



# NTM-1 MAP AMENDMENT COMMUNITY OUTREACH

Planning and Development Services Department, City of St. Petersburg





# NTM-1 PUBLIC INFORMATION MEETINGS

## AGENDA

- I. Introduction
- II. Background
- III. NTM Text Amendment (Approved 2019)
- IV. NTM Map Amendment (Pending 2023)
- IV. Schedule
- VI. Questions





# ELIZABETH 'LIZ' ABERNETHY, DIRECTOR

## PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

### **COREY MALYSZKA**

#### **ZONING OFFICIAL**

Development Review  
Services Division

Municipal Services Center  
One 4<sup>th</sup> Street North, 1<sup>st</sup> Floor  
St. Petersburg, Florida 33701

[Corey.Malyszka@stpete.org](mailto:Corey.Malyszka@stpete.org)  
(727) 892-5453

Staff liaison to the Development  
Review Commission

### **DEREK KILBORN**

#### **MANAGER**

Urban Planning and Historic  
Preservation Division

Municipal Services Center  
One 4<sup>th</sup> Street North, 8<sup>th</sup> Floor  
St. Petersburg, Florida 33701

[Derek.Kilborn@stpete.org](mailto:Derek.Kilborn@stpete.org)  
(727) 893-7872

Staff liaison to the Community  
Planning & Preservation Commission

### **DON TYRE**

#### **BUILDING OFFICIAL**

Construction Services and  
Permitting Division

Municipal Services Center  
One 4<sup>th</sup> Street North, 1<sup>st</sup> Floor  
St. Petersburg, Florida 33701

[Donald.Tyre@stpete.org](mailto:Donald.Tyre@stpete.org)  
(727) 893-4153



# NTM-1 MAP AMENDMENT APPLICATION

## DEREK KILBORN, MANAGER

### URBAN PLANNING AND HISTORIC PRESERVATION DIVISION

#### **ANN VICKSTROM**

**PLANNER**

Urban Planning and Historic  
Preservation Division

Municipal Services Center  
One 4<sup>th</sup> Street North, 1<sup>st</sup> Floor  
St. Petersburg, Florida 33701

[Ann.Vickstrom@stpete.org](mailto:Ann.Vickstrom@stpete.org)

(727) 892-5807

Staff Contact for NTM-1  
Map Amendment

#### **KATHERINE CONNELL**

**ADMINISTRATIVE AND CPPC CLERK**

Urban Planning and Historic  
Preservation Division

Municipal Services Center  
One 4<sup>th</sup> Street North, 8<sup>th</sup> Floor  
St. Petersburg, Florida 33701

[Katherine.Connell@stpete.org](mailto:Katherine.Connell@stpete.org)

(727) 893-7871

Staff liaison to the Community  
Planning & Preservation Commission

#### **MICHAEL HERNANDEZ**

**GIS SENIOR OPERATIONS ANALYST**

Urban Planning and Historic  
Preservation Division

Municipal Services Center  
One 4<sup>th</sup> Street North, 1<sup>st</sup> Floor  
St. Petersburg, Florida 33701

[Michael.Hernandez@stpete.org](mailto:Michael.Hernandez@stpete.org)

(727) 551-3269

GIS & Mapping



# Zoning Resources & Map

Home > Business > Planning & Zoning > Zoning Resources & Map

## Related Pages

Applications & Forms

Current Planning Projects

Green Building

Historic Preservation

St. Pete 2050

Zoning Resources & Map



Print this page

Text resize

## LAND DEVELOPMENT REGULATIONS

Chapter 16 of the City Code is formally known as the Land Development Regulations (LDRs), which include zoning regulations and site planning and design standards. The LDRs became effective on September 10, 2007, and have since been modified periodically to stay current with evolving community preferences and to resolve minor inconsistencies. The LDRs are updated to better understand and respond to changes in local, state and federal law.

Ideas and requests for improvements to the LDRs are submitted from a variety of sources, including the general public, city council, administration and staff. Improvements are reviewed and approved bi-annually, twice per year.

### Zoning Map

To look up zoning on your parcel, click on "GIS Zoning Map Lookup" and after the map zooms in, click inside the subject parcel to get a pop-up window with the zoning.

[GIS ZONING MAP LOOKUP](#)

### Land-Use Permissions

This guide will assist you in determining whether you possess land use for a particular site or whether you require a permit for a particular activity.

[stpete.org/LDR](http://stpete.org/LDR)



# Planning Projects

Home > Residents > Current Projects > Planning Projects

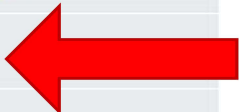
## Related Pages

Grand Central Master Plan

Housing Initiatives

StPete2050 Plan

Structural Racism Study



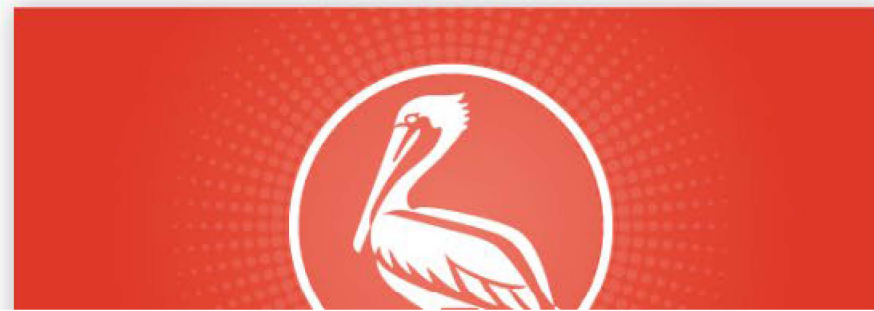
Print this page

Text resize



## Grand Central Master Plan

[Learn More](#)



## Housing Initiatives

[Learn More](#)





# Housing Initiatives

Home > Residents > Current Projects > Planning Projects > Housing Initiatives

## Related Pages

Grand Central Master Plan

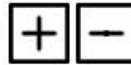
Housing Initiatives

StPete2050 Plan

Structural Racism Study

Print this page 

Text resize



## NTM-1 MAP AMENDMENT

### Project Overview

The City of St. Petersburg is initiating a rezoning of qualified properties to NTM-1 (Neighborhood Traditional Mixed Residential) along qualified Future Major single-family houses may expand to include accessory dwelling units (e.g. garage apartments) or be redeveloped up to a maximum four (4) residential units. apartments, townhouses, or condominiums.

[Letter of Introduction: Detailed Description](#)

[Postcard: Information Meeting Invitation](#)

### UPCOMING MEETINGS

#### Virtual Workshops

- November 15, 2022 from 12:00 - 1:30 p.m. / [Zoom Meeting Link](#)
- November 16, 2022 from 6:30 - 8:00 p.m. / [Zoom Meeting Link](#)

[stpete.org/planning\\_housing](https://stpete.org/planning_housing)

**UPCOMING MEETINGS****Virtual Workshops**

- November 15, 2022 from 12:00 - 1:30 p.m. / [Zoom Meeting Link](#)
- November 16, 2022 from 6:30 - 8:00 p.m. / [Zoom Meeting Link](#)

**In-Person Workshops**

- November 14, 2022 from 6:30 - 8:00 p.m. at Childs Park Recreation Center (4301 13th Ave. S.)
- November 15, 2022 from 6:30 - 8:00 p.m. at Roberts Recreation Center (1246 50th Ave. N.)
- December 13, 2022 starting at 2:00 p.m. CPPC Workshop; City Council Chamber, City Hall (175 5th St. N.)

**Public Hearings**

- CPPC
  - January 10, 2023 starting at 2:00 p.m. CPPC Public Hearing; City Council Chamber, City Hall (175 5th St. N.)
- City Council
  - February 9, 2023 (time): City Council 1st Reading and 1st Public Hearing; City Council Chamber, City Hall (175 5th St. N.)
  - March 9, 2023 (time): City Council 2nd Reading and Adoption Hearing; City Council Chamber, City Hall (175 5th St. N.)

**PAST MEETINGS**

- 2022, 05-26: Committee of the Whole / [Video](#)
- 2022, 02-24: Committee of the Whole / [Video, Presentation](#) (Starts page 32)
- 2021, 12-16: Housing, Land Use, Transportation Cmte / [Video, Presentation](#) (Starts page 11)
- 2021, 10-14: Housing, Land Use, Transportation Cmte / [Video, Presentation](#) (Starts page 10)

**Resources**

- [St. Petersburg Comprehensive Plan](#)
- St. Petersburg City Code, Chapter 16. Land Development Regulations
  - [Matrix: Use](#)
  - [Neighborhood](#)
  - [Neighborhood Tra](#)

[stpete.org/planning\\_housing](https://stpete.org/planning_housing)



- 2021, 12-16: Housing, Land Use, Transportation Cmte / [Video, Presentation](#) (Starts page 11)
- 2021, 10-14: Housing, Land Use, Transportation Cmte / [Video, Presentation](#) (Starts page 10)

### 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 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**  
 Urban Planning and History Division  
 (727) 892-5807

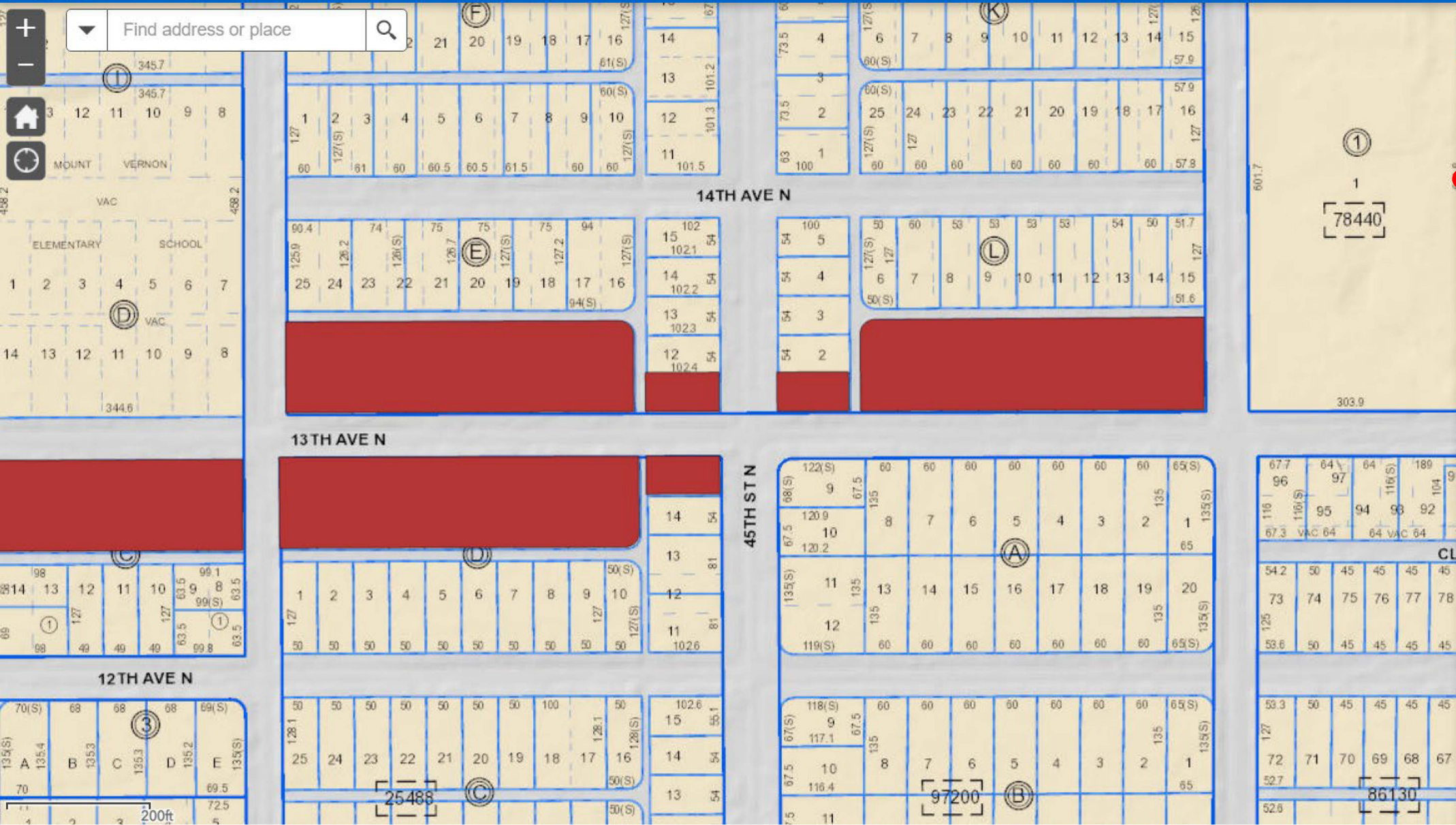
Derek Kilborn, Manager

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

Urban Planning and History Division



Find address or place



## Layer List

### Layers

Layers

NTM-1 Zoning

PR-R

PR-MU and RM

Coastal High Hazard Area (CHHA)

National Register Historic District

Local Historic Districts

PR-R

PR-MU and RM

Coastal High Hazard Area (CHHA)

National Register Historic District

Local Historic Districts



# BACKGROUND

## 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



Source: City of Tampa

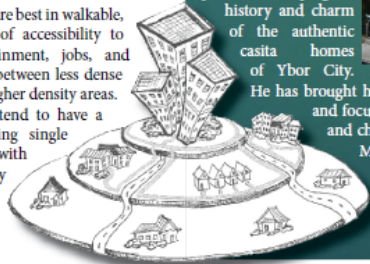
provided workers with an affordable place to live within a walking distance of their jobs. This is a prime example of early Missing Middle housing, as narrow lots accommodated more homes and

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.

Developer Michael Mincberg 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.

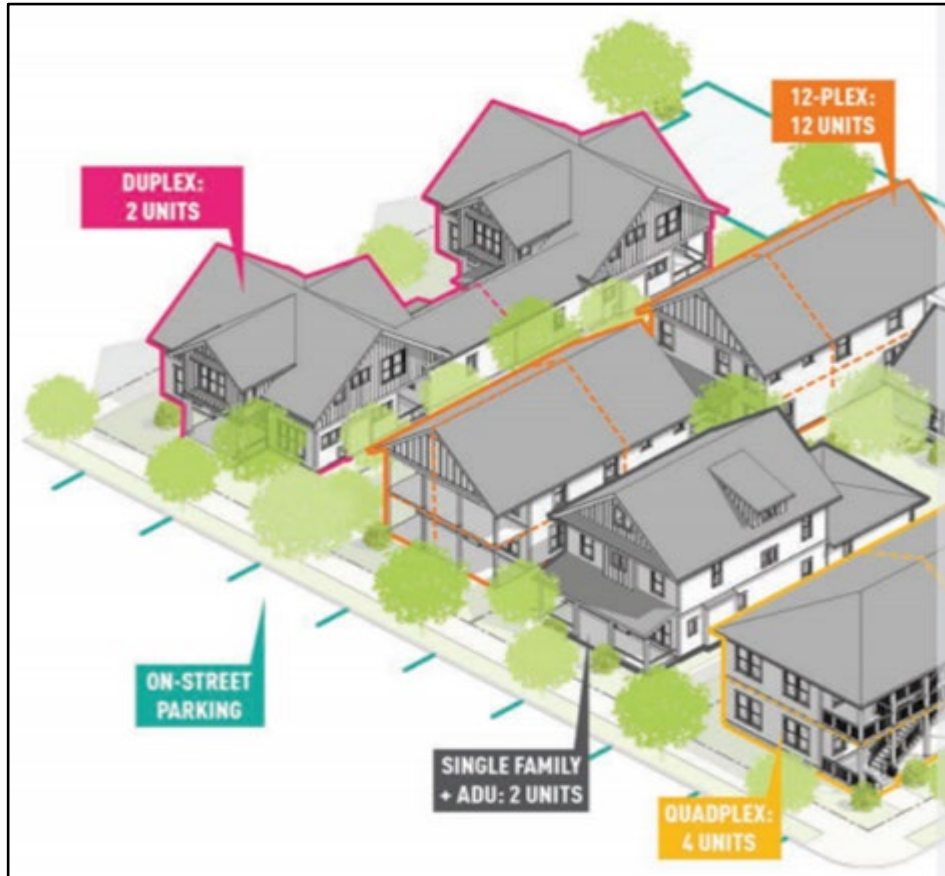


# Outreach & Stakeholder Meetings

- **2017, Spring** - Review of existing housing programs and land use/zoning strategies
- **2018, Spring** - Council's Committee of the Whole (COW) discussed program and strategy updates
- **2018, Summer** – Series of public engagement meetings at the Main Library included stakeholders and Neighborhood Associations
- **2019, December** – NTM-1 zoning category created by adoption into City Code.
- **2020, Spring** – Planned map amendments on hold COVID
- **2021-2022** - City Council deliberates on whether to expand NTM-1 applicability beyond location criteria previously adopted in 2019.



# BACKGROUND



Missing Middle Housing

## Housing Initiatives

- **2018.11** - Workforce Housing Bonus Procedures
- **2019.02** - Fee Reductions
- **2019.09** - Multifamily Parking w/Unit Size Reductions & ADU Lot Reduction
- **2019.11** - Downtown LDRs
- **2019.12** - NTM-1 Zoning LDR Text Amendment
- **2022.07** - ADU Expansion
- **In Process** – NTM-1 Map Amendment
- **Pending** - Increase Corridor Densities
- **Pending** - BRT SunRunner Station Area Plans



# NTM ZONING DISTRICT Text Amendment -2019



**Duplex** (Side-by-Side)



**Duplex**



**Duplex/Townhouse**



**Fourplex**

## NTM Considerations:

- Up to 4 units on 1 typical lot
  - Minimum Lot Area of 1,452 sf/unit
- 
- Medium Density building types that reinforce walkability of neighborhoods.
  - Provides transition from mixed-use corridors to single-family housing.
  - Development standards reinforce traditional development patterns.
  - Uses alley system for access and parking.



# NTM ZONING DISTRICT Text Amendment -2019



**Duplex** (Side-by-Side)



**Duplex**



**Duplex/Townhouse**



**Fourplex**

## NTM Considerations:

- Up to 4 units on 1 typical lot
- Minimum Lot Area of 1,452 sf/unit

### TWO UNITS (examples):

- Duplex, attached
- Two houses
- One house with ADU (existing)

### THREE UNITS (examples):

- Triplex
- One House with two ADUs
- Two houses with one ADU
- Duplex with one ADU

### FOUR UNITS (examples):

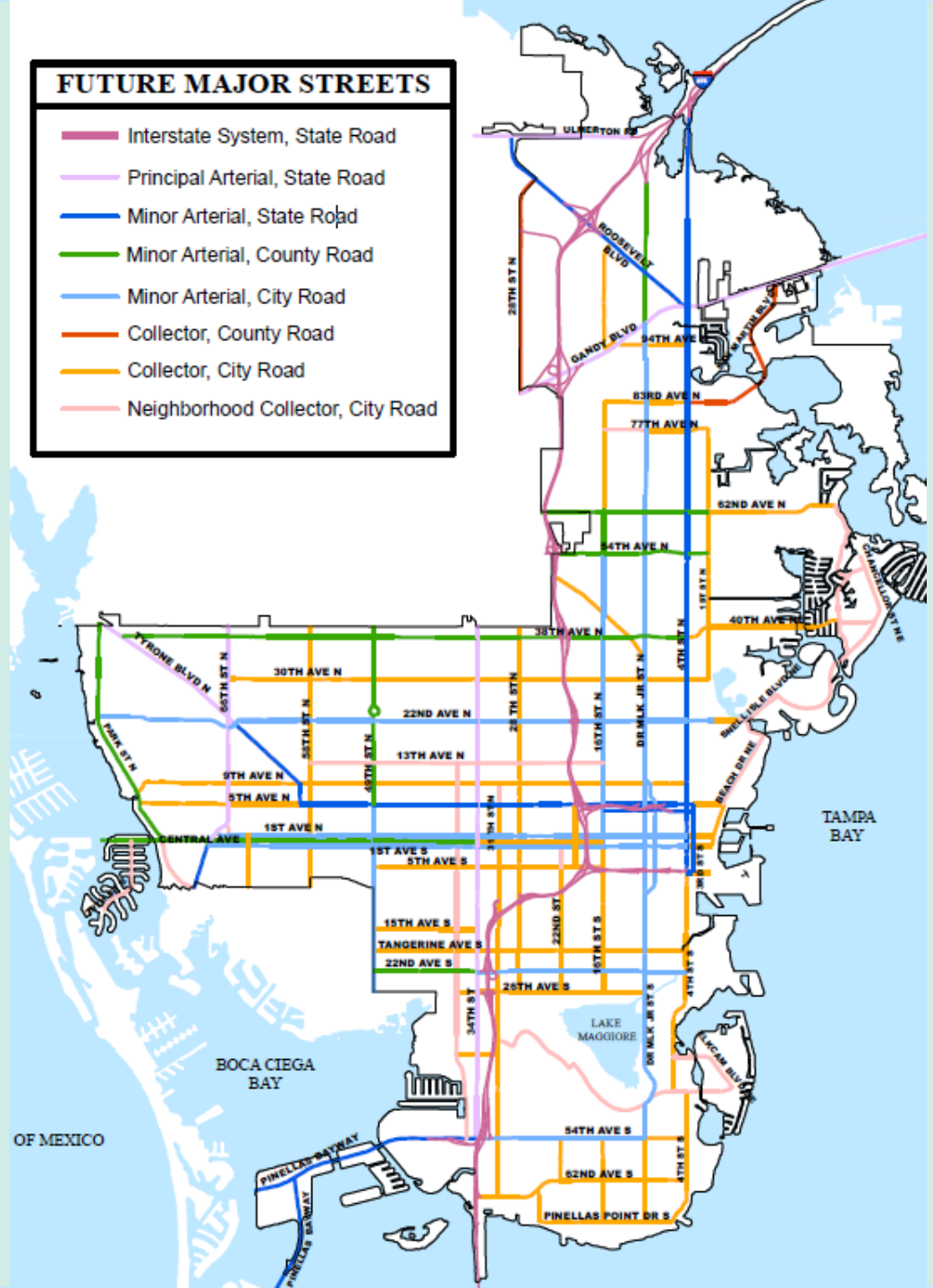
- Fourplex
- Two houses with two ADUs
- Duplex with two ADUs



# NTM ZONING DISTRICT Text Amendment - 2019

## LDR Section 16.20.015 NTM.1 Standards and Locational Criteria:

- Within 175-feet of the centerline of a *Future Major Street* or *High-Frequency Transit Route* with maximum 35-minute head-way;
- Adjacent to a public alley;
- In a traditional neighborhood;
- Retains direct connectivity to one or more adjoining *Future Major Streets* or *High-Frequency Transit Routes*; and
- Is located outside of the designated Coastal High Hazard Area ("CHHA").





# NTM ZONING DISTRICT

## Text Amendment - 2019

### Lot Standards

Lot Area, Minimum:	1,452 sf
Lot Width Minimum:	20 ft

### Lot Coverage

Impervious Surface, Maximum:	75%
Building Coverage, Maximum:	60%

### Density

Density, Maximum:	30 units/acre
-------------------	---------------

### Intensity

Intensity, Maximum:	0.50 FAR
Intensity, Bonus	0.20 FAR

### 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





# NTM-1 ZONING DISTRICT Text Amendment - 2019

## Entrance Standards

**Detached House:** 1 entrance facing primary street.

**Duplex, Triplex and Fourplex:** : 1 entrance minimum, 2 entrances maximum, facing the primary street. Corner lots shall have each entrance facing a different street, except where entrances are provided from within an interior hallway.

**Bungalow Court:** Each main entrance shall face the shared court. Cottages abutting the primary street shall have the main entrance facing primary street.

## NTM-1 Details Entrance locations





# NTM ZONING DISTRICT

## Text Amendment - 2019

### Maximum Building Height

#### Principal Structure:

Roofline: 24 ft

Roof Peak: 36 ft

#### Accessory Structure:

Roofline: 20 ft

Roof Peak: 30 ft

#### Building Setbacks:

Front Steps: 8 ft

Front Porch: 12 ft

Front Bldg: 18 ft

Side, Interior: 3 ft

Site, Street: 8 ft

Rear, Alley: 22 ft, including alley width

**Maximum Building width 40 ft**

**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



# NTM ZONING DISTRICT Text Amendment - 2019



## Historic Preservation

For properties listed as a local landmark or contributing resource in the:

- **St. Petersburg Register of Historic Places**
- **National Register of Historic Places**

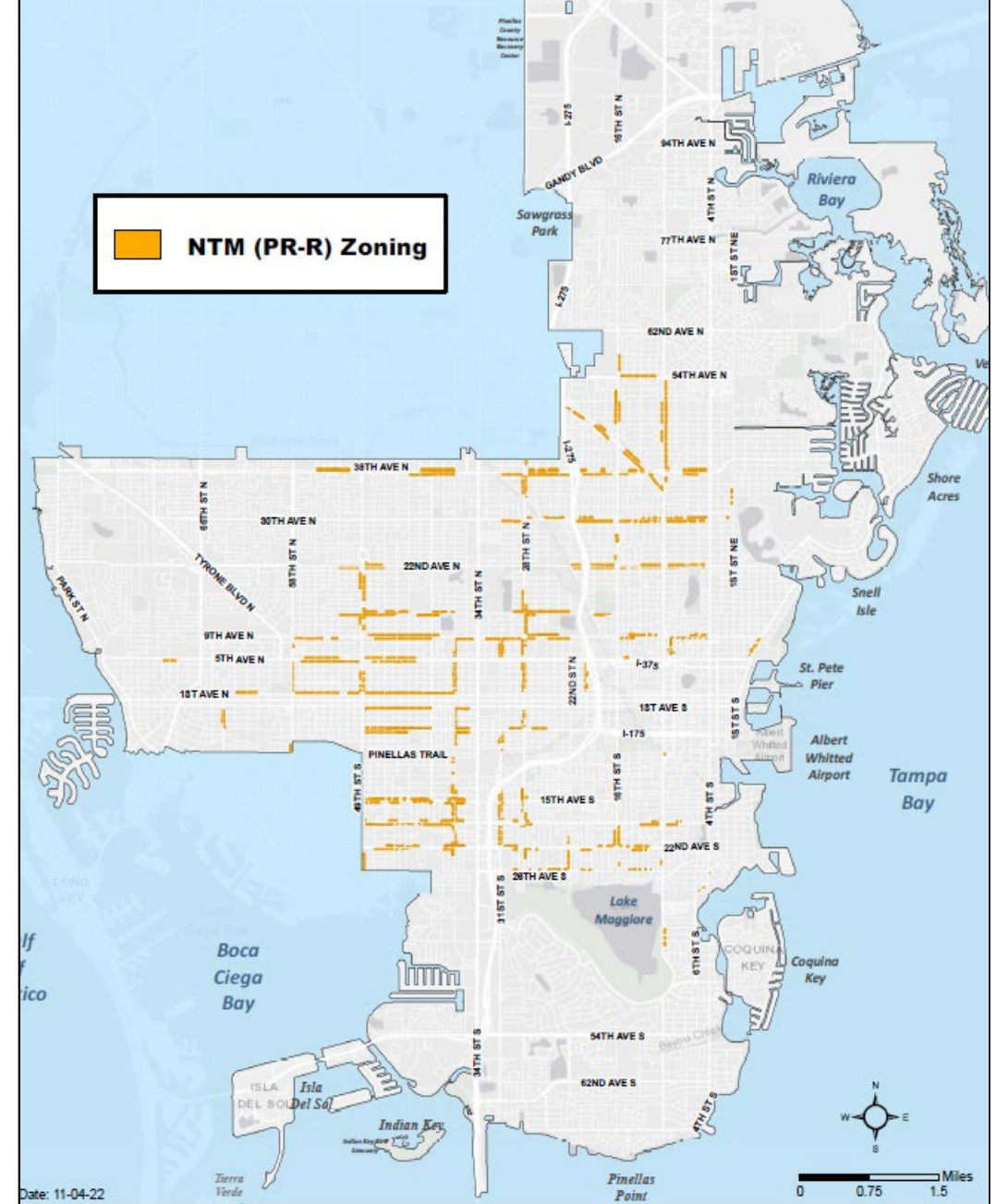
...any additional new units are allowed when adaptively established within the existing principal structure.

Additions and accessory buildings may include new dwelling units when designed subordinate to the principal structure and in accordance with the applicable review procedures.



# NTM-1 MAP AMENDMENT

Proposed NTM-1 Zoning within the Planned Redevelopment – Residential (PR-R) Future Land Use category.



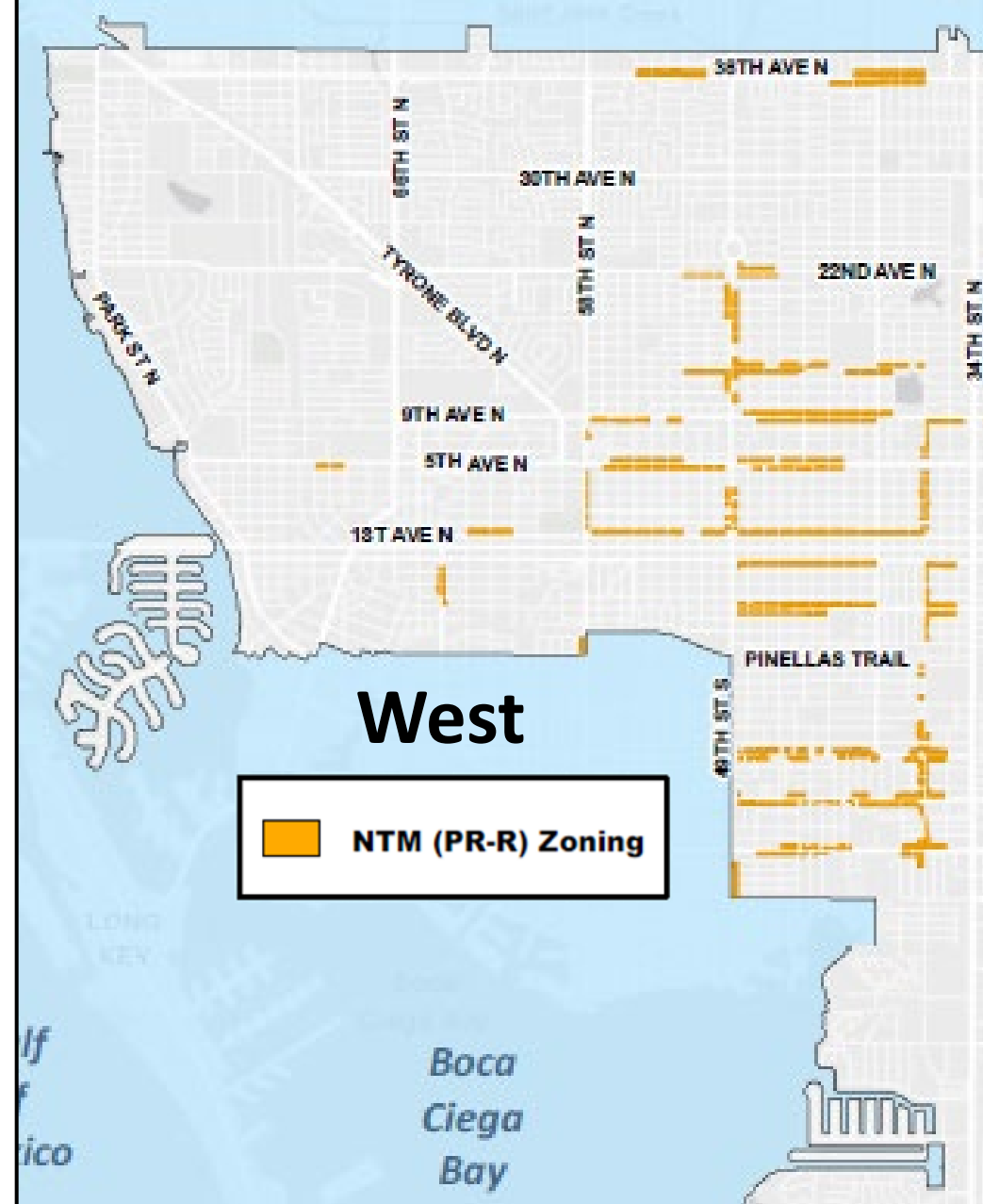
## NTM-1 Zoning Map Amendment



# NTM-1 MAP AMENDMENT

Proposed NTM-1 Zoning within the  
Planned Redevelopment - Residential (PR-R)  
Future Land Use category:

**West of 34<sup>th</sup> Street and south of  
38<sup>th</sup> Avenue N.**

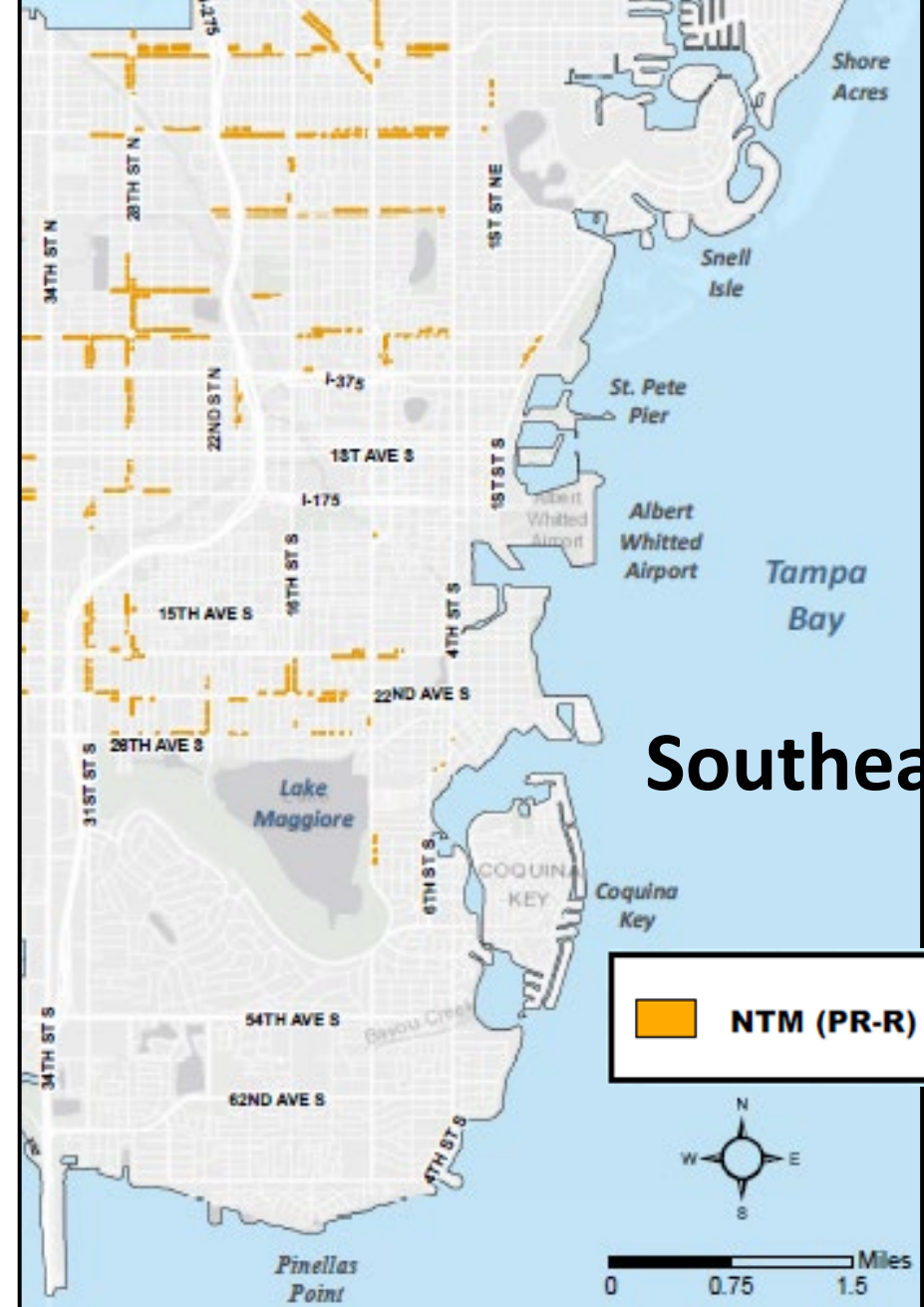




# NTM-1 MAP AMENDMENT

Proposed NTM-1 zoning within the Planned Redevelopment – Residential (PR-R) Future Land Use category.

**South of 38<sup>th</sup> Avenue North and east of 34<sup>th</sup> Street**

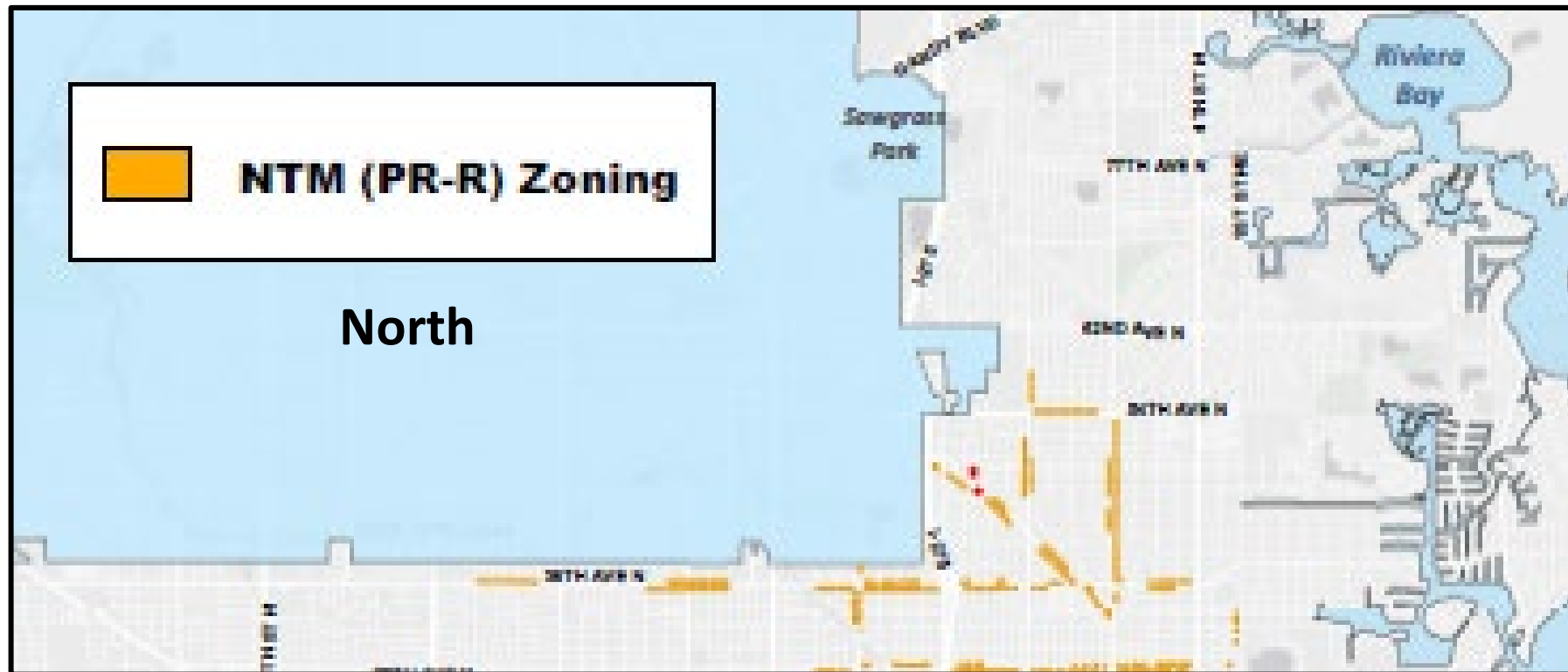


**Southeast**



# NTM-1 MAP AMENDMENT

Proposed NTM-1 zoning within the Planned Redevelopment – Residential (PR-R)  
Future Land Use category.  
**North of 38<sup>th</sup> Avenue N**



**NTM-1 Zoning Map Amendment**



## Change in Development Potential: NT to NTM-1

Existing NT	Proposed NTM-1
<b>15 dwelling units/acre</b>	<b>30 dwelling units/acre</b>
<b>Impervious Surface: 65%</b>	<b>Impervious Surface: 75%</b>
<b>Lot Area, Minimum: 4,500 SF</b>	<b>Lot Area, Minimum: 1,452 SF per unit</b>
<b>Lot Width, Minimum: 45 ft.</b>	<b>Lot Width, Minimum: 20 ft</b>
<b>Building Setbacks:</b>	<b>Building Setbacks:</b>
Front yard: 25 ft	Front yard: 18 ft
Street Side: 12 ft	Street Side: 8 ft
Interior Side: 6 ft	Interior Side: 3 ft
Rear yard: 6 to 10 ft	Rear yard: 6 ft





# Amendment Schedule

## NTM-1 Rezoning/Map Amendment Schedule

- 11.04.22** Sent Public Meeting Notification
- 12.09.22** Mail Notification for Public Hearings
- 12.13.22** CPPC Workshop
- 01.09.23** Mail Additional Notification for City Council Meetings (as needed)
- 01.10.23** CPPC Public Hearing
- 02.09.23** City Council First Public Hearing (*tentative*)
- 03.09.23** City Council Final Public Hearing (*tentative*)

## Virtual Meetings

**November 15, 2022**, from 12:00 – 1:30 PM

**November 16, 2022**, from 6:30 – 8:00 PM

## In-Person Meetings

**November 14, 2022**, 6:30 – 8:00 PM at  
Childs Park Recreation Center, 4301 13th Ave. S.

**November 15, 2022**, 6:30 – 8:00 PM at  
Roberts Recreation Center, 1246 50th Ave. N.

**December 13, 2022**, starting at 2:00 PM  
CPPC Workshop; City Council Chamber,  
City Hall, 175 5th St. N.



# QUESTIONS?





# NTM-1 MAP AMENDMENT COMMUNITY OUTREACH

Planning and Development Services Department, City of St. Petersburg

