



November 4, 2022

Subject: Rezoning of property to NTM-1 (Neighborhood Traditional Mixed Residential)

Dear Property Owner (and Other Interested Citizens):

The City of St. Petersburg is initiating a rezoning of qualified properties to NTM-1 (Neighborhood Traditional Mixed Residential). The NTM-1 zoning category will *increase* the existing development potential to 30-units per acre and allow a more comprehensive list of building typologies, including single family, accessory dwelling unit, duplex, triplex, fourplex, and bungalow or cottage court. If you received a direct mail notification for this city-initiated rezoning application, then you are the registered owner of a qualified property that is scheduled to be included.

INTRODUCTION

The City is implementing a housing development and affordability initiative that includes new and improved housing programs, text amendments to the City's Comprehensive Plan and Land Development Regulations ("LDRs"), and associated map amendments to the *Official Zoning Map* and *Future Land Use Map*. Earlier text amendments and this proposed map amendment is intended to enable a variety of dwelling units in response to market demands from first-time home buyers, smaller families, couples, retirees aging in place, adults with disabilities, car-free households, and many others.

BACKGROUND

In the Spring 2017, City Development Administration, working with Planning and Development Services Department staff, began a comprehensive review of the City's existing housing programs and land use and zoning strategies. On March 22, 2018 [[Archived Video LINK](#)], and again on April 19, 2018 [[Archived Video LINK](#)], the City Council convened as the Committee of the Whole ("COW") and received detailed presentations from the City's Planning and Development Services Department and Housing and Community Development Department. The purpose of the first meeting was to review existing programs, land use and zoning policies. The second meeting reviewed key considerations and possible next steps.

Following the COW, a series of public engagement meetings were hosted at the Main Library throughout the Summer 2018. At the first two (2) meetings, attendees discussed density, building typologies, and the potential creation of one or more zoning categories to provide a variety of urban housing choices in medium-density building types. At the third meeting, attendees discussed transportation initiatives, which emphasized the relevance of Future Major Streets and High Frequency Transit Routes when considering multi-modal investments, parking reductions, and adjacent land use decisions.

Following the initial series of public engagement meetings, City staff continued working with related stakeholders including the Pinellas Realtors Organization (“PRO”), St. Petersburg Area Chamber of Commerce, Council of Neighborhood Associations (“CONA”), Forward Pinellas (countywide land planning agency), Tampa Bay Builders Association (“TBBA”), City’s Housing Land Use and Transportation Committee (“HLUT”), City’s Community Housing Policy Group (“CHPG”) and City Council.

Finally, in the Summer 2019, additional public engagement meetings were hosted at the Main Library to discuss details of the emerging plan to create a new zoning category named NTM-1. The new zoning category, which was processed as a text amendment to City Code [Section 16.20.015](#), was officially adopted by City Council on December 12, 2019, as Ordinance 405-H (LDR 2019-05) [[Archived Video LINK](#)]. *See resource link below and Appendix A.*

The beginning of a vision plan named StPete2050, combined with COVID-19 shutdowns commencing on March 17, 2020, and multiple City Council meetings to discuss amending the location criteria of the NTM-1 zoning category delayed processing of the associated map amendment, which is now the subject of this application.

The current map amendment application is being processed as *ZM-15: NTM-1 (Neighborhood Traditional Mixed Residential)*. The proposed map amendment will rezone approximately 2,956 parcels from single-family zoning to NTM-1 thereby increasing the existing development potential to 30-units per acre and allowing a more comprehensive list of building typologies up to a maximum four (4) units per building.

PROJECTED TIMELINE

Please note that the projected timeline is subject to change. Scheduling updates will be emailed to the contact registry and posted on the project website.

The Planning and Development Services Department will host two (2) in-person meetings and two (2) virtual meetings to explain the rezoning application process and answer any questions you may have. The virtual meetings will be recorded and posted online for anytime viewing:

Virtual Information Meetings:

- November 15, 2022, from 12:00 PM – 1:30 PM EST: The first virtual meeting.
[Zoom Meeting Link](#)
- November 16, 2022, from 6:30 PM – 8:00 PM EST: The second virtual meeting.
[Zoom Meeting Link](#)

In-Person Information Meetings

- November 14, 2022, from 6:30-8:00 PM EST: The first in-person meeting will be hosted at the Childs Park Recreation Center, 4301 13th Ave S, St. Petersburg, FL 33711.
- November 15, 2022, from 6:30 PM – 8:00 PM EST: The second in-person meeting will be hosted at the Roberts Recreation Center, 1246 50th Ave N, St. Petersburg, FL 33703.
- December 13, 2022, 2:00 PM EST: CPPC Workshop; City Council Chamber, City Hall, 275 5th Street North, St. Petersburg, FL 33701.

Following these information meetings, the rezoning application will immediately proceed to public hearing review by the City's Community Planning and Preservation Commission ("CPPC"), City Council, and other external agencies. All the following meeting dates are *tentative*:

- January 10, 2022, 2:00 PM EST: CPPC Public Hearing; City Council Chamber, City Hall, 275 5th Street North, St. Petersburg, FL 33701.
- February 9, 2023, TBD: City Council 1st Reading and 1st Public Hearing; City Council Chamber, City Hall, 275 5th Street North, St. Petersburg, FL 33701.
- March 9, 2023, TBD: City Council 2nd Reading and Adoption Public Hearing; City Council Chamber, City Hall, 275 5th Street North, St. Petersburg, FL 33701.

RESOURCES

Project Website

The project website features an overview of the rezoning application, links to past meetings and their associated presentations and reports, links to supplemental resources, and a schedule for upcoming meetings, click here:

[NTM-1 Rezoning Application Process \(stpete.org/planning_housing\)](https://stpete.org/planning_housing)

NTM-1 Development Standards

For more information on the NTM-1 development standards, click here:

[NTM-1 Zoning Category](#)

Public Comments

For information updates and to submit written comments, please join the mailing list. The subject line will auto-fill with *ZM-15: NTM-1 Rezoning Application*. Public comments should include your name and address and distinguish whether you are a subject owner, impacted neighbor, or interested citizen. All written comments become part of the public record and may be included, by attachment, with related City staff reports and posted on the application website, click here:

[Email City Staff](#)

The City of St. Petersburg's Planning and Development Services Department looks forward to working with you on this important application. If you have any questions or require additional information, please contact Ann Vickstrom, Planner II, (727) 892-5807, Ann.Vickstrom@stpete.org.

Respectfully,



Derek Kilborn, Manager

Urban Planning and Historic Preservation Division
Planning and Development Services Department
One 4th Street North, St. Petersburg, Fla. 33701

Derek.Kilborn@stpete.org

(727) 893-7872



Ann Vickstrom, Planner II

Urban Planning and Historic Preservation Division
Planning and Development Services Department
One 4th Street North, St. Petersburg, Fla. 33701

Ann.Vickstrom@stpete.org

(727) 892-5807

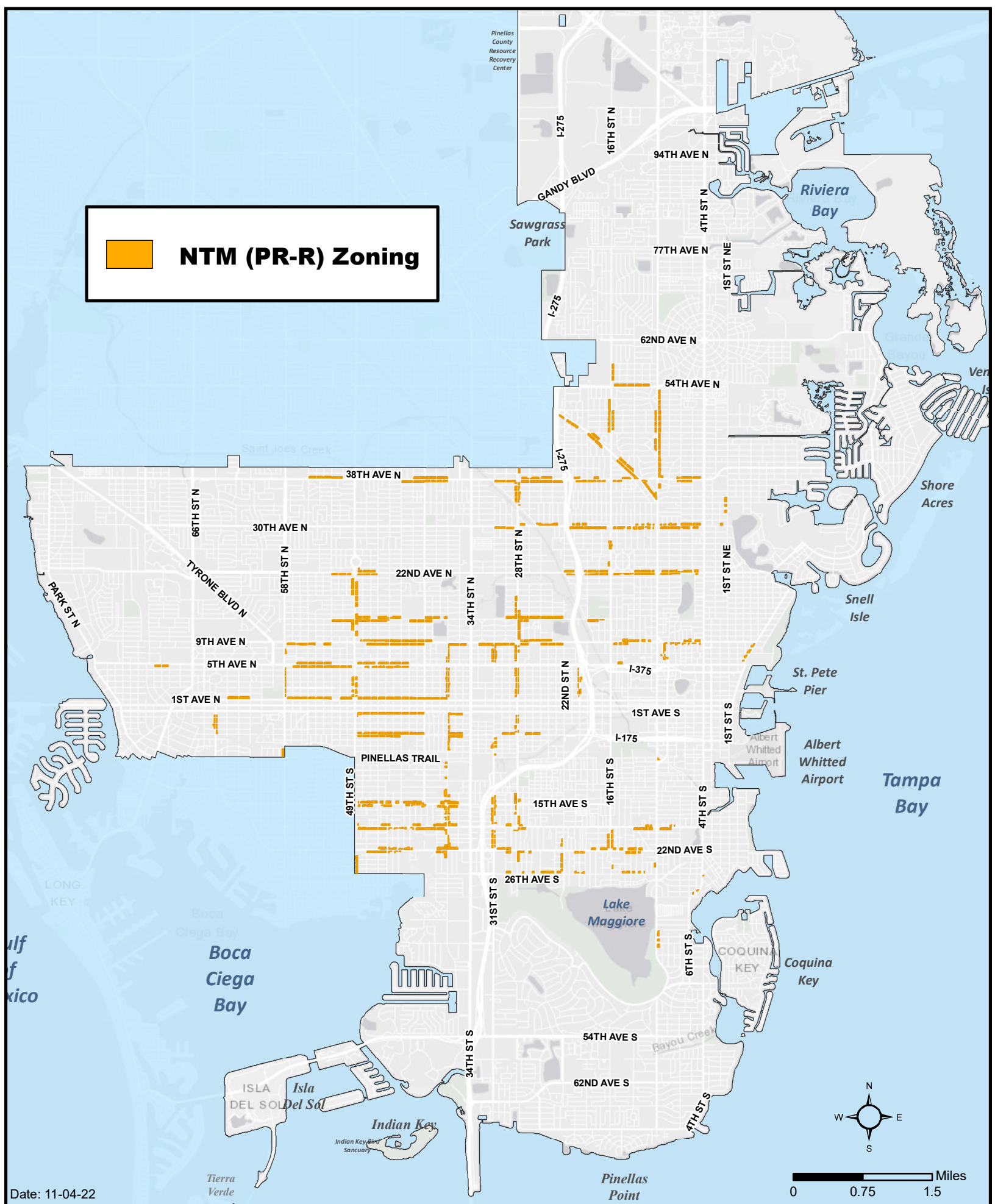
November 7, 2022

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Attachment A: Related NTM-1 Map showing subject parcels for rezoning
Attachment B: Housing Initiatives

ATTACHMENT A: NTM-1 MAP

 **NTM (PR-R) Zoning**



Date: 11-04-22

Planning and Development Services
City of St. Petersburg

NTM (Neighborhood Traditional Mixed Residential) Zoning

ATTACHMENT B: HOUSING INITIATIVES

LGCP 2019-01, Ordinance 385-H

Adopted September 5, 2019

Amended the City's *Comprehensive Plan* adding a definition for accessory dwelling unit; amending the definition for Coastal High Hazard Area ("CHHA"); exempting accessory dwelling units from the residential density calculation when located within the Residential Low, Residential Urban, Residential Low Medium, Residential Medium, Residential High, Residential/Office General, Community Redevelopment District, and Planned Redevelopment-Residential Future Land Use map categories; and replacing Map 15 showing the updated CHHA.

Amended the City's *Vision 2020 Special Area Plan* updating maps depicting the areas of the City designated PR-R, PR-MU, and PR-C; amended category descriptions for PR-R and PR-MU allowing for increased densities; increased the allowable workforce housing density bonus, updated the Workforce Housing Density Bonus Program; updated miscellaneous tables, LDR references, website addresses, reformatted narrative, and deleted obsolete language.

LGCP 2019-02, Ordinance 396-H

Adopted November 14, 2019

Amended the City's *Comprehensive Plan* adding a definition for Missing Middle housing, increasing the allowable density for Missing Middle housing within the Planned Redevelopment-Residential, Planned Redevelopment-Mixed Use, and Residential Medium Future Land Use map categories from 15 to 30 units per acre.

LDR 2019-03, Ordinance 375-H

Adopted September 5, 2019

Amended the *City Code, Chapter 16, Land Development Regulations* reducing the minimum lot area requirement for accessory dwelling units; eliminating the minimum unit size for multi-family dwelling units; reducing the minimum number of parking spaces required for multi-family dwelling units with addition reductions for workforce housing, age-restricted housing, and proximity to high frequency transit routes; and exempted or reduced certain design standards for certified affordable and workforce housing units.

LDR 2019-05, Ordinance 405-H

Adopted December 12, 2019

Amended the *City Code, Chapter 16, Land Development Regulations* creating a new zoning category Neighborhood Traditional Mixed Residential (NTM) to allow certain Missing Middle building typologies including single-family, duplex, triplex, fourplex, and bungalow courts; and increasing the workforce housing density bonus from 6 to 8, 6 to 10, and 10 to 15 units per acre, where allowed.

LDR 2019-06, Ordinance 396-H

Adopted November 14, 2019

Amended *City Code, Chapter 16, Land Development Regulations* relating to the Downtown Center zoning categories by recalibrating the FAR bonuses for streamline and public hearing approval for

the purpose of prioritizing affordable and workforce housing units; increasing the FAR exemption for workforce housing; and other zoning modifications including the prohibition of drive-thru facilities, reduced parking requirements for retail, restaurant, brewery, and service uses, amendments to the standards for Pedestrian Level “A” and “B” Streets, eliminating redundancies, and updating the building and site design standards.

[No Application Number] Ordinance 485-H and 486-H

Adopted October 14, 2021

Amended *City Code, Chapter 17.5, Housing Assistance* adding an alternative site plan review procedure for evaluating affordable housing proposals in certain industrial and residential areas of the City pursuant to Florida Statute 166.04151(6). This amendment implements Florida House Bill 1339 (“HB 1339”). Proposals reviewed under this alternative procedure shall have minimum location, size, and density requirements and include a restrictive covenant regulating affordability to qualified buyers or renters at 120-percent (%) of area median income or below for a minimum period of 30 years.

[No Application Number] Ordinance 520-H

Adopted September 15, 2022

Amended *City Code, Chapter 17.5, Housing Assistance* adding an alternative site plan review procedure for evaluating affordable housing proposals in certain commercial and industrial areas of the City pursuant to Florida Statute 166.04151(6). This amendment implements Florida Senate Bill 962 (“SB 962”), which is a companion bill to HB 1339. Proposals reviewed under this alternative procedure shall have minimum location, size, and density requirements and include a restrictive covenant for a minimum period of 30 years. At least 30-percent of the total number of residential dwelling units shall be subject to the City’s Workforce Housing Program; at least 50-percent of these workforce housing units shall be available to qualified buyers or renters at 80-percent of the area median income.

LDR 2022-01, Ordinance 509-H

Adopted July 14, 2022

Amended the *City Code, Chapter 16, Land Development Regulations* expanding Accessory Dwelling Units (“ADUs”) into the NT-3 (Neighborhood Traditional) and NS (Neighborhood Suburban) zoning categories, subject to minimum location and lot area requirements. The amendments also included a possible parking variance for ADUs located within 1/8-mile of a High Frequency Transit Route.