



**ZM-15 NTM-1 MAP AMENDMENTS | LDR 2023-01 NTM-1 Text Amendments**  
Agenda Item J.2, City Council First Reading and Public Hearing, March 2, 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)



# ORDER of PRESENTATION

**03.02.2023:** CC First Reading and First Public Hearing

Discuss any proposed changes

Amend prior to the final public hearing...

IF changes do not amend the *Ordinance Title*

**03.10.2023:** CC items due for March 23

**03.17.2023:** CC Add / Deletes due for March 23

**03.23.2023:** CC Second Reading and Final Public Hearing





# HISTORY of NTM-1

## 2017: Exploration of “Missing Middle” Housing

Public education workshops  
Explore expansion of ADUs and 2- to 4-unit MF

## 2019: Created NTM-1 Zoning Category

New zoning category to accommodate 2- to 4-unit MF  
Planned map amendments delayed due to COVID

## 2021: StPete2050 Plan Completed City Council Considers Expansion of NTM-1

Debated expanding applicability  
In 2022, proceed using 2019 adopted language

## 2023: NTM-1 Rezoning Application

Application ZM-15

# Finding the Missing Middle

An opportunity to complete the spectrum of housing options in Tampa Bay



### What is the “Missing Middle”?

The Missing Middle is a term coined by architect David Parolek that is used to describe multi-unit, low-rise housing that is comparable in scale to single-family homes.<sup>1</sup> It encompasses a variety of styles, including shotgun, skinny, duplex, triplex, fourplex, courtyard apartment, bungalow court, townhouse, multiplex, and live/work typologies. Typically there are multiple households that live in a building, shared space or compact area, offering an alternative from the standard single family or mid-rise/high-rise condominium and apartment options.

### Why are we talking about it?

The Missing Middle not only provides alternative housing options for people within a community, but also has a lower price per square foot when compared to single family detached dwellings. As single family home prices rise in Tampa Bay, affordable housing has become harder to find. Missing Middle housing attracts a diverse group of people ranging in age and income. It prevents urban sprawl caused by single family, large lot developments that tend to push people further and further away from jobs, services, and entertainment.

### Where does it go?

Missing Middle types of housing are best in walkable, urban areas with a high level of accessibility to transportation options, entertainment, jobs, and services. They serve as a bridge between less dense residential neighborhoods and higher density areas. Because some housing options tend to have a similar size footprint to existing single family homes, they blend in well with the surrounding lower density communities. Some types also function very well in mixed use environments.



### Reflecting on the Past in Tampa Bay

In Ybor City, shotgun style houses, known as casitas, were built in the late nineteenth and early twentieth century as workers’ housing near the cigar factories. Casitas provided workers with an affordable place to live within a walking distance of their jobs. This is a prime example of early Missing Middle housing, as narrow lots accommodated more homes and workers close to the factory. A new challenge arose for this type of housing in the mid-twentieth century as development shifted to more car-centric, large lot, suburban neighborhoods. The Missing Middle focuses on creating higher density living in more accessible areas, capturing the early twentieth century mentality that people should be able to travel by foot to their desired destination.



Source: City of Tampa

Developer Michael Minberg has a passion for keeping the history and charm of the authentic casita homes of Ybor City.



He has brought historical properties back to life and focuses on preserving the character and charm of the casitas. He believes Missing Middle housing served a purpose in the past and serves a growing need in the future by allowing people to live, work, and play in the same area.



# “MISSING MIDDLE”

- Multi-unit, low rise housing with development standards reinforcing traditional development patterns
- Variety of building typologies
- Housing diversity with lower price per square foot compared to single-family
- Uses alley system for access and parking
- Reinforces walkability of neighborhoods



# LDR 2023-01

## TEXT AMENDMENT

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





## Purpose

## Applicability

### Introduction to Districts

### Maximum Development Potential

- Minimum Lot Width
- Minimum Lot Area
- Maximum Impervious Surface Ratio
- Maximum Building Coverage
- Maximum Residential Density
- Maximum Residential Intensity
- Maximum Nonresidential Intensity

### Maximum Height / Minimum Setbacks

### Entrances

### Building and Site Design

- Building Layout and Orientation
- Vehicle Connections and Parking
- Porches and Pedestrian Connections
- Building and Architectural Design Standards
- Building Style and Typology
- Building Form
- Wall Composition and Transparency
- Roofs
- Building Materials
- Accessory Structures and Ancillary Equipment

## City Code Section 16.20.015

1. Within 175-feet to centerline of Future Major Streets
2. Direct connectivity to adjoining Future Major Streets
3. Adjacent to a public alley
4. Outside of the Coastal High Hazard Area (“CHHA”)
5. Historic preservation standard



## CLERICAL

1. Add NTM to Matrix column heading for minimum parking requirements;
2. Correct density table in NT-3, NS-1, and NS-2 to recognize new ADUs approved in July 2022 (LDR 2022-01);
3. Move historic preservation standard from the *Applicability* section to design standards;
4. Clarify front entry requirement for cottage courts.

## MINOR

1. Amend multi-family definition to include “lot”.

1. **Historic preservation setbacks / FAR;**
2. “Missing Middle” density bonus;
3. Non-conforming front and street side driveways and parking;
4. Amend applicability for properties partially located within the Coastal High Hazard Area (CHHA) - 75% or more outside the CHHA;
5. Exempt from commercial landscaping requirements for 3- and 4-unit properties; 1- and 2-unit landscaping required.



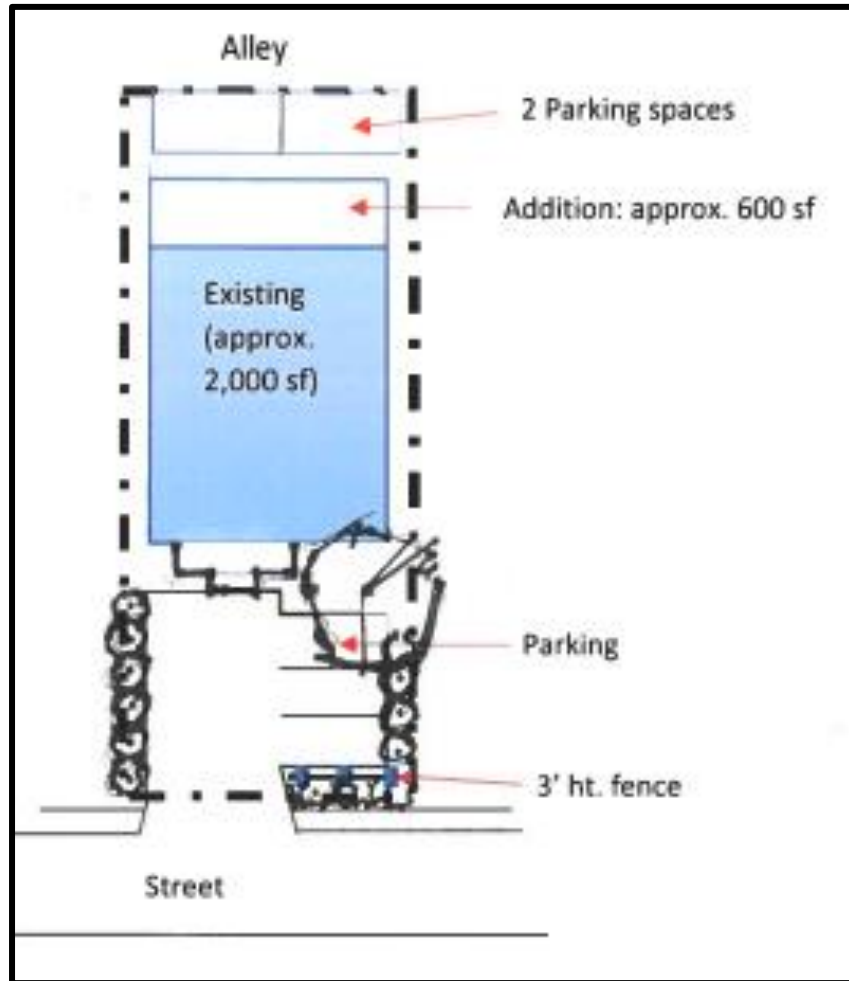
	EXISTING NT-1	EXISTING NT-2	NTM-1
<b>Density (units per acre):</b>	15		30 (max 4 units per bldg.)
<b>Lot Area, Minimum:</b>	4,500 SF	5,800 SF	1,452 SF per unit (2,000 SF Pending)
<b>Building Setbacks:</b>			
<b>Front yard:</b>	25 ft.		18 ft. *
<b>Street Side:</b>	12 ft.		8 ft. *
<b>Interior Side:</b>	6 ft.		3 ft. *
<i>* Local &amp; National Register Properties</i>			
<b>Building Height, Principal:</b>	Roofline 24 ft.; roof peak 36 ft.		Roofline 24 ft.; roof peak 36 ft.
<b>Building Height, Accessory:</b>	Roofline 20 ft.; roof peak 30 ft.		Roofline 20 ft.; roof peak 30 ft.
<b>Building Width:</b>	Not applicable		40 ft.
<b>Front Entrance:</b>	Not applicable		Required
<i>* Local &amp; National Register Properties</i>			
<b>Building Coverage:</b>	55% (60% 1-story)		60%
			75%



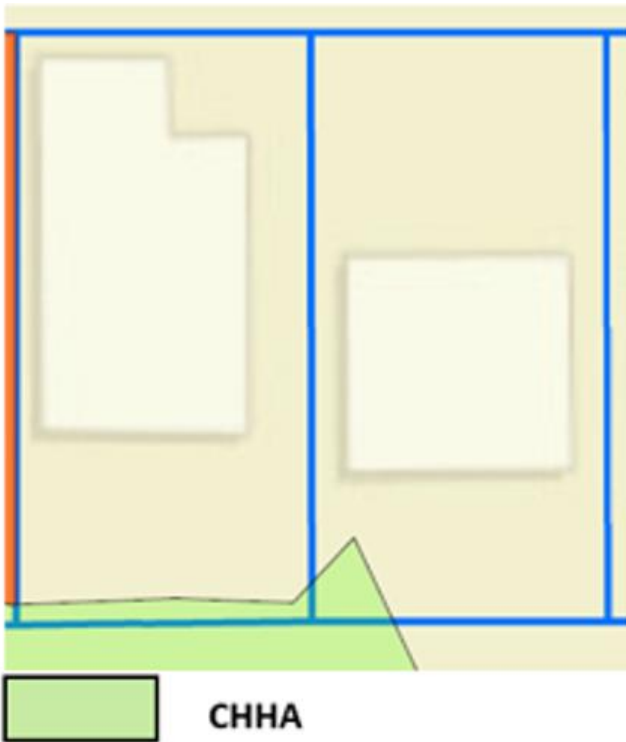
		CRT-1	CCT-1	CCS-1	NSM-1
Maximum Residential Density (units/acre)	Residential Density	24	24	15	15
	Missing Middle Density Bonus	6	6	15	15
	Workforce Housing Density Bonus	8	8	8	6

A Missing Middle housing density bonus is allowed for multi-family use at a maximum density of 30 dwelling units/acre following all dimensional and design requirements in Section 16.20.015 NTM-1 and NTM-1 parking requirements. The Missing Middle is not allowed in addition to the Workforce housing density bonus.

1. Historic preservation setbacks / FAR;
2. **“Missing Middle” density bonus;**
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# ZM-15

## ZONING MAP AMENDMENT

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

**Community Planning and Preservation Commission**  
**February 14, 2023**





# LEVEL OF SERVICE STANDARDS

## Relevant Considerations

10 Criteria (City Code Section 16.70.040.1.1)

## Comp Plan Goals, Objectives, Policies

Land Use Element

Housing Element

Transportation Element

## Level of Service Analysis

Potable Water (Page 9 , CPPC Staff Report)

Sanitary Sewer (Page 10, CPPC Staff Report)

Solid Waste (Page 10, CPPC Staff Report)

Recreation (Page 11, CPPC Staff Report)

Stormwater (Page 11, CPPC Staff Report)

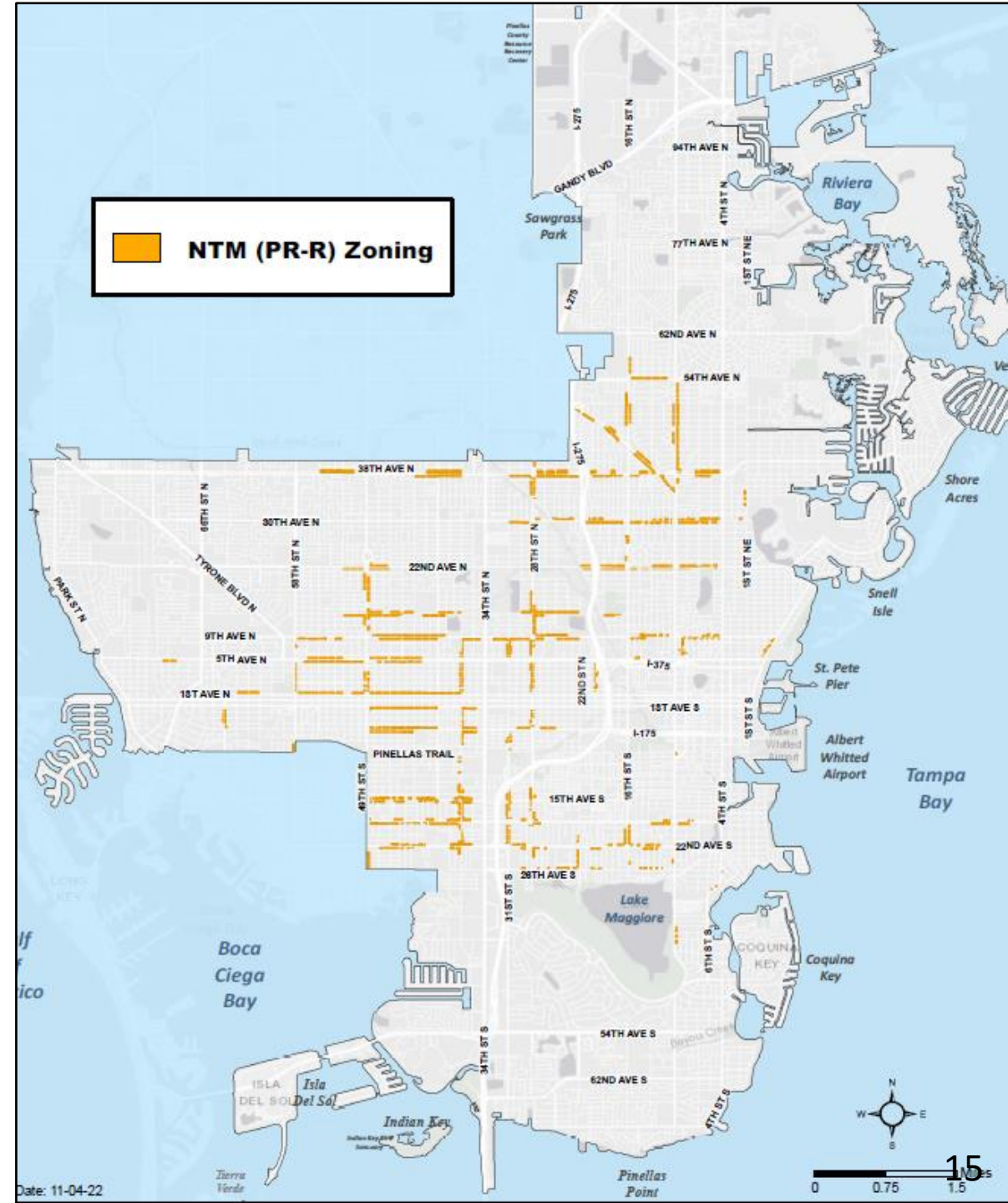
Traffic (Page 11, CPPC Staff Report)

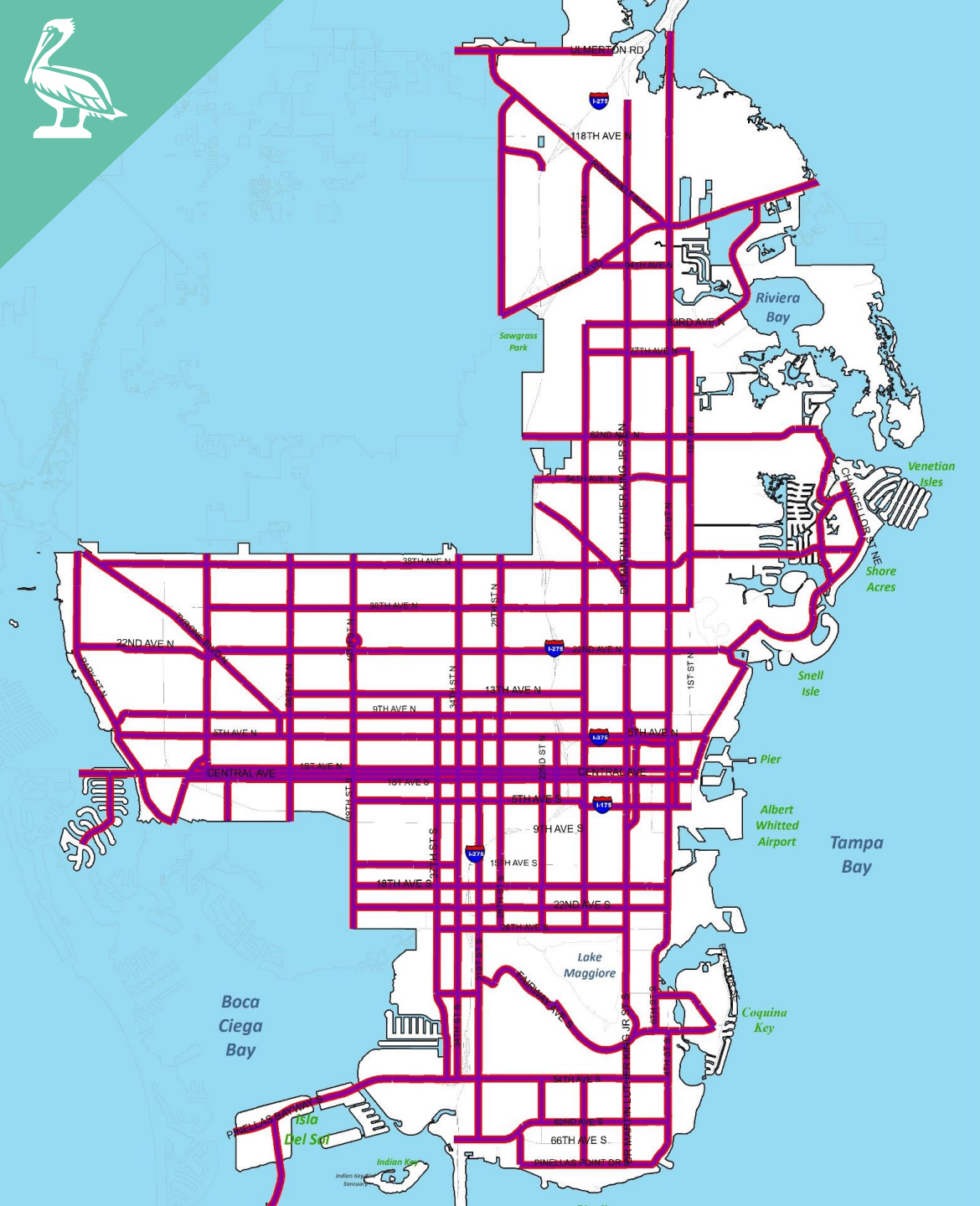
## StPete2050 Plan Housing Goals



# MAP AMENDMENT

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4. Outside of the Coastal High Hazard Area (“CHHA”)

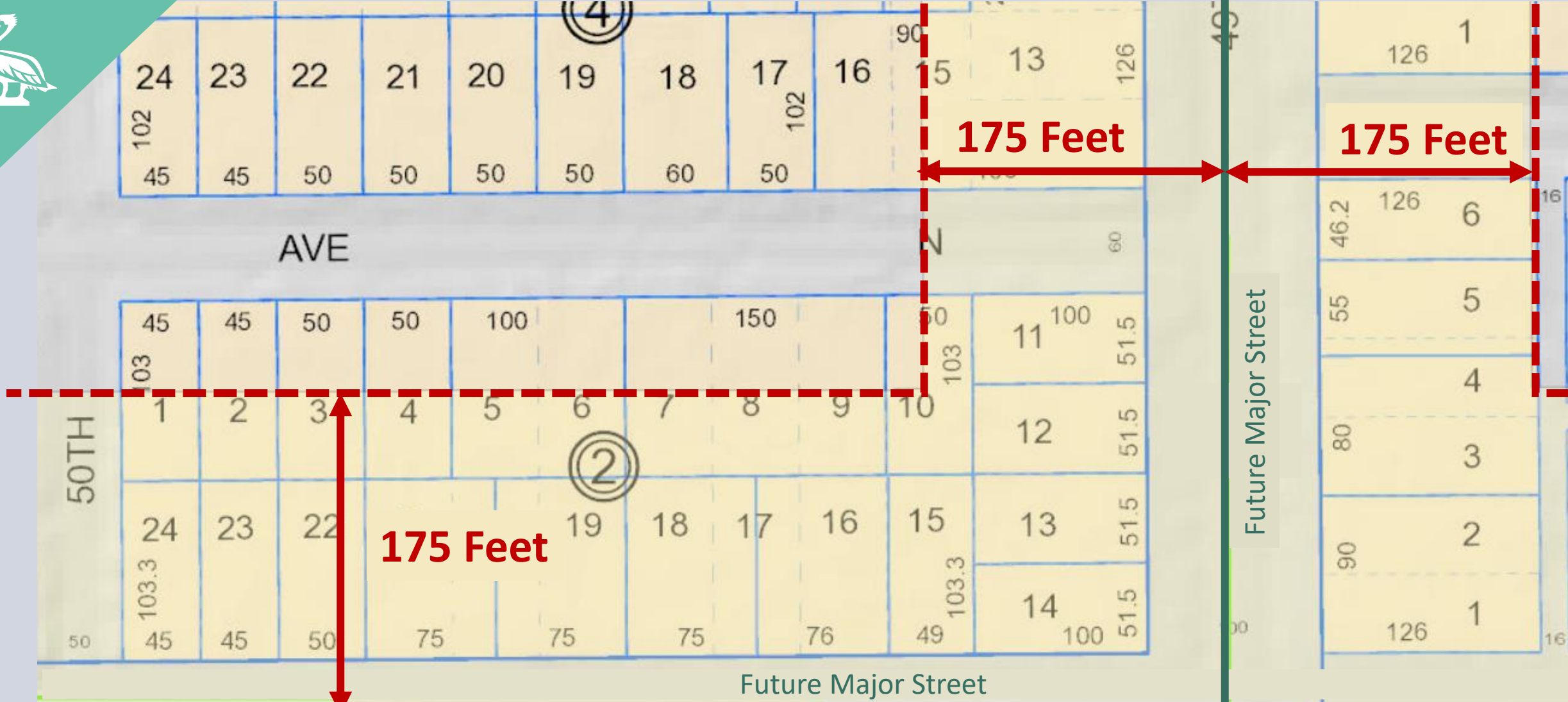




## FUTURE MAJOR STREETS

- **Comprehensive Plan Definition:**  
Roads that exist primarily to provide mobility for people and goods and interconnect residential and nonresidential areas.
- **Map 20 Comprehensive Plan:**
  - Interstate
  - Arterial (Principal and Minor)
  - Collector (Collector and Neighborhood)





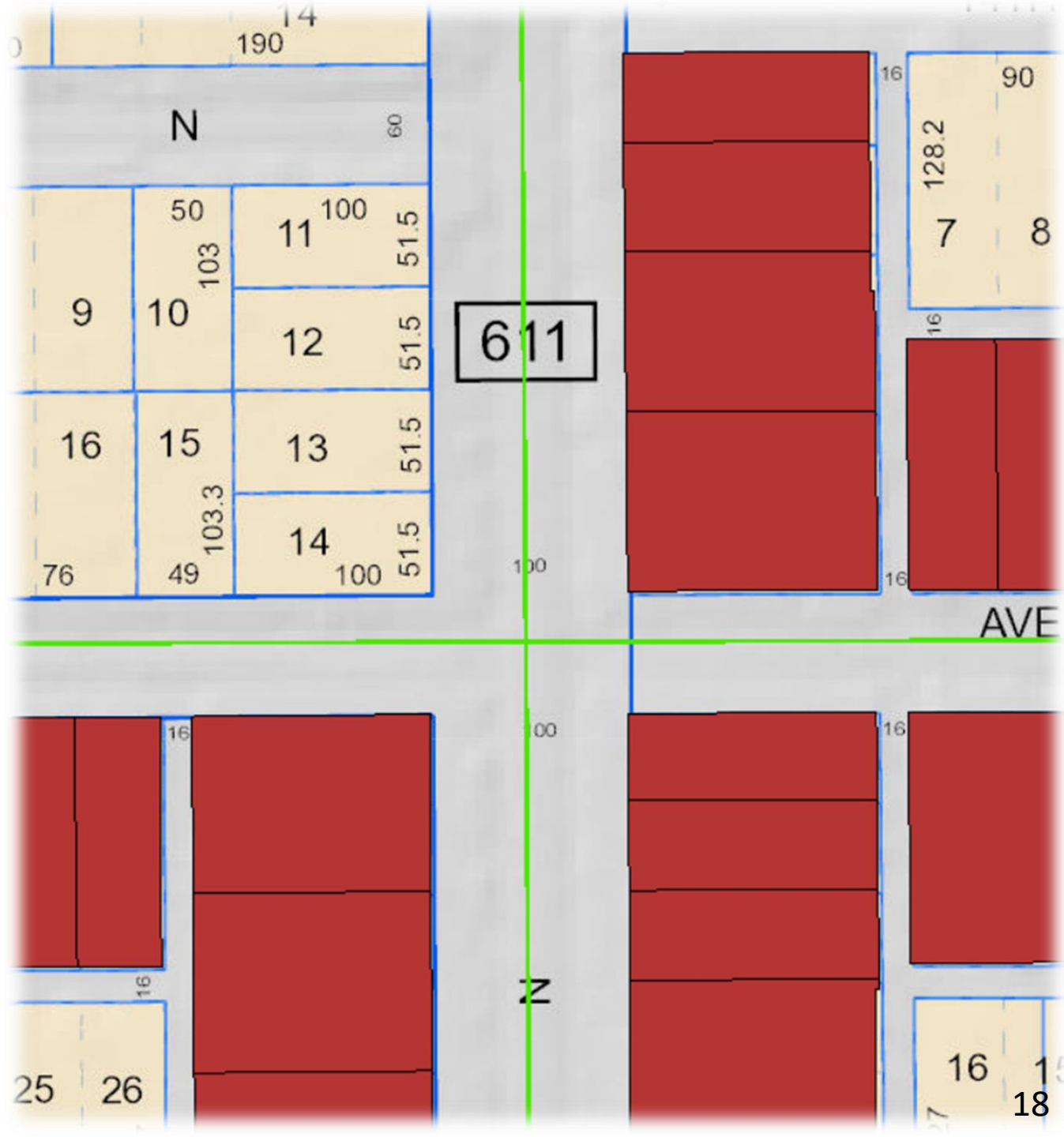
Location: 13<sup>th</sup> Avenue and 49<sup>th</sup> Street North

100ft



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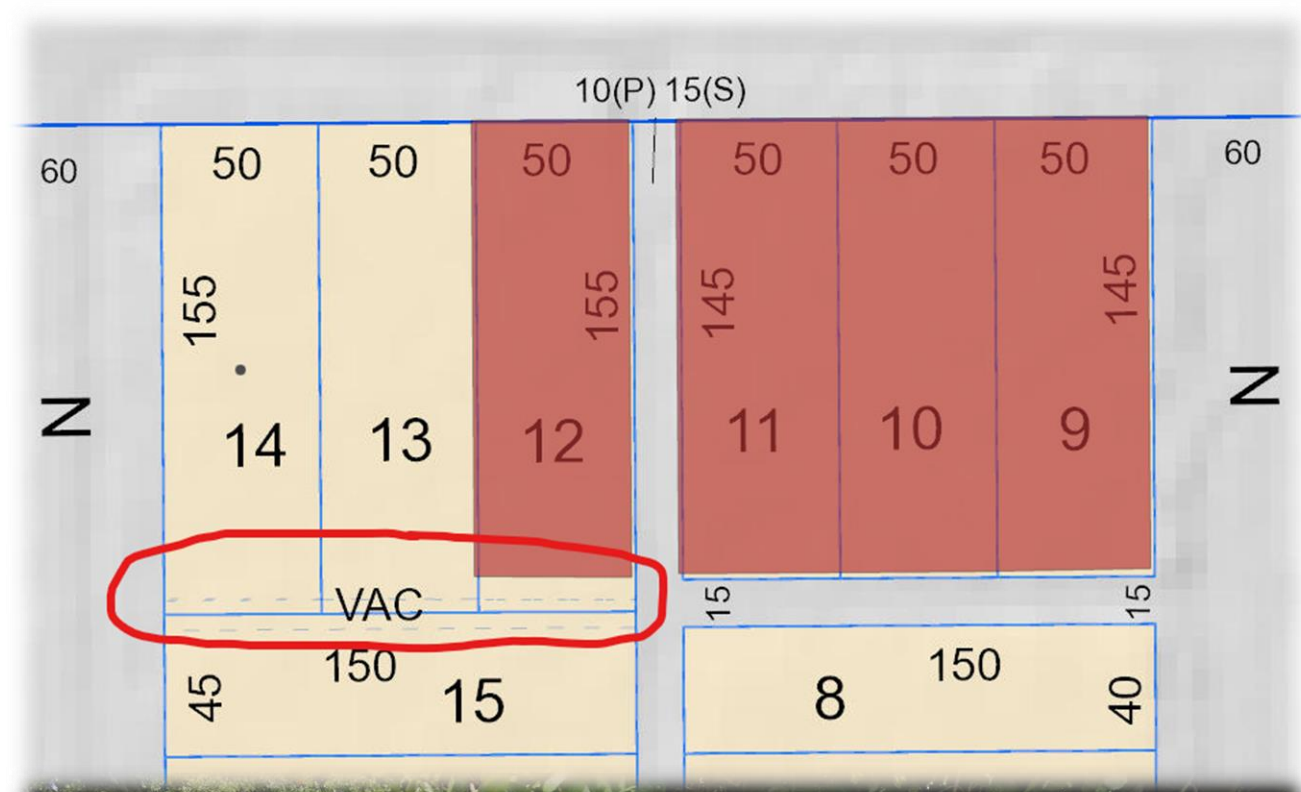


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27 Parcels with Partial  
CHHA Overlay

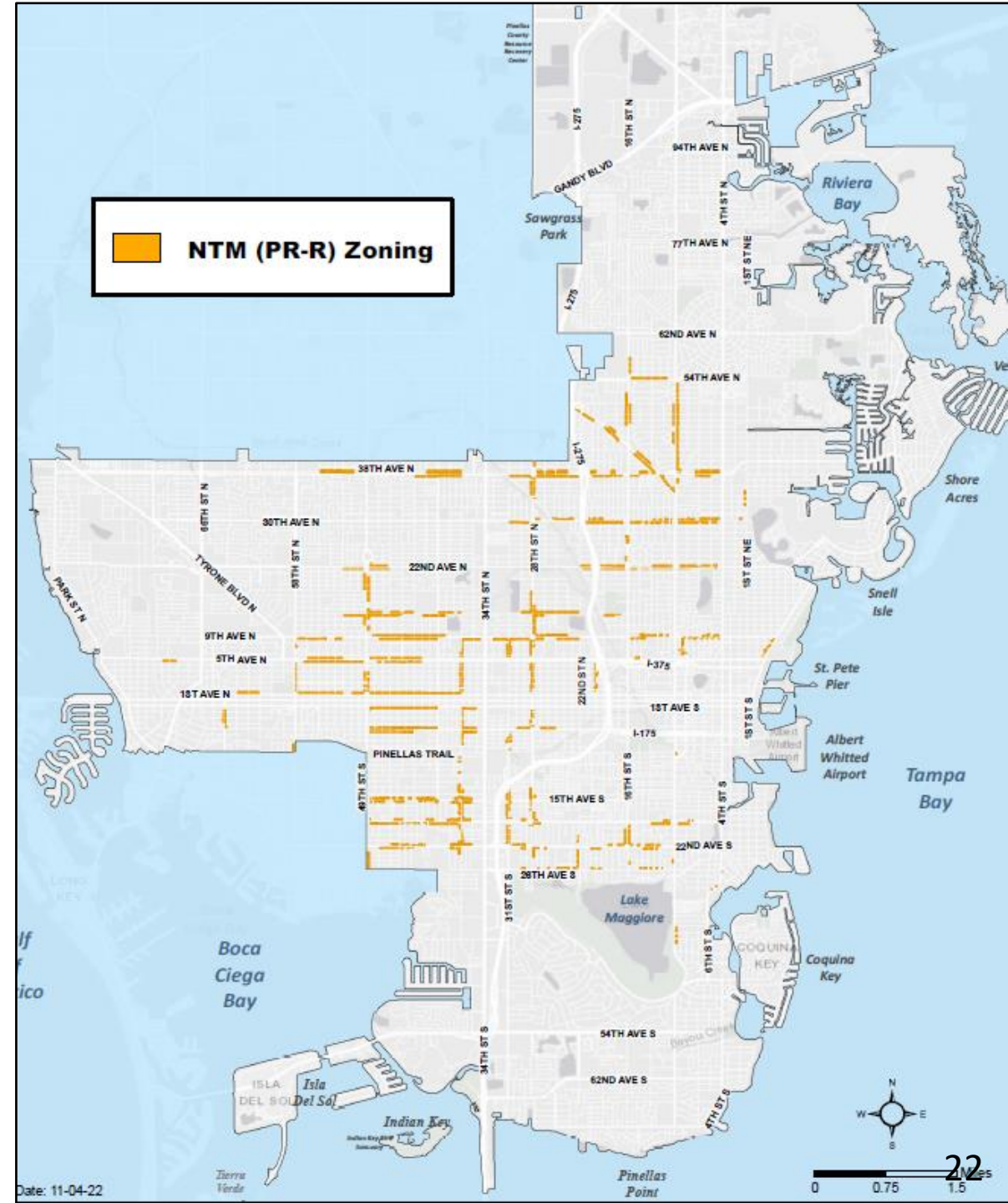




# CPPC RECOMMENDATIONS




**Recommendation (Motion) No. 1, 7-to-0:**  
Remove qualified parcels located within National Register and local historic districts.

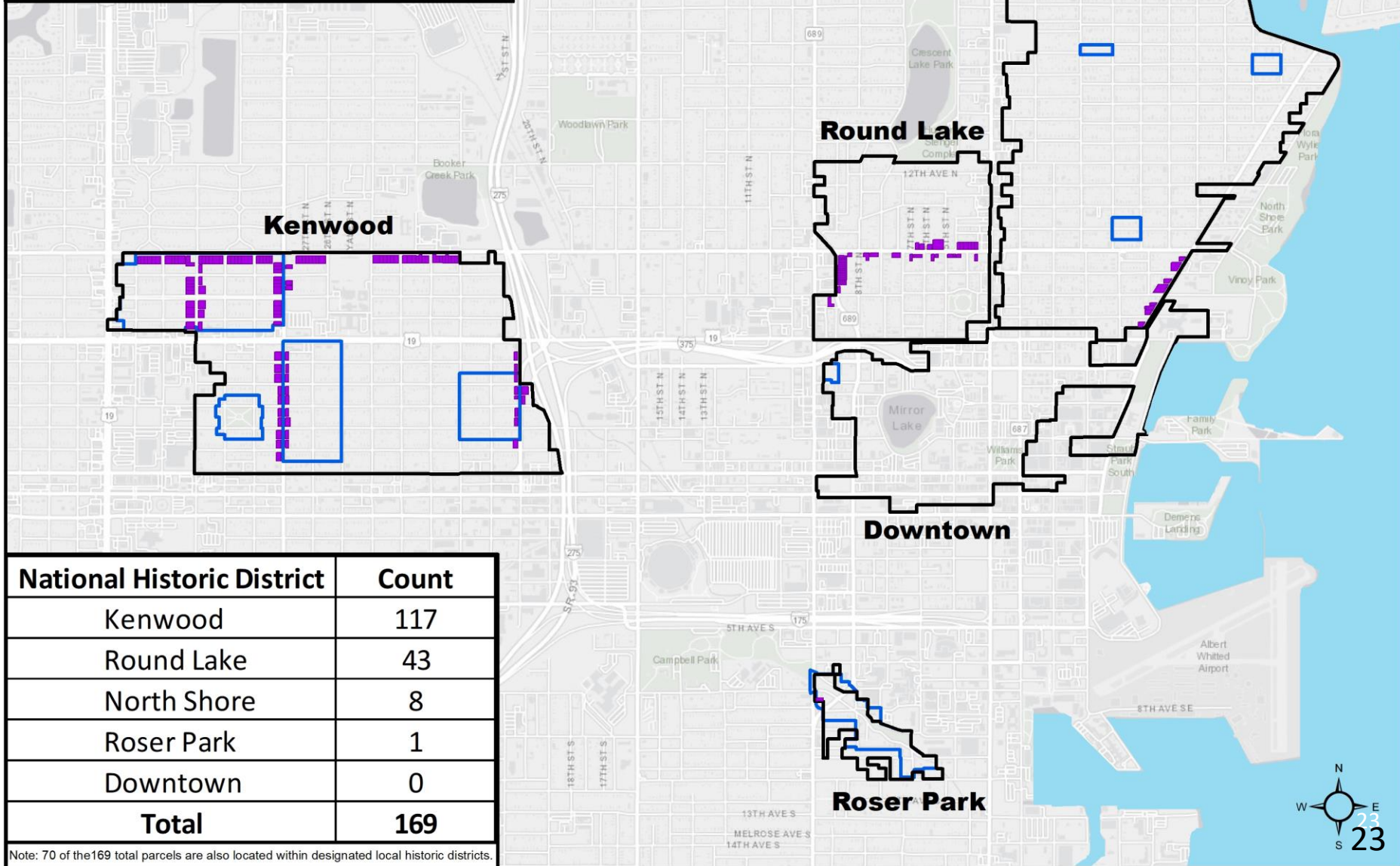
**Recommendation (Motion) No. 2, 4-to-3:**  
Limited to Future Major Streets with 4-lanes or more.





# Historic Districts

-  National Historic Districts
-  Local Historic Districts
-  NTM-1 Zoning

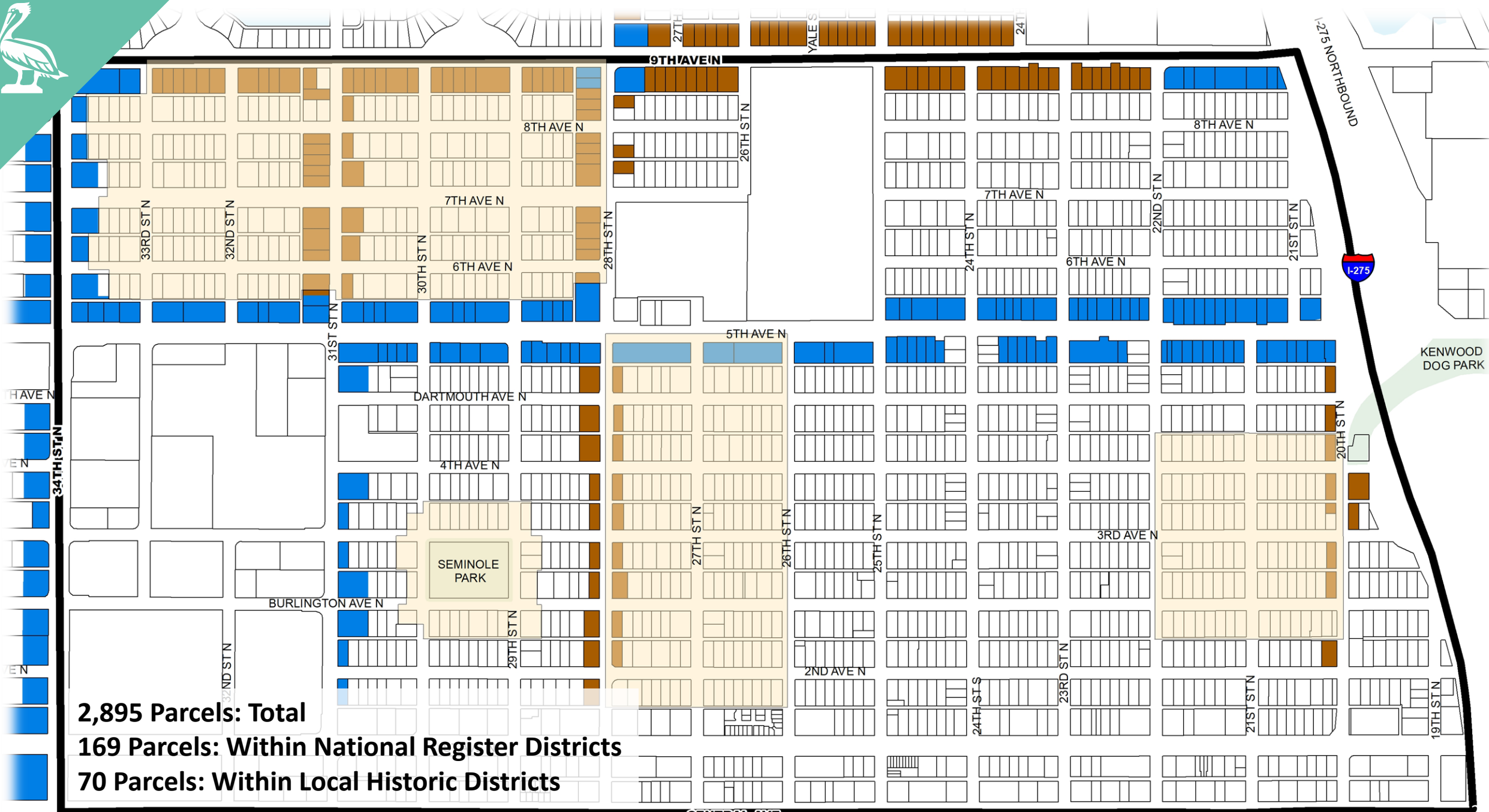


**Voted 7-to-0:**  
Remove qualified parcels located within National Register and local historic districts.

National Historic District	Count
Kenwood	117
Round Lake	43
North Shore	8
Roser Park	1
Downtown	0
<b>Total</b>	<b>169</b>

Note: 70 of the 169 total parcels are also located within designated local historic districts.



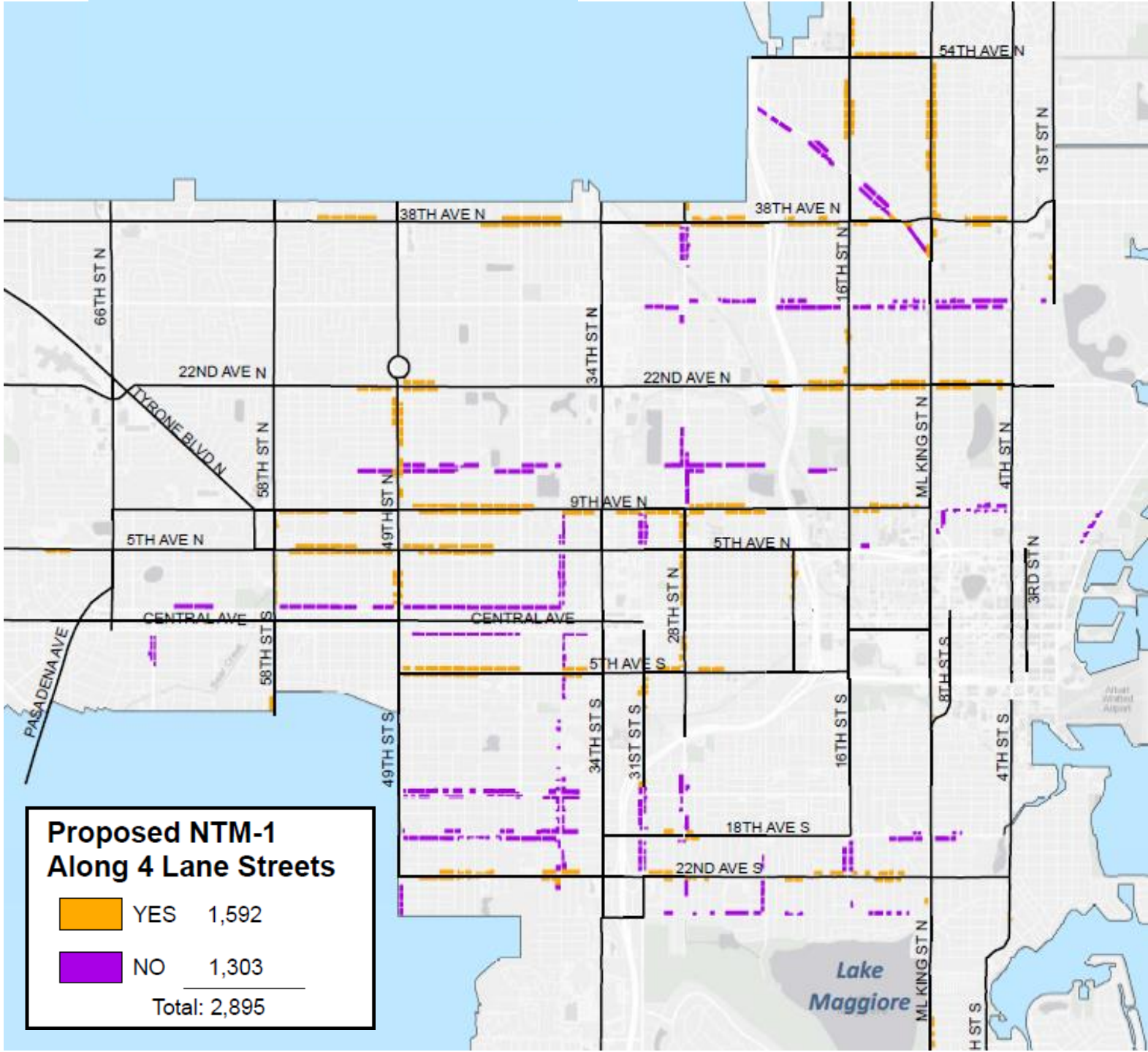


**2,895 Parcels: Total**  
**169 Parcels: Within National Register Districts**  
**70 Parcels: Within Local Historic Districts**





**Voted 4-to-3:**  
Limited to Future  
Major Streets with  
4-lanes or more.



# PUBLIC INPUT

## COMMENTS and OTHER RECOMMENDATIONS





# NTM-1 MAP AMENDMENT

## Project Overview

The City of St. Petersburg is initiating a rezoning of qualified properties to NTM-qualified Future Major Streets. Under this proposed change, single-family house garage apartments) or be redeveloped up to a maximum of four (4) residential townhouses, or condominiums.

[Letter of Introduction: Detailed Description](#)

[Postcard: Information Meeting Invitation](#)

## UPCOMING MEETINGS

- 2023-02-14, 2:00 PM: CPPC Public Hearing; City Council Chamber, City Hall
- 2023-03-02, 3:00 PM: City Council 1st Reading and 1st Public Hearing; City Council Chamber, City Hall
- 2023-03-23, 5:01 PM: City Council 2nd Reading and Adoption Hearing; City Council Chamber, City Hall

## PAST MEETINGS

- 2023-02-01: DRC Public Hearing; City Hall / [Video](#), [Staff Report](#)
- 2023-01-12: DRC Information Workshop; Virtual Meeting, Link: <https://zoom.us/j/9201111111>
- 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**



## MAP AMENDMENT ... BY THE NUMBERS

- 3,058** \_ Postcard invitations to property owners re: public info. meetings
- 40** \_ Email notifications to neighborhood associations re: public info meetings
- 2,844** \_ Postcard notifications to property owners re: public hearings
- 11,539** \_ Postcard notifications to property owners within 300-feet re: public hearings
- 58** \_ Postcard notifications to neighborhood and business associations



# 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

# MEETINGS



# ADDITIONAL RECOMMENDATIONS

Per Public Feedback

## 1. Minimum No. of Parking Spaces

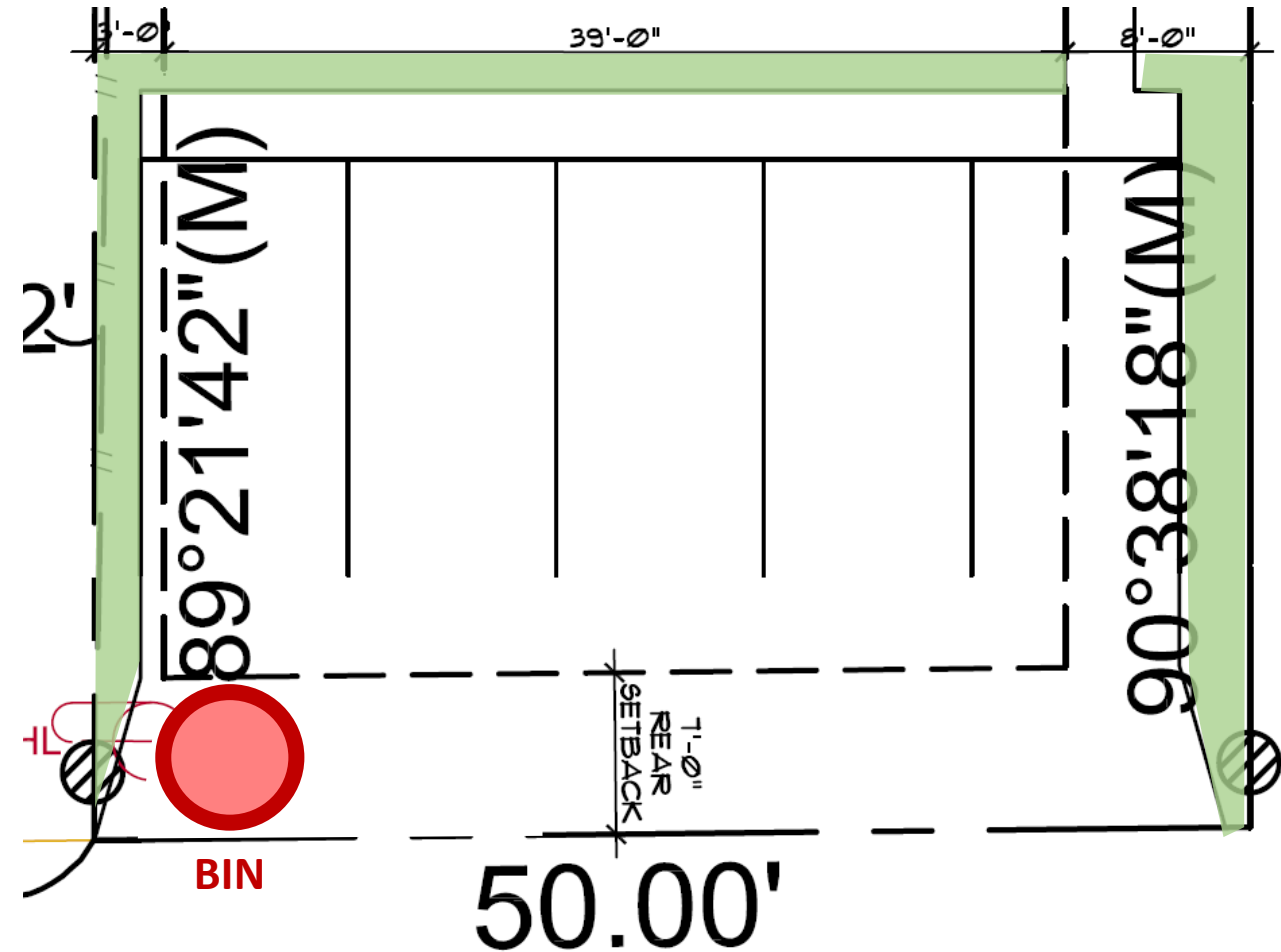
No less than 1-space per unit

## 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 NTM-1 MAP AMENDMENTS | LDR 2023-01 NTM-1 Text Amendments

Agenda Item J.2, City Council First Reading and Public Hearing, March 2, 2023



**[END]**

**For More Information:**

**[www.stpete.org/planning\\_housing](http://www.stpete.org/planning_housing)**