PINELLAS

Tax parcel #: ** blank **

Subdivision name: ** blank **

Block: ** blank **

Lot no.: ** blank **

Ownership type: ** blank **

Name of pubtract (e.g., park): ** blank **

Route to (or vicinity of): EAST ON 4TH AV N, TURNS ON 1ST ST N, ON WEST SIDE OF 1ST ST N

MAPPING

USGS map name/year of publication or revision: ST. PETERSBURG/1956

Township/Range/Section/Qtr: 31 South/17 East/19/**

Irregular section: ** blank **

Landgrant: ** blank **

UTM Zone/Easting/Northing: 17/338030/3073000

Plat or other map (map's name, location): ** blank **

DESCRIPTION

Style: Masonry Vernacular: Brick, block, stone; any date

[Other style]: ** blank **

Exterior plan: Irregular

[Other exterior plan]: ** blank **

No. stories: 2

Structural system(s): Concrete block

[Other structural system(s)]: ** blank **

Foundation types: ** blank **

[Other foundation type]: CONCRETE BLOCK

Foundation materials: Concrete block

[Other foundation materials]: ** blank **

Exterior fabrics: Stucco

[Other exterior fabrics] ** blank **

Roof types: Hip; Flat

[Other roof types]: ** blank **

Roof materials: Unspecified by surveyor

[Other roof materials]: ** blank **

Roof secondary structures (dormers etc): Unspecified by documenter

[Other roof secondary structures]: ** blank **

Chimney no.: 1

Chimney materials: Brick

[Other chimney materials]: ** blank **

Chimney locations: GARAGE

Windows (types, materials, etc.): STEEL CASEMENT

Main entrance (stylistic details): FRONT PORCH WITH COULUMNS

of open porches: 1

of closed porches: ** blank **

of incised porches: ** blank **

Porch locations: FRONT

Porch roof types: FRONT GABLE

Exterior ornament: BRICK

Interior plan: Unknown Interior Plan

[Other interior plan]: ** blank **

Condition: Excellent

Narrative description: ** blank **

Commercial surroundings (proportion): No/few cultural resources show quality (<10%)

Residential surroundings (proportion): Most cultural resources show quality (>50%-<90%)

Institutional surroundings (proportion): Some cultural resources show quality (>10%-<50%)

Undeveloped surroundings (proportion): No/few cultural resources show quality (<10%)

Ancillary features (no., outbldgs, etc.): ** blank **

Artifacts or other remains: ** blank **

FMSF Archaeological form completed? No: Archaeological Form not done

HISTORY

Construction year (e.g. C1933, 1936+, 1936-): 1920+

Architect (last name first): ** blank **

Builder (last name first): ** blank **

Change status/year changed/date noted/nature: ** blank **

Original, intermediate, present uses/year started/year ended: Residence--private/**/**; Office/**/**

[Other uses]: ** blank **

Ownership history (esp. original owners): ** blank **

RESEARCH METHODS

Research methods: Florida Site File search for this property; Windshield**; Local tax records only

[Other research methods]: ** blank **

SURVEYOR'S EVALUATION OF SITE

Potentially elig. for local designation? ** blank **

Local register eligible for: ** blank **

Individually elig. for Nat. Register? Ineligible for NR, considered independently

Potential contributor to NR district? Potential contributor, National Register district

Area(s) of historical significance: ** blank **

[Other historical associations]: ** blank **

Explanation of evaluation: EXTENSIVE RENOVATIONS

DOCUMENTATION (PHOTOS, PLANS, ARTIFACTS)

Repositories: Collection/Housed/ACC#/Describe ** blank **

RECORDER

Recorder name (last name first): PANAMERICAN CONSULTANTS, INC.

Recorder address and phone: 1207 N. HIMES, SUITE 5, TAMPA, FL 33607

Recorder affiliation: ** blank **

[Other affiliation]: ** blank **

Is text-only supplement file attached? ** blank **

Downtown St. Petersburg Historic District

1000 0 1000 2000 Feet

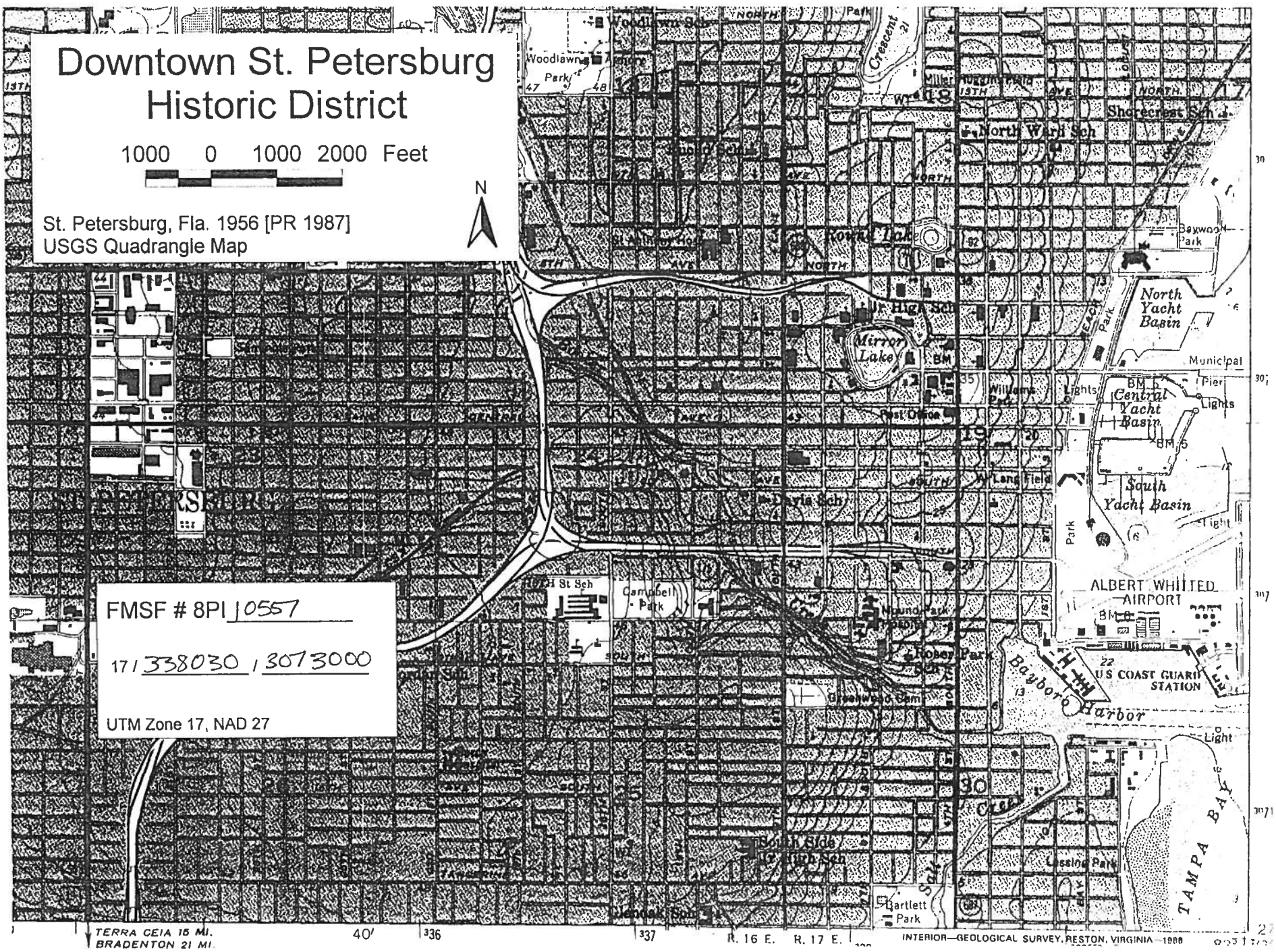
St. Petersburg, Fla. 1956 [PR 1987]
USGS Quadrangle Map

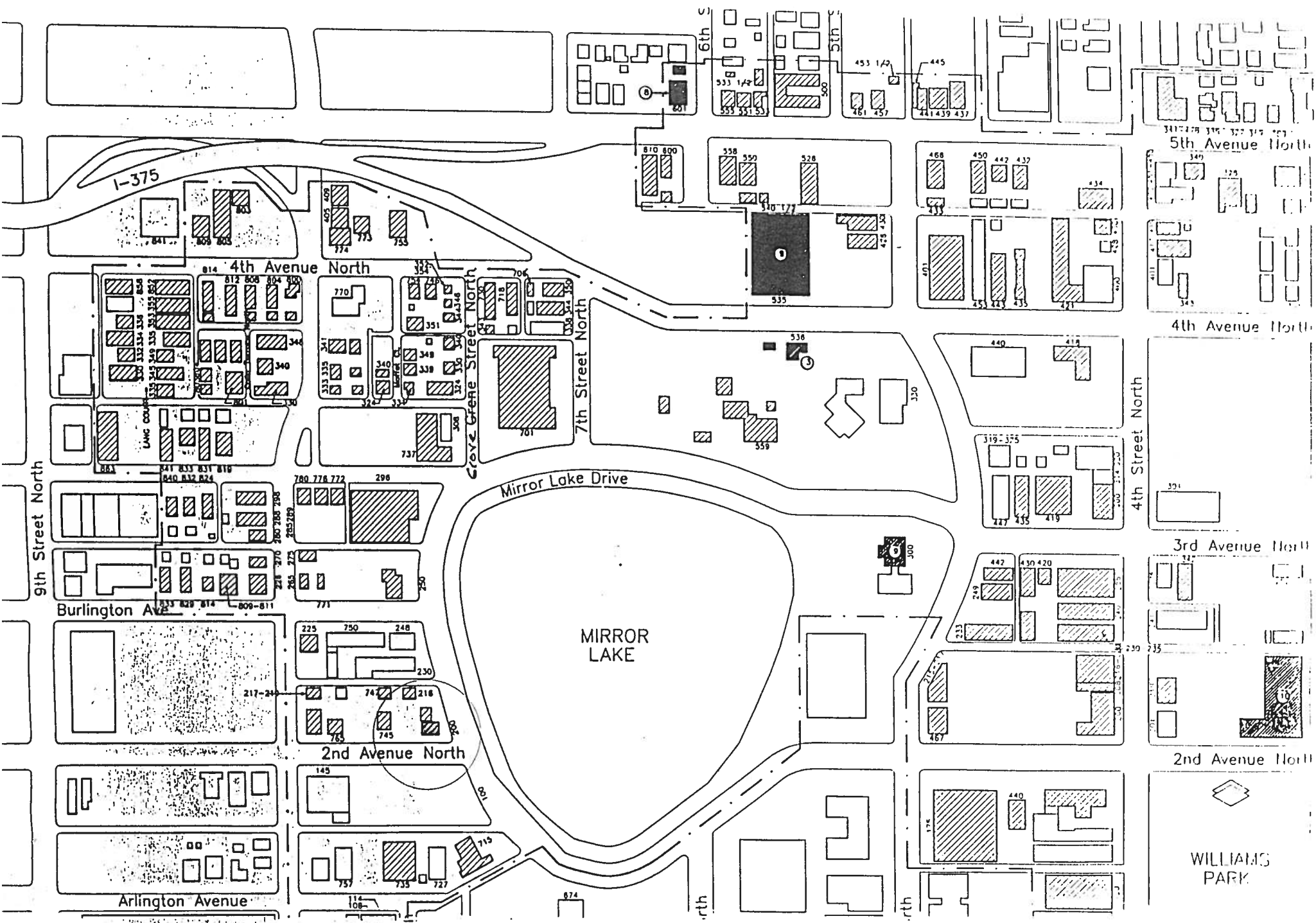


FMSF # 8PI 10557

17 338030 3073000

UTM Zone 17, NAD 27





5th Avenue North

4th Avenue North

3rd Avenue North

2nd Avenue North

WILLIAMS PARK

MIRROR LAKE

Mirror Lake Drive

9th Street North

4th Street North

7th Street North

Greene Street North

4th Avenue North

Burlington Ave

Arlington Avenue

I-375



HISTORICAL STRUCTURE FORM

Site #8: PI10558

First site form recorded for this site? Original documentation, site not recorded at FSF

Identifying code (field date): 200104

Recorder #: ** blank **

Field Date: 04/06/2001

Form Date: 04/20/2001

Site name(s): 216 MIRROR LAKE DRIVE NORTH

[Other name(s)]: ** blank **

Mult. list #: ** blank **

Survey names: ST. PETERSBURG PRESERVATION INC. SURVEY

Survey #: ** blank **

National register category: Building(s)

LOCATION & IDENTIFICATION

Street Number/Direction/Name/Type/Suffix Direction: 216/**/MIRROR LAKE/Drive/North

Cross streets nearest/between: BETWEEN BURLINGTON & 8TH AVE NORTH

City/town: ST. PETERSBURG

In current city limits? Definitely within the limits of city

County: PINELLAS

Tax parcel #: ** blank **

Subdivision name: ** blank **

Block: ** blank **

Lot no.: ** blank **

Ownership type: ** blank **

Name of pubtract (e.g., park): ** blank **

Route to (or vicinity of): EAST ON 4TH AV N, TURNS ON 1ST ST N, ON WEST SIDE OF 1ST ST N

MAPPING

USGS map name/year of publication or revision: ST. PETERSBURG/1956

Township/Range/Section/Qtr: 31 South/17 East/19/**

Irregular section: ** blank **

Landgrant: ** blank **

UTM Zone/Easting/Northing: 17/338000/3073040

Plat or other map (map's name, location): ** blank **

DESCRIPTION

Style: Frame Vernacular: Any date

[Other style]: ** blank **

Exterior plan: Square

[Other exterior plan]: ** blank **

No. stories: 2.5

Structural system(s): Wood frame

[Other structural system(s)]: ** blank **

Foundation types: Piers

[Other foundation type]: BLOCK

Foundation materials: Not specified by surveyor

[Other foundation materials]: ** blank **

Exterior fabrics: Asbestos, shingles or siding; Wood/plywood

[Other exterior fabrics] ** blank **

Roof types: Gable

[Other roof types]: ** blank **

Roof materials: Composition shingles
[Other roof materials]: ** blank **
Roof secondary structures (dormers etc): ** blank **
[Other roof secondary structures]: DORMER FRONT;MANSARD
Chimney no.: ** blank **
Chimney materials: ** blank **
[Other chimney materials]: ** blank **
Chimney locations: ** blank **
Windows (types, materials, etc.): ALUMINUM REPLACEMENT
Main entrance (stylistic details): ETCHED GLASS
of open porches: ** blank **
of closed porches: 1
of incised porches: ** blank **
Porch locations: FRONT--ENCLOSED LATER
Porch roof types: COMPOSITE SHINGLE
Exterior ornament: PORTHOLE HEXAGONAL--EXTERIOR STAIR TO 2ND STORY
Interior plan: Unknown Interior Plan
[Other interior plan]: ** blank **
Condition: Good
Narrative description: ** blank **
Commercial surroundings (proportion): No/few cultural resources show quality (<10%)
Residential surroundings (proportion): All/nearly all cult. resources show quality (>90%)
Institutional surroundings (proportion): No/few cultural resources show quality (<10%)
Undeveloped surroundings (proportion): No/few cultural resources show quality (<10%)
Ancillary features (no., outbldgs, etc.): ** blank **
Artifacts or other remains: ** blank **
FMSF Archaeological form completed? No: Archaeological Form not done

HISTORY

Construction year (e.g. C1933, 1936+, 1936-): 1920+
Architect (last name first): ** blank **
Builder (last name first): ** blank **
Change status/year changed/date noted/nature: ** blank **
Original, intermediate, present uses/year started/year ended: Office/**/**, Apartment/**/**
[Other uses]: ** blank **
Ownership history (esp. original owners): ** blank **

RESEARCH METHODS

Research methods: Florida Site File search for this property: Windshield** Local tax records only
[Other research methods]: ** blank **

SURVEYOR'S EVALUATION OF SITE

Potentially elig. for local designation? ** blank **
Local register eligible for: ** blank **
Individually elig. for Nat. Register? ** blank **
Potential contributor to NR district? ** blank **
Area(s) of historical significance: ** blank **
[Other historical associations]: AS PART OF DISTRICT
Explanation of evaluation: ** blank **

DOCUMENTATION (PHOTOS, PLANS, ARTIFACTS)

Repositories: Collection/Housed/ACC#/Describe ** blank **

RECORDER

Recorder name (last name first): PANAMERICAN CONSULTANTS, INC.

Recorder address and phone: 1207 N. HIMES, SUITE 5, TAMPA, FL 33607

Recorder affiliation: ** blank **

[Other affiliation]: ** blank **

Is text-only supplement file attached? ** blank **

Downtown St. Petersburg Historic District

1000 0 1000 2000 Feet

St. Petersburg, Fla. 1956 [PR 1987]
USGS Quadrangle Map



FMSF # 8PI 10558

171338000 13073040

UTM Zone 17, NAD 27

TERRA CEIA 15 MI.
BRADENTON 21 MI.

40'

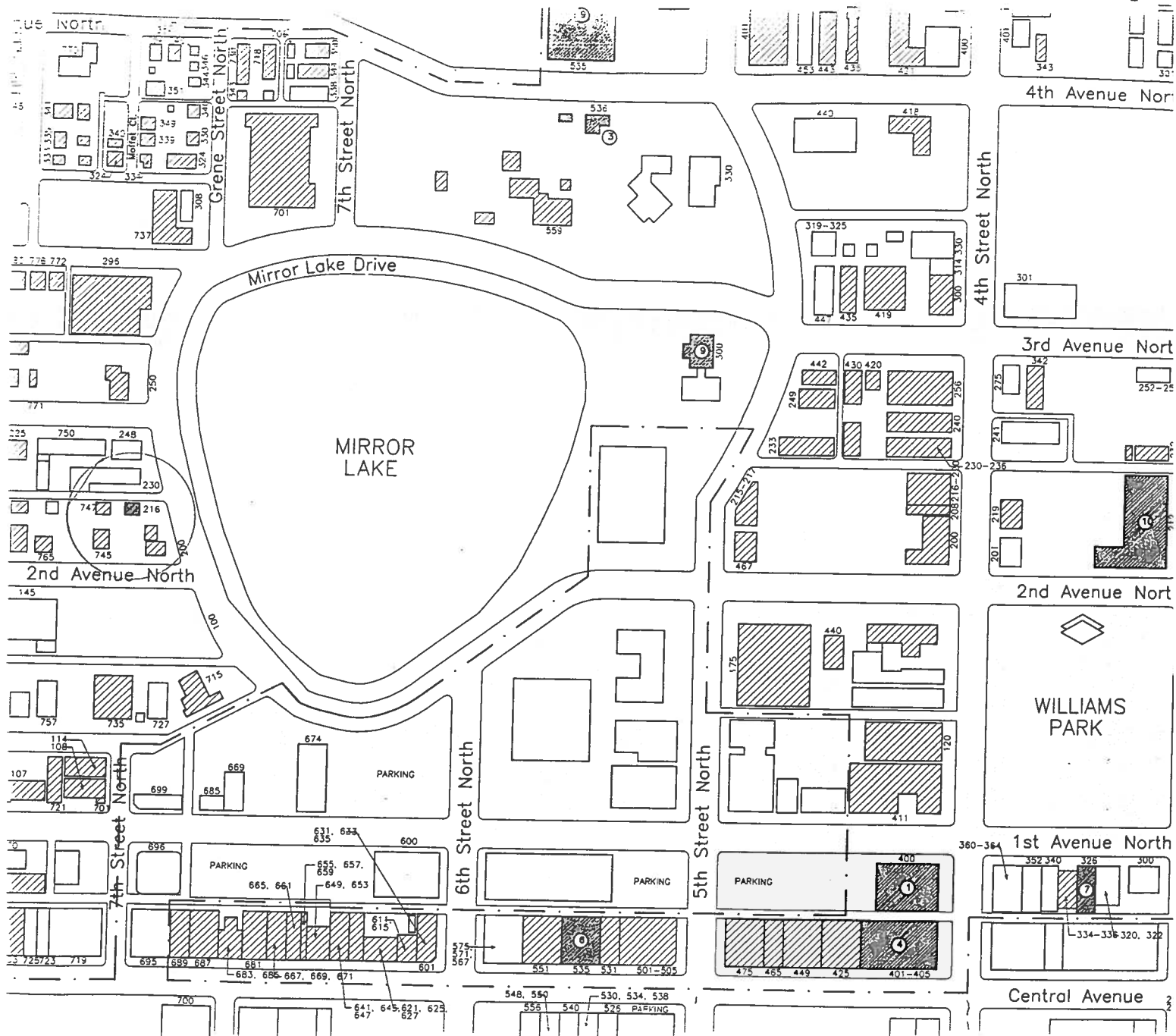
336

337

R. 16 E. R. 17 E.

INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1998

073177





HISTORICAL STRUCTURE FORM

Site #8: PI10428

First site form recorded for this site? Original documentation, site not recorded at FSF

Identifying code (field date): 200104

Recorder #: ** blank **

Field Date: 04/04/2001

Form Date: 04/20/2001

Site name(s): 247 2ND AVE NORTH

[Other name(s)]: ** blank **

Mult. list #: ** blank **

Survey names: ST. PETERSBURG PRESERVATION INC. SURVEY

Survey #: ** blank **

National register category: Building(s)

LOCATION & IDENTIFICATION

Street Number/Direction/Name/Type/Suffix Direction: 747/**/2ND/Avenue/North

Cross streets nearest/between: BETWEEN 8TH AVE NORTH & MIRROR LAKE

City/town: ST. PETERSBURG

In current city limits? Definitely within the limits of city

County: PINELLAS

Tax parcel #: ** blank **

Subdivision name: ** blank **

Block: ** blank **

Lot no.: ** blank **

Ownership type: ** blank **

Name of pubtract (e.g., park): ** blank **

Route to (or vicinity of): EAST ON 4TH AV N. TURN S ON 1ST ST N. ON WEST SIDE OF 1ST ST N

MAPPING

USGS map name/year of publication or revision: ST. PETERSBURG/1956

Township/Range/Section/Qtr: 31 South/17 East/19/**

Irregular section: ** blank **

Landgrant: ** blank **

UTM Zone/Easting/Northing: 17/337980/3073030

Plat or other map (map's name, location): ** blank **

DESCRIPTION

Style: Frame Vernacular: Any date

[Other style]: ** blank **

Exterior plan: Square

[Other exterior plan]: ** blank **

No. stories: 2.5

Structural system(s): Wood frame

[Other structural system(s)]: ** blank **

Foundation types: Piers

[Other foundation type]: ** blank **

Foundation materials: Brick

[Other foundation materials]: ** blank **

Exterior fabrics: Asbestos, shingles or siding

[Other exterior fabrics]: ** blank **

Roof types: ** blank **

[Other roof types]: END GABLED

Roof materials: Composition shingles

[Other roof materials]: ** blank **

Roof secondary structures (dormers etc): ** blank **

[Other roof secondary structures]: BRACKETS EXPOSED RAFTER

Chimney no.: 1

Chimney materials: Brick

[Other chimney materials]: ** blank **

Chimney locations: END

Windows (types, materials, etc.): 1 OVER 1 DOUBLE HUNG SASH ORIGINAL

Main entrance (stylistic details): ** blank **

of open porches: ** blank **

of closed porches: 1

of incised porches: ** blank **

Porch locations: FRONT FULL LENGTH

Porch roof types: SHED ROOF

Exterior ornament: BRACKETS, CLOTH AWNINGS

Interior plan: Unknown Interior Plan

[Other interior plan]: ** blank **

Condition: Fair

Narrative description: ** blank **

Commercial surroundings (proportion): No/few cultural resources show quality (<10%)

Residential surroundings (proportion): All/nearly all cult. resources show quality (>90%)

Institutional surroundings (proportion): No/few cultural resources show quality (<10%)

Undeveloped surroundings (proportion): No/few cultural resources show quality (<10%)

Ancillary features (no., outbuildings, etc.): KEROSENE TANKS NO CENTRAL HEAT/AIR

Artifacts or other remains: ** blank **

FMSF Archaeological form completed? No: Archaeological Form not done

HISTORY

Construction year (e.g. C1933, 1936+, 1936-): 1920+

Architect (last name first): ** blank **

Builder (last name first): ** blank **

Change status/year changed/date noted/nature: ** blank **

Original, intermediate, present uses/year started/year ended: ** blank **

[Other uses]: ** blank **

Ownership history (esp. original owners): ** blank **

RESEARCH METHODS

Research methods: Florida Site File search for this property; Windshield**; Local tax records only

[Other research methods]: ** blank **

SURVEYOR'S EVALUATION OF SITE

Potentially elig. for local designation? ** blank **

Local register eligible for: ** blank **

Individually elig. for Nat. Register? ** blank **

Potential contributor to NR district? ** blank **

Area(s) of historical significance: ** blank **

[Other historical associations]: ** blank **

Explanation of evaluation: ** blank **

DOCUMENTATION (PHOTOS, PLANS, ARTIFACTS)

Repositories: Collection/Housed/ACC#/Describe ** blank **

RECORDER

Recorder name (last name first): PANAMERICAN CONSULTANTS, INC.

Recorder address and phone: 1207 N. HIMES, SUITE 5, TAMPA, FL 33607

Recorder affiliation: ** blank **

[Other affiliation]: ** blank **

Is text-only supplement file attached? ** blank **

Downtown St. Petersburg Historic District

1000 0 1000 2000 Feet

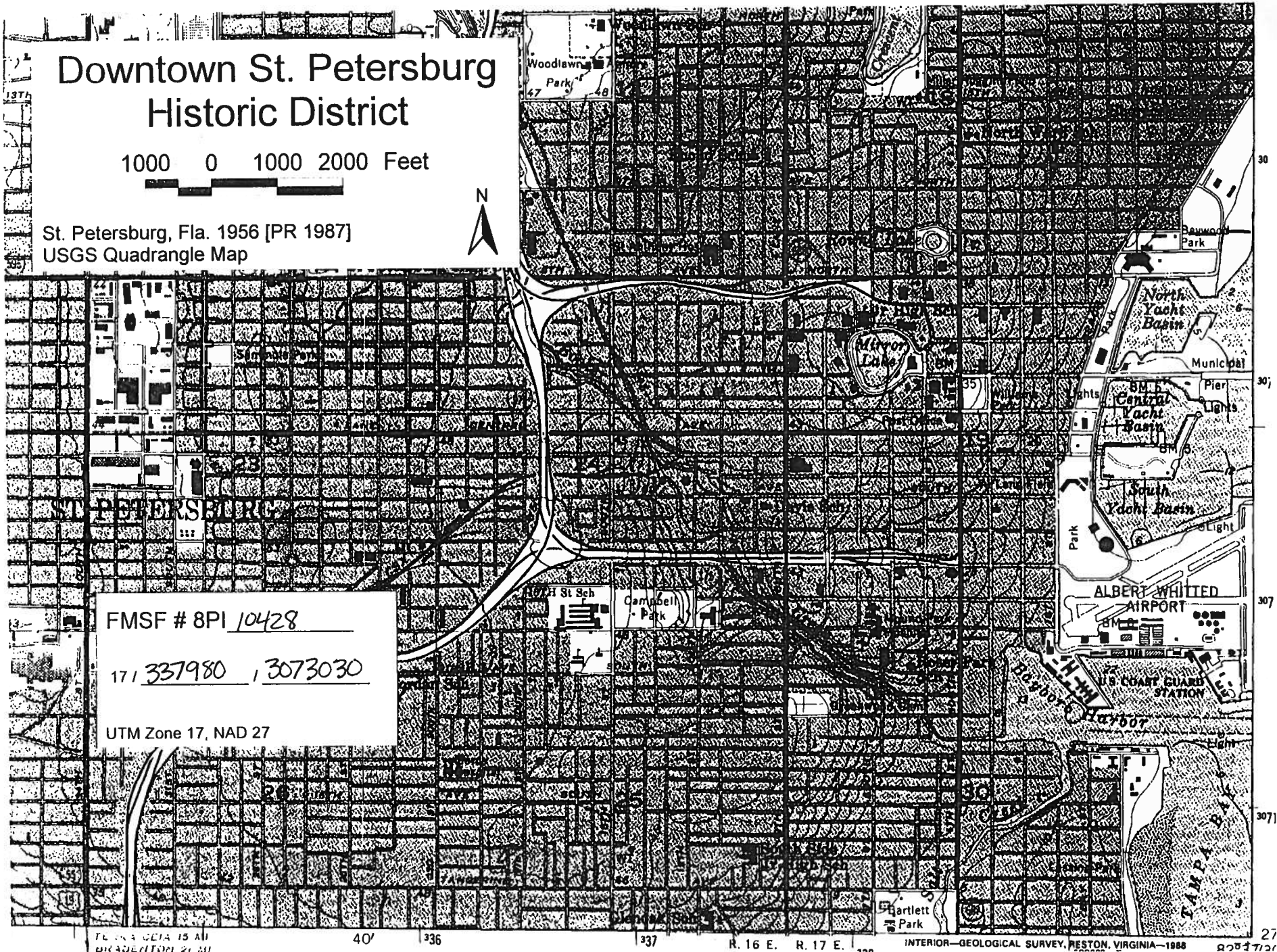
St. Petersburg, Fla. 1956 [PR 1987]
USGS Quadrangle Map

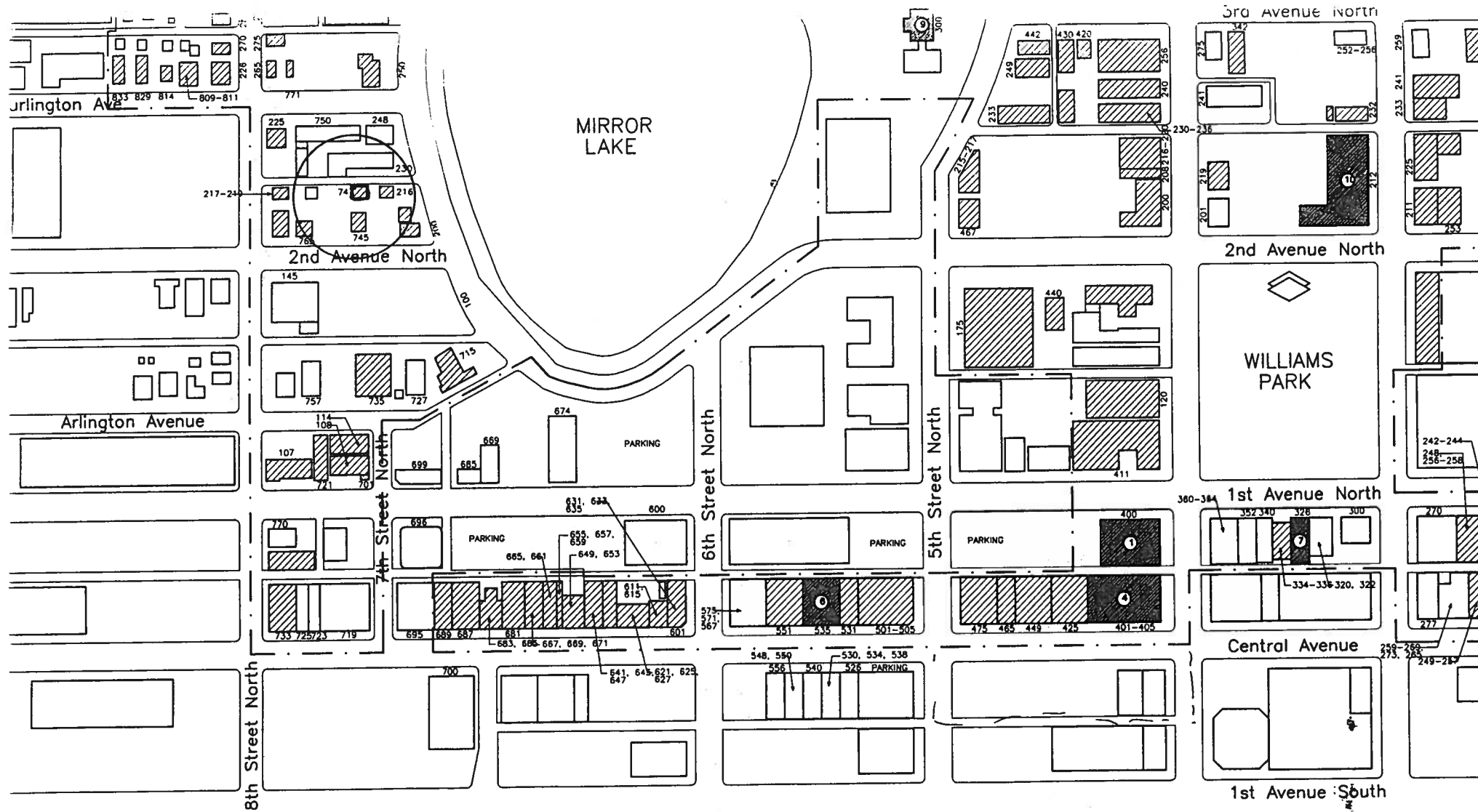


FMSF # 8PI 10428

171 337980 , 3073030

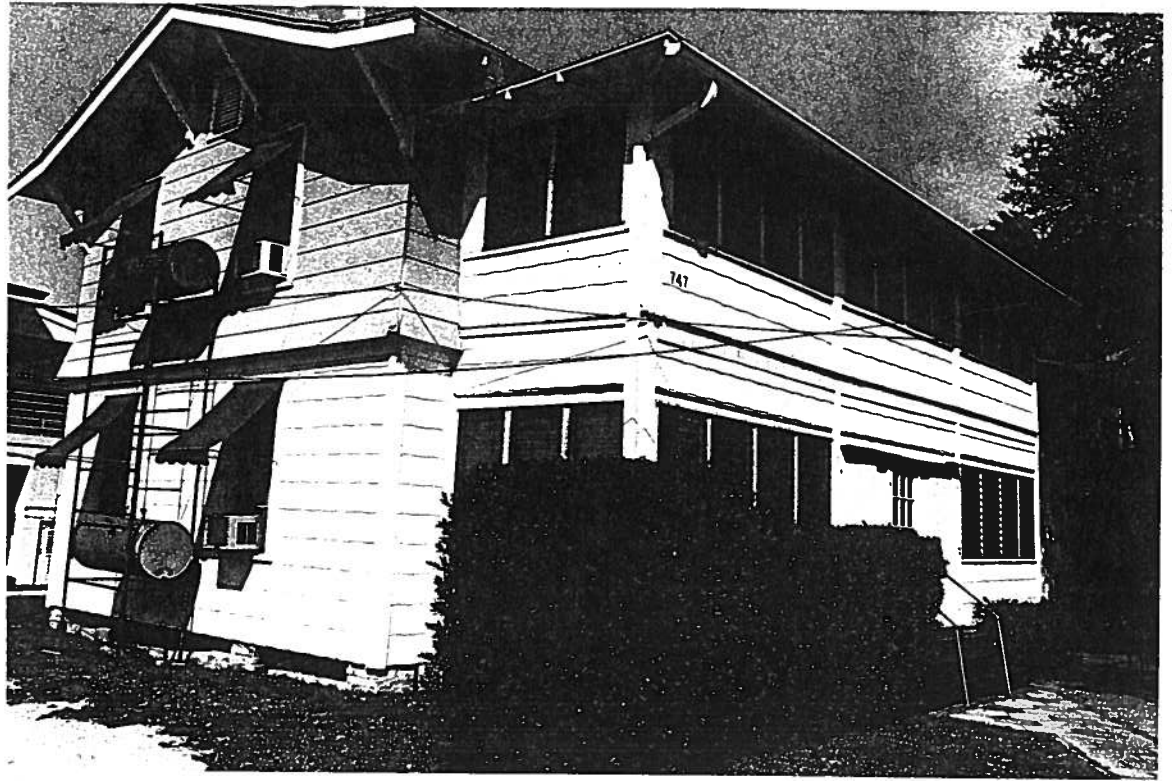
UTM Zone 17, NAD 27





Downtown St. Petersburg Historic District

Pinellas County, Florida



HISTORICAL STRUCTURE FORM

Site #8: PI10427

First site form recorded for this site? Original documentation, site not recorded at FSF

Identifying code (field date): 200104

Recorder #: ** blank **

Field Date: 04/06/2001

Form Date: 04/15/2001

Site name(s): 745 2ND AVE NORTH

[Other name(s)]: ** blank **

Mult. list #: ** blank **

Survey names: ST. PETERSBURG PRESERVATION INC. SURVEY

Survey #: ** blank **

National register category: Building(s)

LOCATION & IDENTIFICATION

Street Number/Direction/Name/Type/Suffix Direction: 745/**/2ND/Avenue/North

Cross streets nearest/between: BETWEEN MIROR LAKE & 8TH STREET N.

City/town: ST. PETERSBURG

In current city limits? Definitely within the limits of city

County: PINELLAS

Tax parcel #: ** blank **

Subdivision name: ** blank **

Block: ** blank **

Lot no.: ** blank **

Ownership type: ** blank **

Name of pubtract (e.g., park): ** blank **

Route to (or vicinity of): EAST ON 4TH AV N, TURNS ON 1ST ST N, ON WEST SIDE OF 1ST ST N

MAPPING

USGS map name/year of publication or revision: ST. PETERSBURG/1956

Township/Range/Section/Qtr: 31 South/17 East/19/**

Irregular section: ** blank **

Landgrant: ** blank **

UTM Zone/Easting/Northing: 17/337990/3073000

Plat or other map (map's name, location): ** blank **

DESCRIPTION

Style: Frame Vernacular: Any date

[Other style]: ** blank **

Exterior plan: Square

[Other exterior plan]: RECTANGULAR

No. stories: 2

Structural system(s): Wood frame

[Other structural system(s)]: ** blank **

Foundation types: Piers

[Other foundation type]: BLOCK

Foundation materials: Brick

[Other foundation materials]: BLOCK

Exterior fabrics: Stucco; Asbestos, shingles or siding

[Other exterior fabrics] ** blank **

Roof types: Hip

[Other roof types]: ** blank **

Roof materials: Composition shingles

[Other roof materials]: ** blank **

Roof secondary structures (dormers etc): ** blank **

[Other roof secondary structures]: EXPOSED RAFTER TAILS

Chimney no.: 1

Chimney materials: Brick

[Other chimney materials]: ** blank **

Chimney locations: CENTRAL

Windows (types, materials, etc.): CASEMENT 4 OVER 1 AND 1 OVER 1 DOUBLE HUNG SASH

Main entrance (stylistic details): FRONT CENTRAL PORCH

of open porches: 2

of closed porches: 1

of incised porches: ** blank **

Porch locations: OPEN FRONT, CLOSED REAR, OPEN SIDE

Porch roof types: SHED

Exterior ornament: ** blank **

Interior plan: Unknown Interior Plan

[Other interior plan]: ** blank **

Condition: Good

Narrative description: ** blank **

Commercial surroundings (proportion): No/few cultural resources show quality (<10%)

Residential surroundings (proportion): Most cultural resources show quality (>50%-<90%)

Institutional surroundings (proportion): Some cultural resources show quality (>10%-<50%)

Undeveloped surroundings (proportion): No/few cultural resources show quality (<10%)

Ancillary features (no., outbldings, etc.): CB GARAGE DETACHED IN REAR (BETWEEN 216 MIRROR LAKE & 747 2ND AVE N. BUT W/ 745 STREET ADDRESS) WITH PARAPET

Artifacts or other remains: ** blank **

FMSF Archaeological form completed? No: Archaeological Form not done

HISTORY

Construction year (e.g. C1933, 1936+, 1936-): 1920+

Architect (last name first): ** blank **

Builder (last name first): ** blank **

Change status/year changed/date noted/nature: ** blank **

Original, intermediate, present uses/year started/year ended: Apartment/**/**

[Other uses]: ** blank **

Ownership history (esp. original owners): ** blank **

RESEARCH METHODS

Research methods: Florida Site File search for this property: Windshield**, Local tax records only

[Other research methods]: ** blank **

SURVEYOR'S EVALUATION OF SITE

Potentially elig. for local designation? ** blank **

Local register eligible for: ** blank **

Individually elig. for Nat. Register? Ineligible for NR, considered independently

Potential contributor to NR district? Potential contributor, National Register district

Area(s) of historical significance: ** blank **

[Other historical associations]: ** blank **

Explanation of evaluation: ** blank **

DOCUMENTATION (PHOTOS, PLANS, ARTIFACTS)

Repositories: Collection/Housed/ACC#/Describe ** blank **

RECORDER

Recorder name (last name first): PANAMERICAN CONSULTANTS, INC.

Recorder address and phone: 1207 N. HIMES, SUITE 5, TAMPA, FL 33607

Recorder affiliation: ** blank **

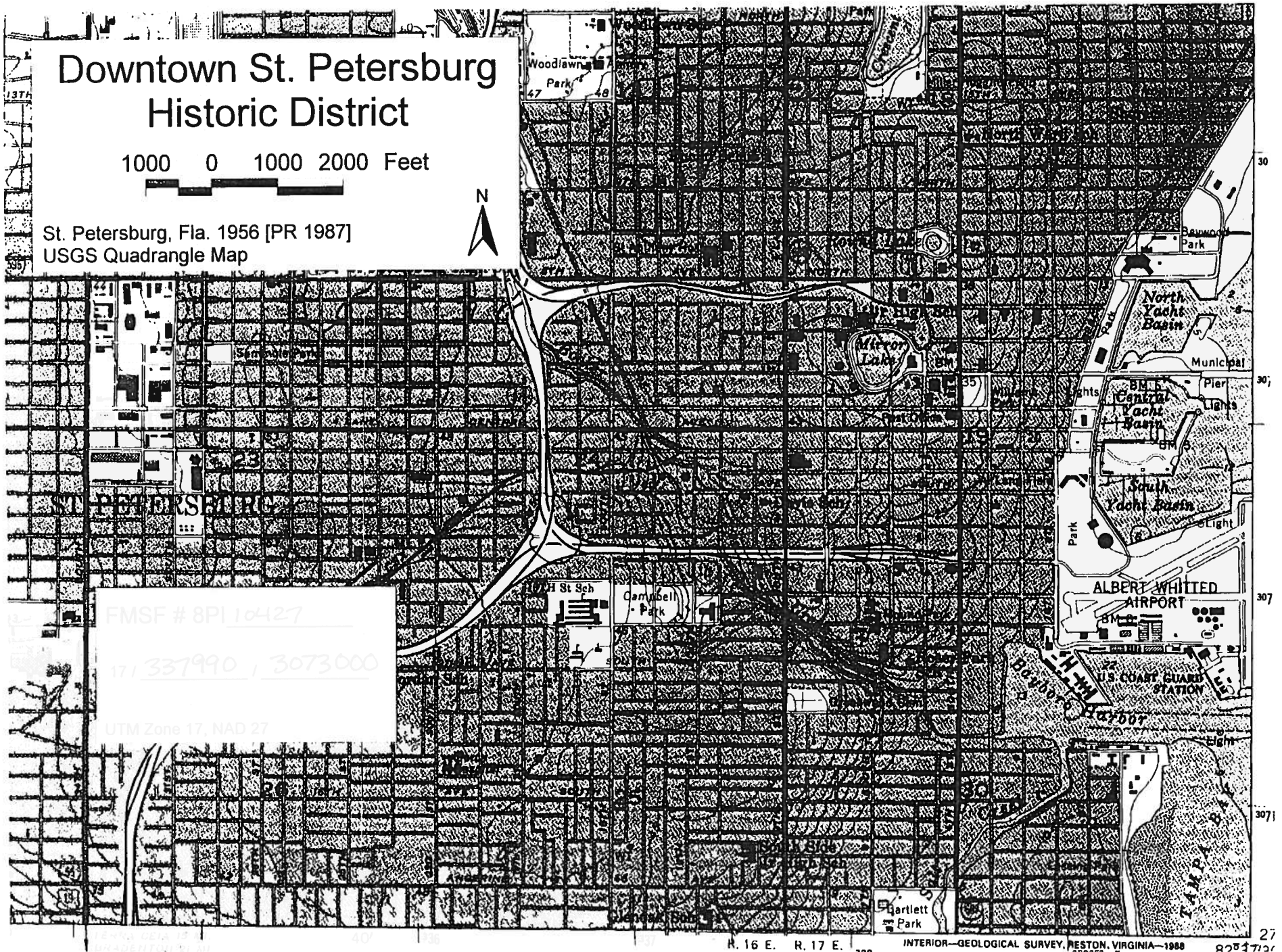
[Other affiliation]: ** blank **

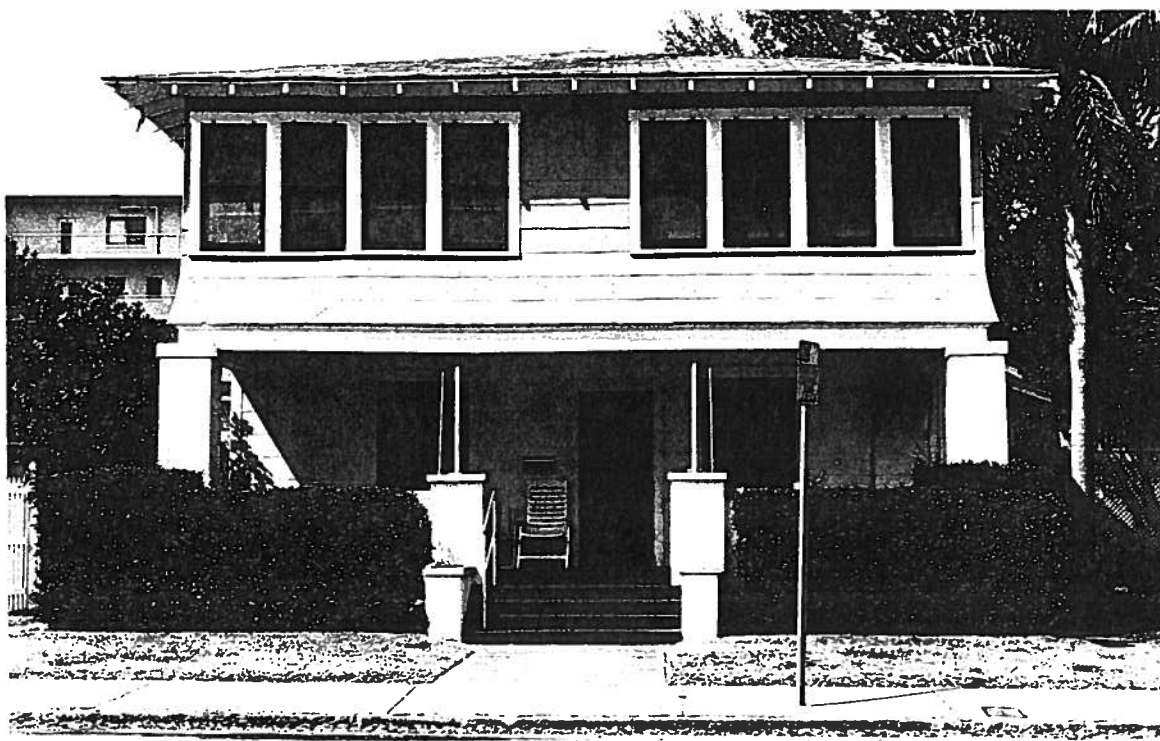
Is text-only supplement file attached? ** blank **

Downtown St. Petersburg Historic District

1000 0 1000 2000 Feet

St. Petersburg, Fla. 1956 [PR 1987]
USGS Quadrangle Map





745 2nd Avenue North
St. Pete

8PI 10427

SPPI

3/99

S

Exp. 24/roll 9



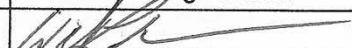
PLANNING & DEVELOPMENT SERVICES DEPARTMENT
DEVELOPMENT REVIEW SERVICES DIVISION

DEVELOPMENT REVIEW COMMISSION

REGISTERED OPPONENT FORM

(Registration available only for Applications, or for Appeals in which
Appellant is the Owner/Applicant)

Contact Information

Name	William Herrmann
Street Address	130 4th Ave N #514
City ST ZIP Code	St. Petersburg FL, 33701
Telephone	954-803-6838
Email Address	W LHerrmann@gmail.com
Signature	 Date 6-NOV-2022

Date of Hearing

Date of Hearing	January, 2023 or earlier if date is changed
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Case No.

Case No.	22-31000011
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Case Address

Case Address	200 Mirror Lake
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Special Requirements

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Information on Procedures for Hearing

- 1) Staff, applicant, and, registered opponent (if applicable) will have a total of ten (10) minutes each to present their case.
- 2) The cross-examination phase allows each participant five (5) minutes to ask questions of any individual or party that presented testimony in the presentation phase or public hearing. All questions shall be directed to the Chair who will direct the question to the appropriate person.
- 3) The rebuttal/closing statements phase allows each participant five (5) minutes to rebut prior arguments and make closing statements.
- 4) The Commission Chair will then close the proceedings and go into Executive Action and make a decision. The Commission members may ask questions at any time during the Quasi-Judicial process.

Return form to Clerk of DRC Commission, iris.winn@stpete.org, at least one week prior to the scheduled public hearing or within 48 hours after the City Staff Report for the public hearing has been published (whichever is later).

Rita Sewell
Lake Palms Apartments
750 Burlington Avenue N
St Petersburg Florida 33701

September 20, 2021

Dear Ms. Martin:

I think you are following the high rise development in downtown St. Pete and likely the latest changes in the Mirror Lake area (The Colosseum, Shuffleboard Courts and Carnegie Library are also located within this part of the City). I refer to your article (cite?) a while back about the Reflection—a 21-story tower under construction on 3rd Ave N & 8th St in downtown St Pete only a couple of blocks from the Lake. You may also have heard about the recently frustrated effort to declare a Mirror Lake Historic District.

A new project coming up for review before the city's Planning Review Commission on Oct 5 at 1 pm will, in the opinion of many of us, drastically determine the future development around Mirror Lake and potentially alter one of the truly sacred environments in our City. It is called Lake House located at 200-216 Mirror Lake Dr— a proposed 16-story 135 Unit multifamily dwelling, that if built will be the first high rise situated on the west side of Mirror Lake Drive—across the street from and facing the lake itself.

An initial Building Dept review done within the last three months challenged the concept and design for compatibility with the building's surrounds consisting of low-rise and historic buildings, but not exactly the height of the building itself (in order to evade height requirements the developers are seeking FAR bonuses). Other failures to comply with demolition requirements for historic buildings and building materials were noted, pointing out the developers' casual disregard for common building practices. (This lapse is notable because the developers have completed a number of buildings in other historic parts of the City (viz. Crescent Lake).

Several neighboring residents and city-wide fans of Mirror Lake Park rightly fear their beloved, tranquil walks and moments of repose at the Lake, the local fauna (egrets, herons, mallard ducks, turtles, etc) not to mention the water quality itself (the freshwater lake was the first and only source of potable water in the City) will be disturbed and threatened if the perimeter of Mirror Lake becomes a ring of high rises, permanently altering the look and feel of the area—as well as creating a potential traffic problem (presumably the ground floors of many of these buildings could house stores and restaurants), causing congestion and unhealthy air.

As the property's owners and developers themselves proclaim, this until now undiscovered “waterfront” part of downtown St Pete is ripe for development of a whole new generation of residential towers, cafes and shops.

Having seen downtown St Pete stripped of its unique character and sadly transformed into a mini-Miami over the past 12 years, many members in our community are extremely sensitive to extensions of this trend throughout the entire downtown section of St Pete, and particularly to alterations in the public's enjoyment of the City's diminishing parks and outdoor amenities.

There have been numerous outcries to halt or tone down the “high-rise-a-fication” (my word!) of downtown St Pete over the past several years. Recent and longtime residents have voiced their concerns about it to City Council members and the last three Mayors (and the current Mayor)

Notably the recently released “2050 Vision Plan” supports limiting the height of future buildings in this portion of the City to no more than 5 floors as well as safeguarding the City's unique parks and natural environment.

Would you be willing to familiarize yourself with this issue and if possible meet with a contingent of opponents of this project's impact on one of the treasured natural preserves right here in downtown St Pete—ahead of the Oct 5th hearing? We think this project demands greater public awareness.

If you are or would like additional information, please feel free to contact the following: Rita Sewell 727-310-5760 Cell

Thank you,
Rita Sewell

Kayla J. Eger

From: K <914new@gmail.com>
Sent: Thursday, September 22, 2022 3:43 PM
To: Corey D. Malyszka
Subject: Mirror Lake - Lake House Condos

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Corey,

A few concerns:

The site plan I found online shows that the condo building will have 77 units and **only 78 parking spaces**. A conservative estimate of 40 units having 2 vehicles would result in 117 vehicles -- **where do you propose the extra 40 cars will park?** With all the building going on in this immediate vicinity there will not be enough street parking.

Traffic in the vicinity is already crazy with 8th street like a raceway with frequent fender benders and worse. I see on the site plan the parking garage entrance on 2nd Ave - where will the exit be?

What is the illuminated **aluminum/bronze colored screen** all about? Will this be blinding with the sun reflecting off of it?

Sick to take down that huge avocado tree and large oaks and replace with a few scrawny palms and such providing little shade.

I fear that St Pete is over-building downtown with numerous large residential units without caring for the infrastructure, ruining the quality of life with traffic and noise and **losing trees and shade making it 7 - 9 degrees hotter** and much uglier.

Please advise.

thank you,

Kimberly White
176 8th Street N