



ZM-15 NTM-1 MAP AMENDMENTS | LDR 2023-01 NTM-1 Text Amendments
Agenda Item I.4, City Council Second Reading and Final Public Hearing, March 23, 2023



ORDER of PRESENTATION

03.02.2023: CC First Reading and First Public Hearing

03.23.2023: CC Second Reading and Final Public Hearing

PART 1: LDR 2023-01 Text Amendment

Development Review Commission

02.01.2023: Finding of Consistency

PART 2: ZM-15 Zoning Map Amendment

Community Planning and Preservation Commission

02.14.2023: Finding of Consistency (w/recommendations)



LDR 2023-01

TEXT AMENDMENT

**Finding of Consistency with Comprehensive Plan
Development Review Commission
February 1, 2023**





ADDITIONAL RECOMMENDATIONS

Per Public Feedback

1. Minimum No. of Parking Spaces

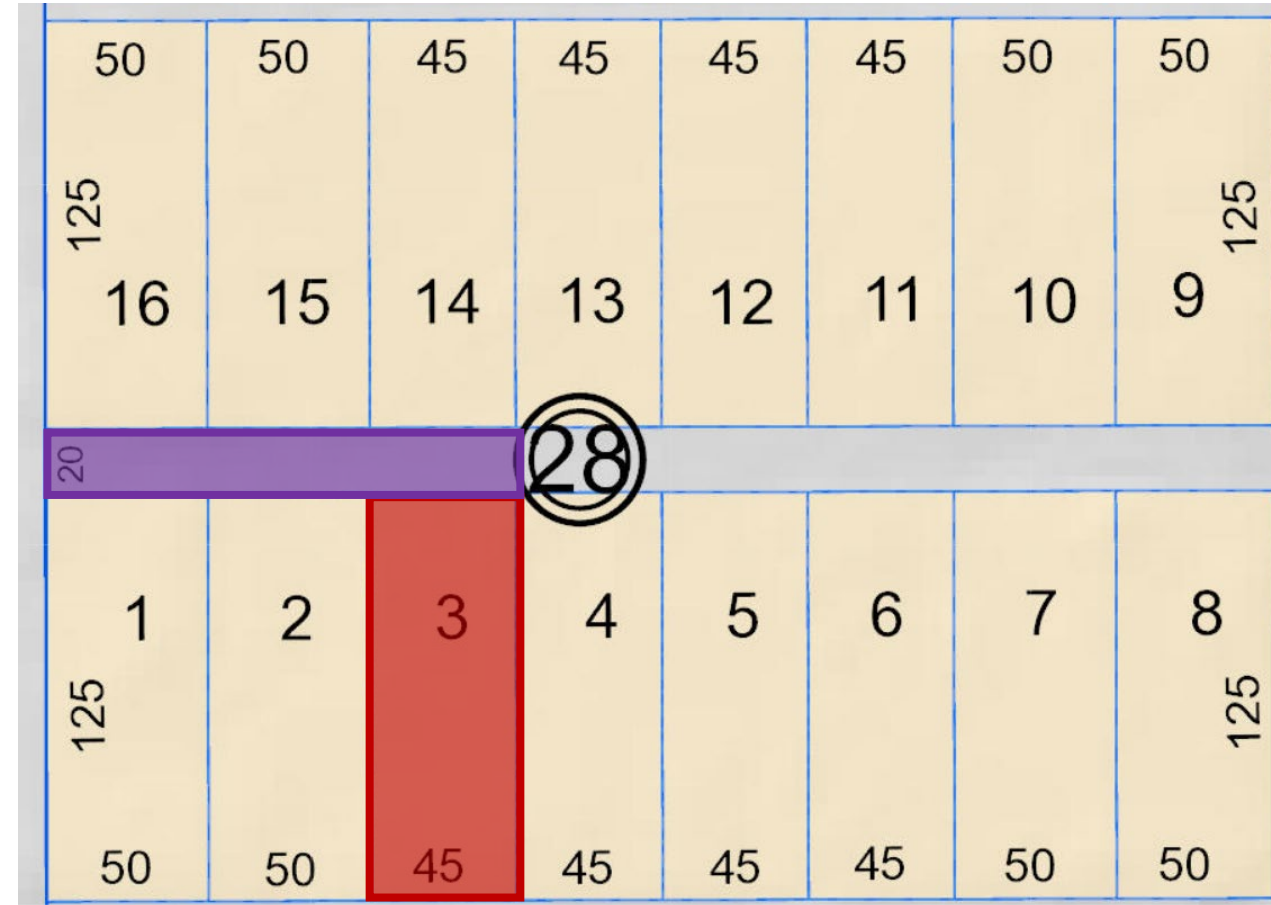
No less than 1-space per unit

2. Alley Improvements

For three or more units, alley shall be paved to nearest roadway.

3. Solid Waste Collection

For three or more units, provide reserved area measuring at least 3' x 3' for 300-gallon tub.



Alley Improvement

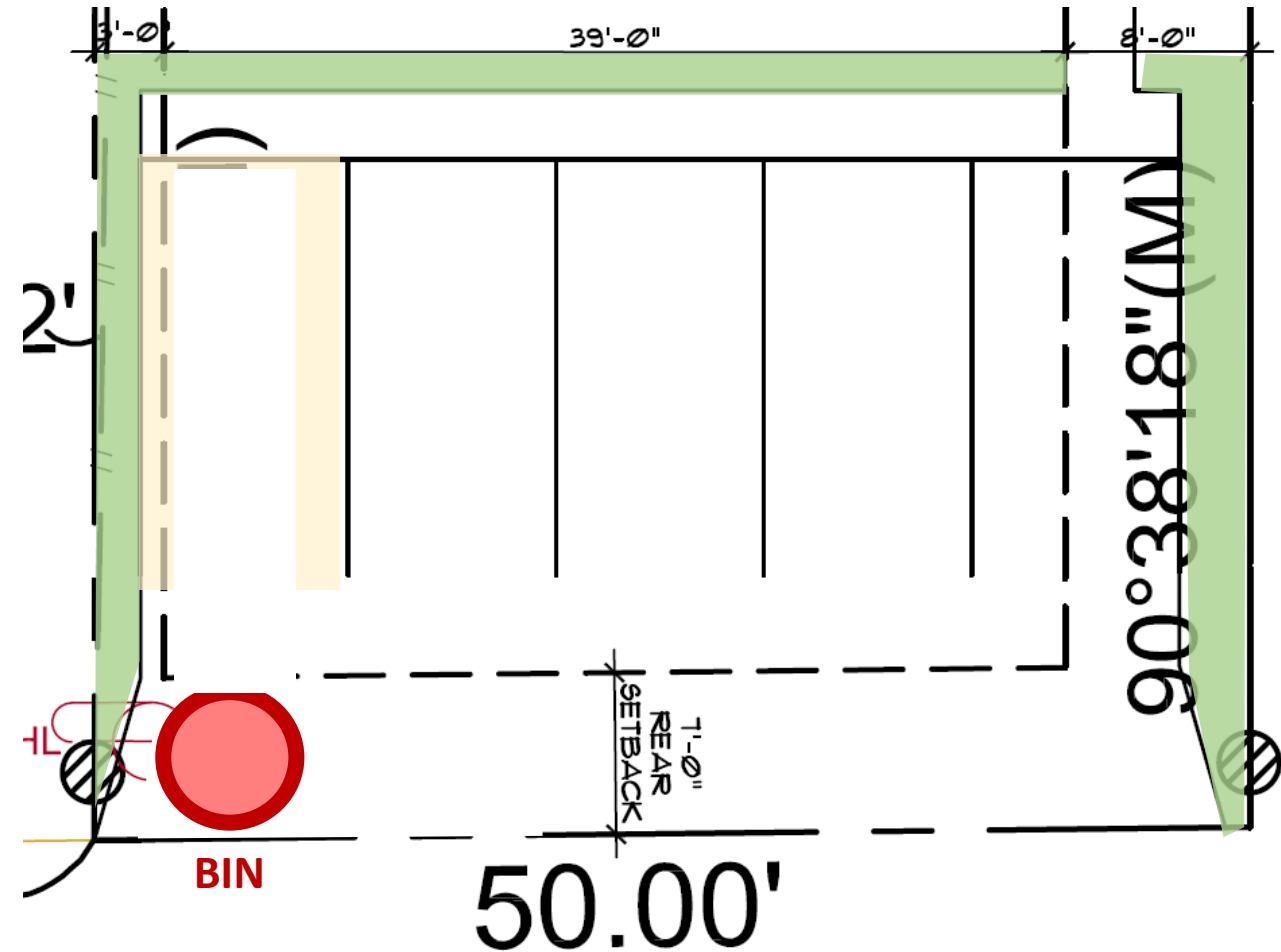
Subject Property



ADDITIONAL RECOMMENDATIONS

Per Public Feedback

- 1. Minimum No. of Parking Spaces**
No less than 1-space per unit
- 2. Alley Improvements**
For three or more units, alley shall be paved to nearest roadway.
- 3. Solid Waste Collection**
For three or more units, provide reserved area measuring at least 3' x 3' for 300-gallon tub.



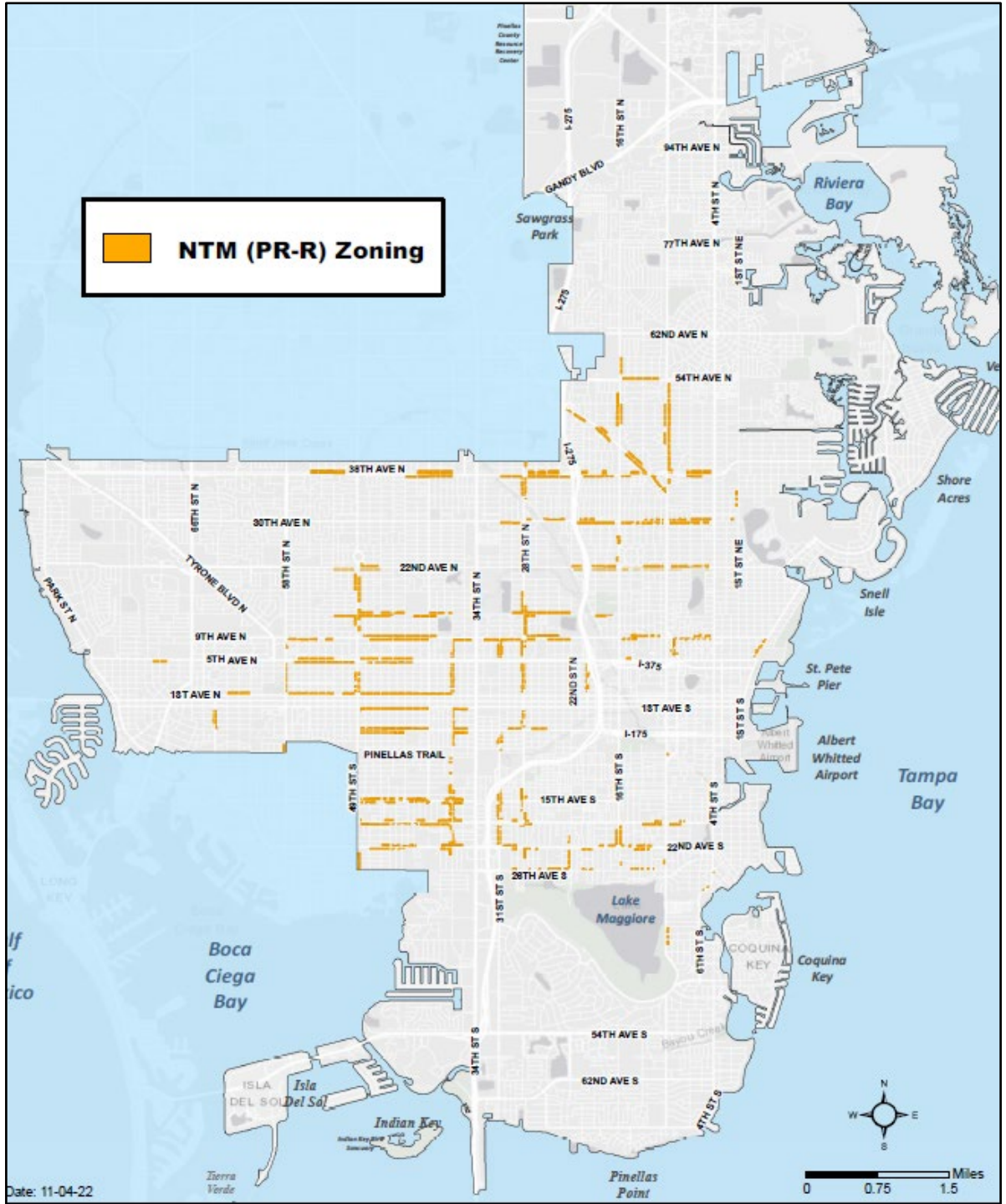
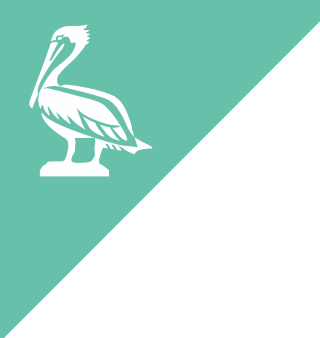
ZM-15

ZONING MAP AMENDMENT

Finding of Consistency with Comprehensive Plan
with two (2) recommendations

Community Planning and Preservation Commission
February 14, 2023





PUBLIC INPUT

OVERVIEW





MAP AMENDMENT

Overview

The City of St. Petersburg is initiating a rezoning of qualified properties to NTM-1 (Neighborhood Traditional Mixed Residential). Under this proposed change, single-family houses may be converted to garage apartments or be redeveloped up to a maximum of four (4) residential units. This includes townhouses, or condominiums.

[Letter of Introduction: Detailed Description](#)

[Postcard: Information Meeting Invitation](#)

UPCOMING MEETINGS

- 2023-03-23, 5:01 PM: City Council 2nd Reading and Adoption Hearing

Meetings hosted in City Hall, City Council Chamber, 175 5th St. N.

PAST MEETINGS

- 2023-03-02: City Council 1st Reading and 1st Public Hearing / [Video](#), [Presentation](#)
- 2023-02-14: CPPC Public Hearing, City Hall / [Video](#), [Staff Report](#)
- 2023-02-01: DRC Public Hearing; City Hall / [Video](#), [Staff Report](#)
- 2023-01-12: DRC Information Workshop; Virtual Meeting, Link: <https://zoom.us/j>
- 2022-12-13: CPPC Information Workshop

Resources

- [St. Petersburg Comprehensive Plan](#)
- St. Petersburg City Code, Chapter 16, Land Development Regulations
 - [Matrix: Use Permissions, Parking, and Zoning](#)
 - [Neighborhood Traditional Mixed Residential \(NTM\)](#)
 - [Neighborhood Traditional \(NT\)](#)
 - [Neighborhood Suburban \(NS\)](#)
- Map Collection
 - [NTM-1 PDF Map](#)
 - [NTM-1 Interactive Map](#)
 - [Interactive Zoning and Future Land Use Map](#)
- City's Housing Initiatives
 - [St. Petersburg Housing Plan](#)
 - [Housing Affordability Efforts Since 2018](#)

PUBLIC COMMENTS

Submit Public Comments

Ann Vickstrom, Planner II

Derek Kilborn



NEIGHBORHOOD ASSOCIATIONS

Accessory Dwelling Units and NTM-1 Presentations, inc. parcel-based maps

2021-11-15: Historic Old Northeast
2022-01-19: Holiday Park
2022-03-07: Crescent Heights
2022-04-12: Alliance for the Pinellas Bayway
2022-04-12: Disston Heights
2022-04-26: Greater Pinellas Point
2022-04-27: Bay Area Apartment Association
2022-05-04: Historic Kenwood
2022-05-16: Shore Acres
2022-05-17: Snell Isle
2022-05-31: Central Oak Park
2022-08-30: Central Oak Park
2022-11-01: Live Oak

NTM-1 Presentations

2022-11-09: Email to all (40) related Assocs.
2022-11-14: In-Person Workshop (Childs Park RC)
2022-11-15: Virtual Workshop, Archived Online
2022-11-15: In-Person Workshop (Roberts RC)
2022-11-16: Virtual Workshop, Archived Online
2023-01-09: Email to all (58) related Assocs.
2023-01-11: Crescent Lake
2023-01-12: Postcards to all (58) related Assocs.
2023-02-02: Euclid St. Paul
2023-02-07: Woodlawn Oaks
2023-02-21: Greater Woodlawn
2023-02-21: Lake Pasadena
2023-03-01: Historic Kenwood
2023-03-21: North Kenwood
2023-03-22: Historic Old Northeast

MEETINGS



COMMISSION AND COMMITTEE RECOMMENDATIONS

DEVELOPMENT REVIEW COMMISSION

FEBRUARY 1, 2023

Text Amendment:

Made a finding of consistency with the Comprehensive Plan.

COMMUNITY PLANNING AND PRESERVATION COMMISSION

FEBRUARY 14, 2023

Map Amendment:

Made a finding of consistency with the Comprehensive Plan.

- Commission also sent two recommendations excluding applicability within historic districts and excluding location on roadways with less than four lanes.

AFFORDABLE HOUSING ADVISORY COMMITTEE

MARCH 2, 2023

Text and Map Amendments:

Unanimously voted to endorse the application.

- AHAC is not required by State Statute and acts in an advisory capacity only.



STAFF RECOMMENDATIONS

APPROVE Ordinance 540-H, As Amended (Text Amendments)

Amending Chapter 16 Land Development Regulations as presented and modified in response to City Council deliberation during the first reading and first public hearing on March 2, 2023.

APPROVE Ordinance 785-Z (Map Amendments)

Amending the *Official Zoning Map* from NT-1 and NT-2 (Neighborhood Traditional) to NTM-1 (Neighborhood Traditional Mixed Residential).



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[END]

For More Information:

www.stpete.org/planning_housing