SUN COAST SECTION APA: MISSING MIDDLE HOUSING

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SUN COAST APA: MISSING MIDDLE HOUSING

October 17, 2018 | SPC Clearwater Campus

PART 1:   **INTRODUCTION**

PART 2:   **BUILDING TYPOLOGIES**

PART 3:   **MAP AMENDMENTS**

PART 4:   **PARKING and TRANSPORTATION**

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City Administration

City Council

Housing, Land Use, Transport. Committee

Affordable Housing Advisory Committee

Development Review Commission

Community Planning and Pres. Commission

Forward Pinellas

PUBLIC STAKEHOLDERS

Residents

Business Owners

Affordable Housing Developers

Home Builders

Lending Institutions

St. Petersburg Area Chamber of Commerce

Council of Neighborhood Associations

Individual Neighborhood Associations

2017 Land Use Working Group

Pinellas Realtors Organization

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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.[1] 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 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.
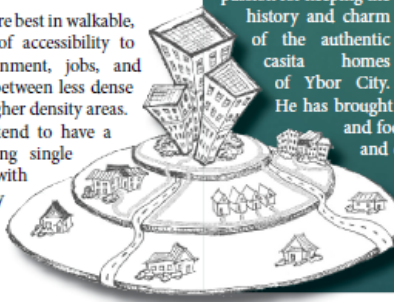
Who does it serve?

Missing Middle housing helps create urban, walkable neighborhoods with smaller residences located in close proximity to daily destinations, while serving a broad market; first-time home buyers, smaller families, couples, retirees looking to age in place, adults with disabilities, car-free households, and many others. including: first-time home buyers, smaller families, couples, retirees who desire to age in place, adults with disabilities, car-free households, and many others. Several local communities have identified Missing Middle housing as a viable option to provide a wider selection of choices across many income levels because of its appeal to different types of home buyers, lower associated entry costs, and traditional architectural style.

Missing Middle Housing Profile for Pinellas County

As seen in the heat map on the right, the majority of Missing Middle housing types are located in our historically denser neighborhoods like Dunedin, Gulfport, St. Petersburg, Clearwater, and Largo. In density and scale, Missing Middle housing falls in between lower-density single-family neighborhoods and denser multifamily buildings, with design elements that encourage walking, biking, and transit use. This development pattern is ideal for providing transitional zones between denser mixed-use areas—particularly those served by transit—and surrounding lower-density neighborhoods. Appropriate locations include on the perimeter of downtowns or town centers; adjacent to commercial corridors; between single-family neighborhoods and denser multifamily areas; or on collector roadways that serve as borders between single-family neighborhoods.

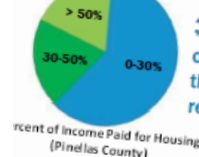Density Heat Map: Missing Middle Housing

Low — High

Missing Middle Statistics

In 2016, Tampa Bay had the **fourth highest** population growth in the nation[2]

Over **77%** of Pinellas County's households are **without children**, yet almost **half** of the housing stock is detached single-family[3]

Missing Middle housing containing "2-9 units" accounts for only **13%** of the housing stock in Pinellas County[4]

39% of households are cost burdened and pay more than 1/3 of their income on rent or mortgage costs[5]

Percent of Income Paid for Housing (Pinellas County)
> 50%
30-50%
0-30%

By 2070, the amount of undeveloped land in Florida is projected to **shrink** by **15%**[6]

Statewide 2010 Baseline
Developed
Protected
Other

Redevelopment has become a strategy used by many developers to meet the demand for housing[7]

The current **demand** for walkable living choices exceeds the

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TEXT AMENDMENTS	**MAP AMENDMENTS**	**HOUSING PROGRAMS**
Countywide Plan Rules	Countywide Plan Map	Amend Existing
Comprehensive Plan	Future Land Use Map	Establish New
Vision 2020 Plan	Official Zoning Map	
City Code		

- Individual amendments may be brought forward as stand-alone applications
- First amendment applications may be ready by early October

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04.64 dwelling units per acre

60.78 dwelling units per acre

Garage Apartment / Carriage House. This Building Type is a secondary structure typically located at the rear of a lot. It typically provides either a small residential unit, home office, or other small home occupation, commercial, or service use that may be above a garage or at the ground level.
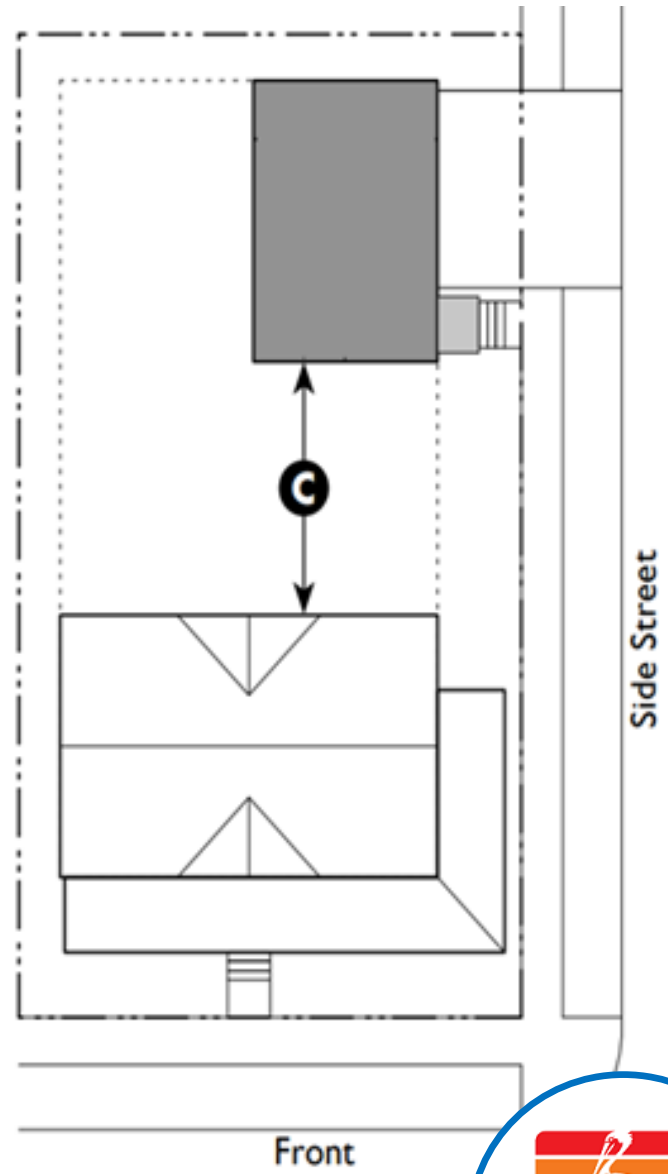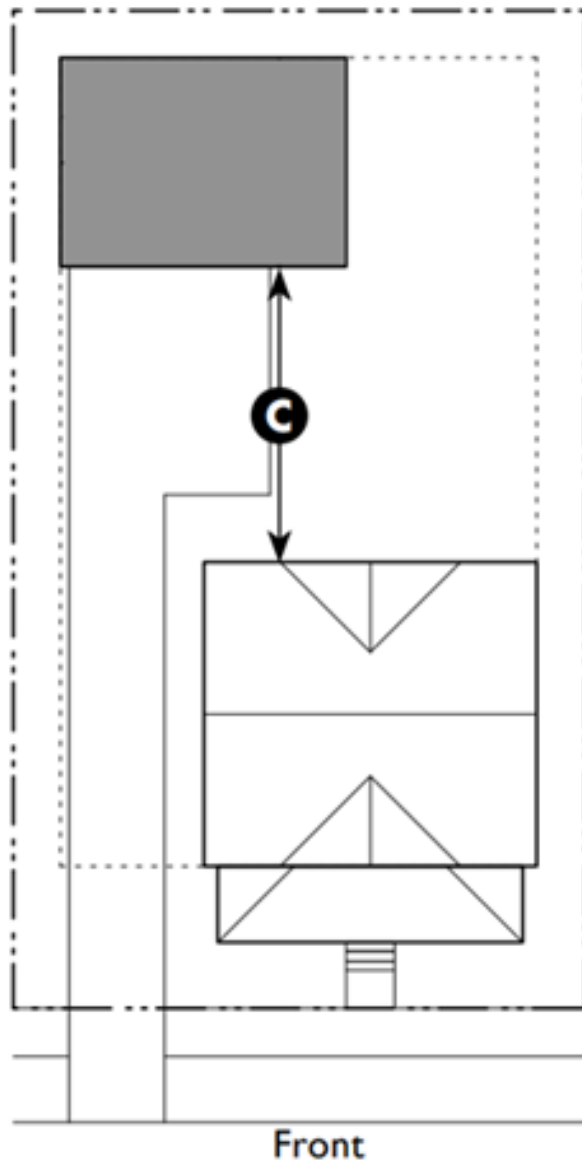
Mixed Unit Types, "ACCESSORY DWELLING UNIT ("ADU")"

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Mixed Unit Types, "ACCESSORY DWELLING UNIT ("ADU")"

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Front

Side Street

Front

Mixed Unit Types, "ACCESSORY DWELLING UNIT ("ADU")"

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28.09 dwelling units per acre

13.00 dwelling units per acre

Duplex. This Building Type is small to medium-sized structure that consists of two side-by-side or stacked dwelling units, both facing the roadway, and within a single building massing. The Building Type has the appearance of a medium to large single-family house and is appropriately scaled to fit within primarily single-family or medium density neighborhoods.

Mixed Unit Types, "DUPLEX"

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1939 13th Avenue South

2416 8th Avenue South

Mixed Unit Types, "DUPLEX"

19.36 dwelling units per acre

26.81 dwelling units per acre

17.42 dwelling units per acre

Mixed Unit Types, "DUPLEX"

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30.98 dwelling units per acre

26.81 dwelling units per acre

Mixed Unit Types, "DUPLEX"

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Alley

Side Street

Front

Mixed Unit Types, "DUPLEX"

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41.68 dwelling units per acre

19.59 dwelling units per acre
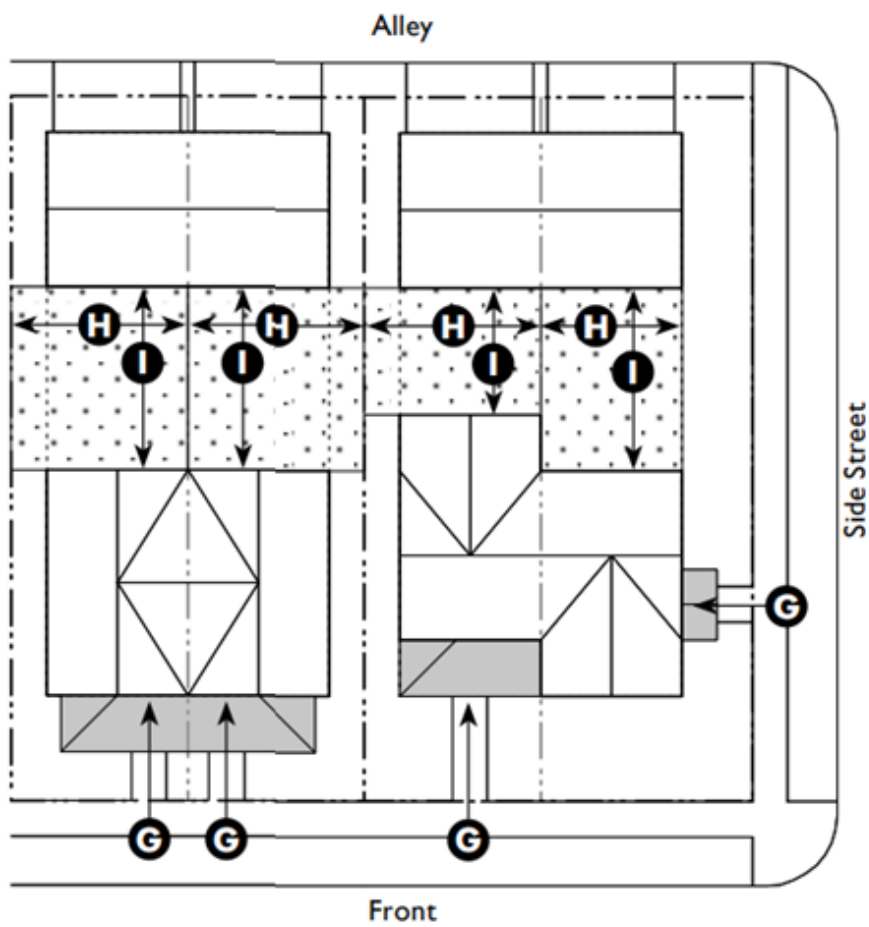
Multi-Plex, Small. This Building Type is a medium structure that consists of three (3) to six (6) side-by-side and stacked dwelling units typically with one shared entry or individual entries along the front. This type has the appearance of a medium sized house and is appropriately scaled to fit sparingly within single-family and medium-density neighborhoods.

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61.40 dwelling units per acre

Mixed Unit Types, "MULTI-PLEX, LARGE"

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Multi-Plex, Small

1110 8th Street North

5,000 SF or 0.11 acres

4 units; 34.85 units per acre

0 parking spaces

Mixed Unit Types, "MULTI-PLEX, SMALL"

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41.72 dwelling units per acre

Mixed Unit Types, "MULTI-PLEX, SMALL"

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36.3 dwelling units per acre

Mixed Unit Types, "MULTI-PLEX, SMALL"

25.89 dwelling units per acre

Mixed Unit Types, "MULTI-PLEX, SMALL"

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Side Street

Front
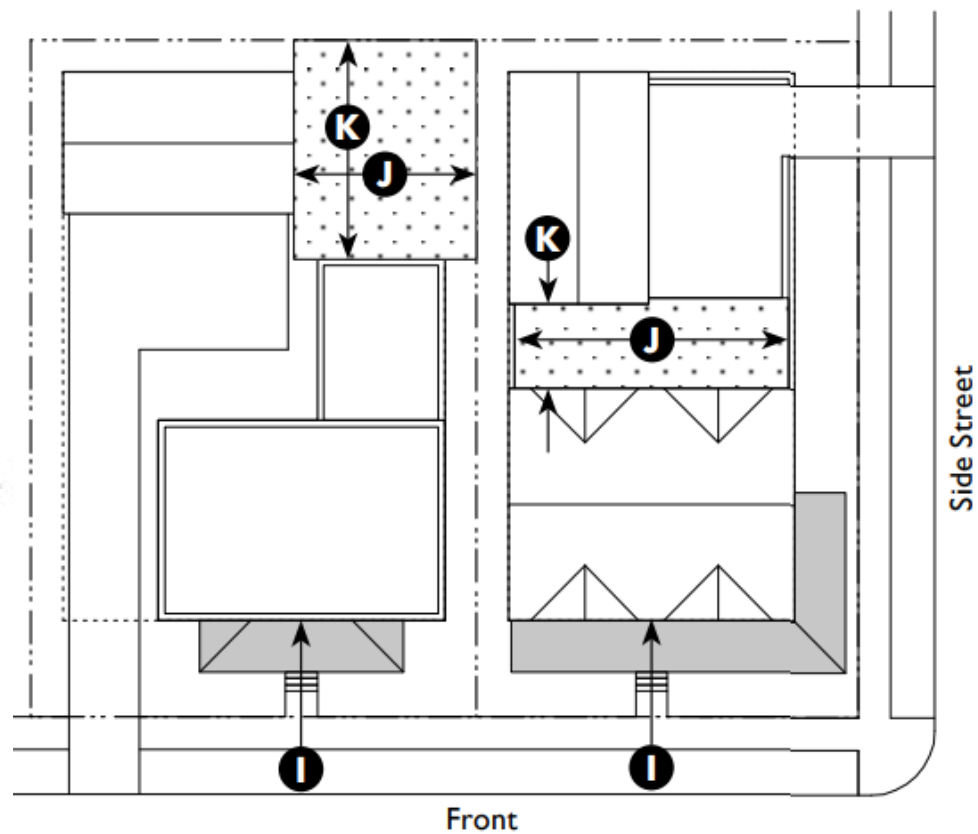
Mixed Unit Types, "MULTI-PLEX, SMALL"

32.35 dwelling units per acre

Bungalow Court / Tiny Houses. This Building Type consists of a series of small, detached structures, providing multiple units arranged to define a shared court that is typically perpendicular to the roadway. The shared court takes the place of a private rear yard and becomes an important community-enhancing element of the Building Type.

28.0 dwelling units per acre

Mixed Unit Types, "BUNGALOW COURT" and "TINY HOUSES"

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38.72 dwelling units per acre

Mixed Unit Types, "BUNGALOW COURT" and "TINY HOUSES"

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51.63 dwelling units per acre

Mixed Unit Types, "BUNGALOW COURT" and "TINY HOUSES"
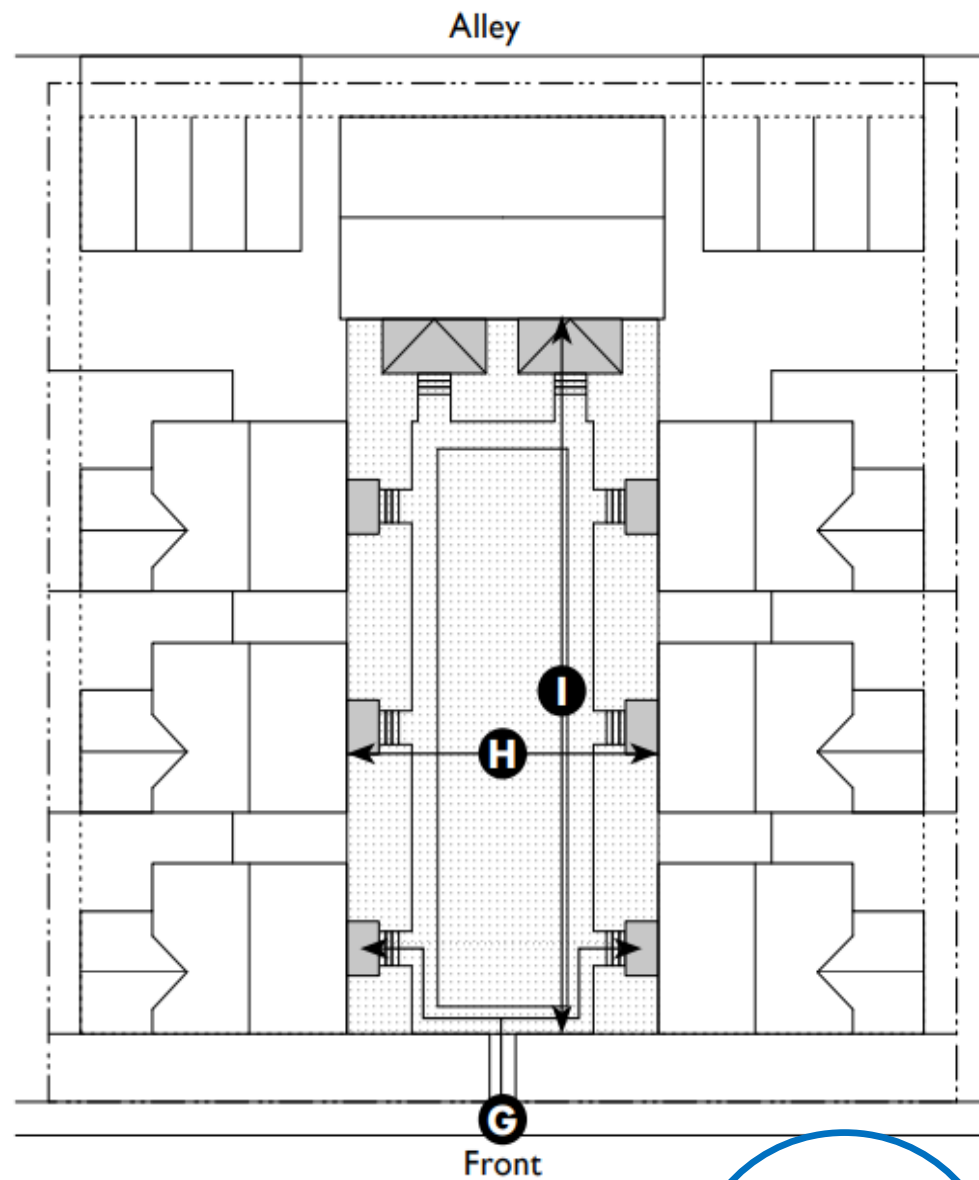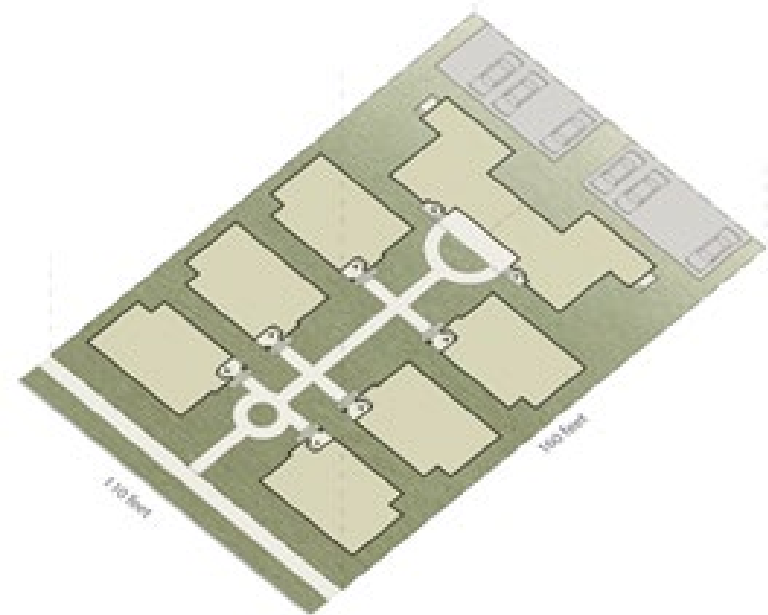
27.37 dwelling units per acre
Lot 95 x 134; Units 392 SF

41.06 dwelling units per acre
Lot 47.5 x 134; Units 270 SF

Mixed Unit Types, "BUNGALOW COURT" and "TINY HOUSES"

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Alley

Front

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25.93 dwelling units per acre

34.64 dwelling units per acre

Courtyard Building. This Building Type is a medium to large sized structure that consists of multiple side-by-side and stacked dwelling units accessed from a courtyard or series of courtyards. Each unit may have its own individual entry, or up to three (3) units may share a common entry. This type is appropriately scaled to fit sparingly within single-family and medium density neighborhoods.

Mixed Unit Types, "COURTYARD BUILDING"

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Side Street

G

F

G

F

E   Front
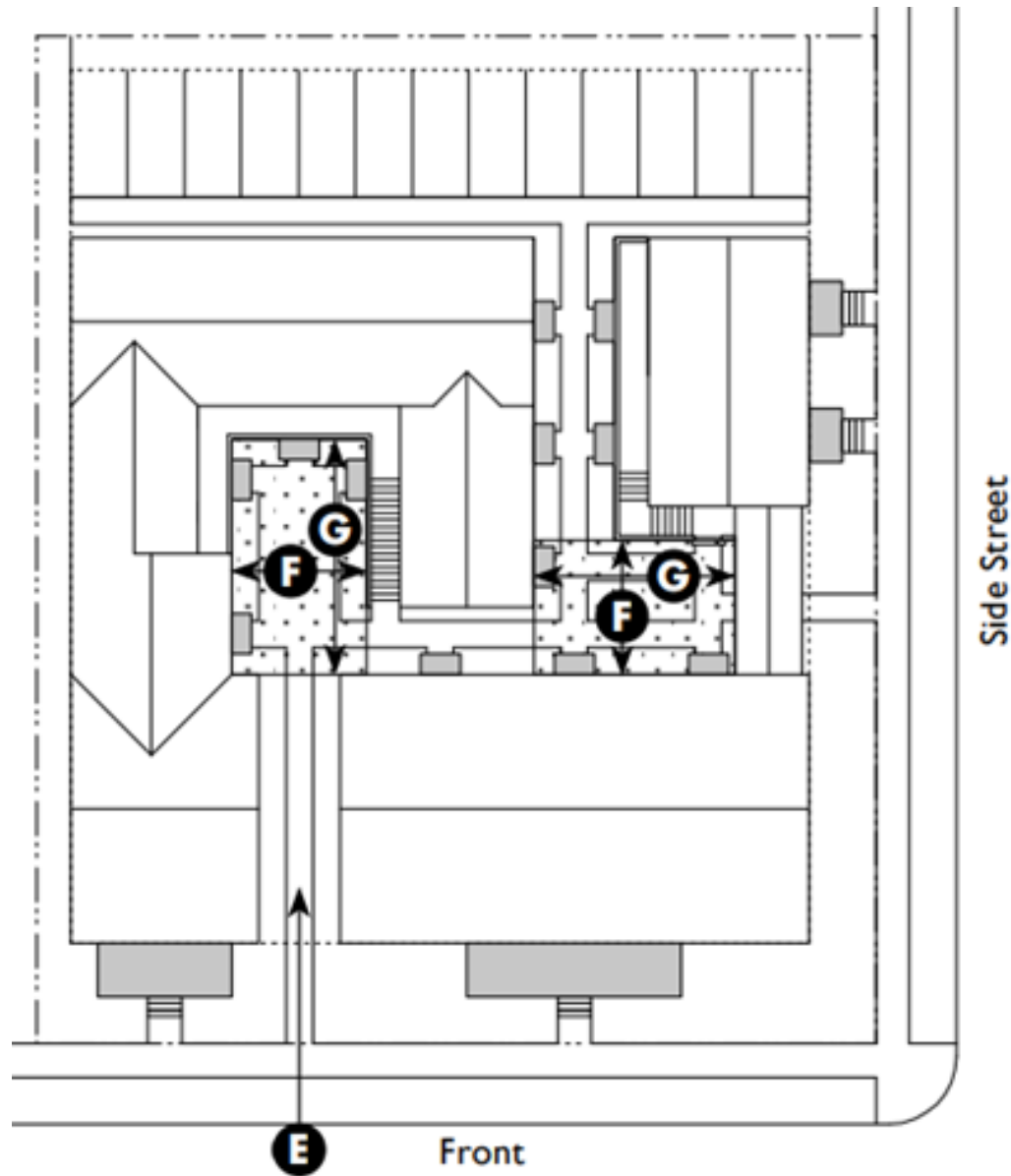
Mixed Unit Types, "COURTYARD APARTMENTS"

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21.86 dwelling units per acre

Townhouse. This Building Type is a small to medium sized attached structure that shares a common party wall with another of the same type. Alternative forms include detached, rowhouses that are sometimes referred to as skinny houses. This Building Type is typically located within medium density neighborhoods or in a location that transitions from a single-family into a Future Major Street. Syn: Rowhouse, Skinny House

Mixed Unit Types, "TOWNHOUSE" and "SKINNY HOUSE"

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11.84 dwelling units per acre

Mixed Unit Types, "TOWNHOUSE" and "SKINNY HOUSE"

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54.45 dwelling units per acre

57.17 dwelling units per acre

Multi-Plex, Large. This Building Type is a medium to large sized structure that consists of seven (7) to 12 side-by-side and stacked dwelling units, typically with one shared entry. This Building Type is appropriately scaled to fit within medium density neighborhoods or sparingly within large lot single-family neighborhoods.

Mixed Unit Types, "MULTI-PLEX, LARGE"

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80.48 dwelling units per acre

Mixed Unit Types, "MULTI-PLEX, LARGE"

38.92 dwelling units per acre

43.04 dwelling units per acre

41.23 dwelling units per acre

52.27 dwelling units per acre

Mixed Unit Types, "MULTI-PLEX, LARGE"

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	NTM-1	NTM-2
Carriage House	NTM-1	
Detached House, Medium	NTM-1	
Detached House, Compact	NTM-1	
Duplex	NTM-1	
Multi-Plex, Small	NTM-1	NTM-2
Bungalow Court	NTM-1	NTM-2
Courtyard Building	NTM-1	NTM-2
Townhouse and Detached, Row House		NTM-2
Multi-Plex, Large		NTM-2

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AVENUE

AVENUE

NTM-1 and NTM-2 Zoning Categories

AVENUE

AVENUE

NTM-1 and NTM-2 Zoning Categories

Multi-Plex, Large

350 16th Avenue Northeast

7,300 SF or 0.168 acres

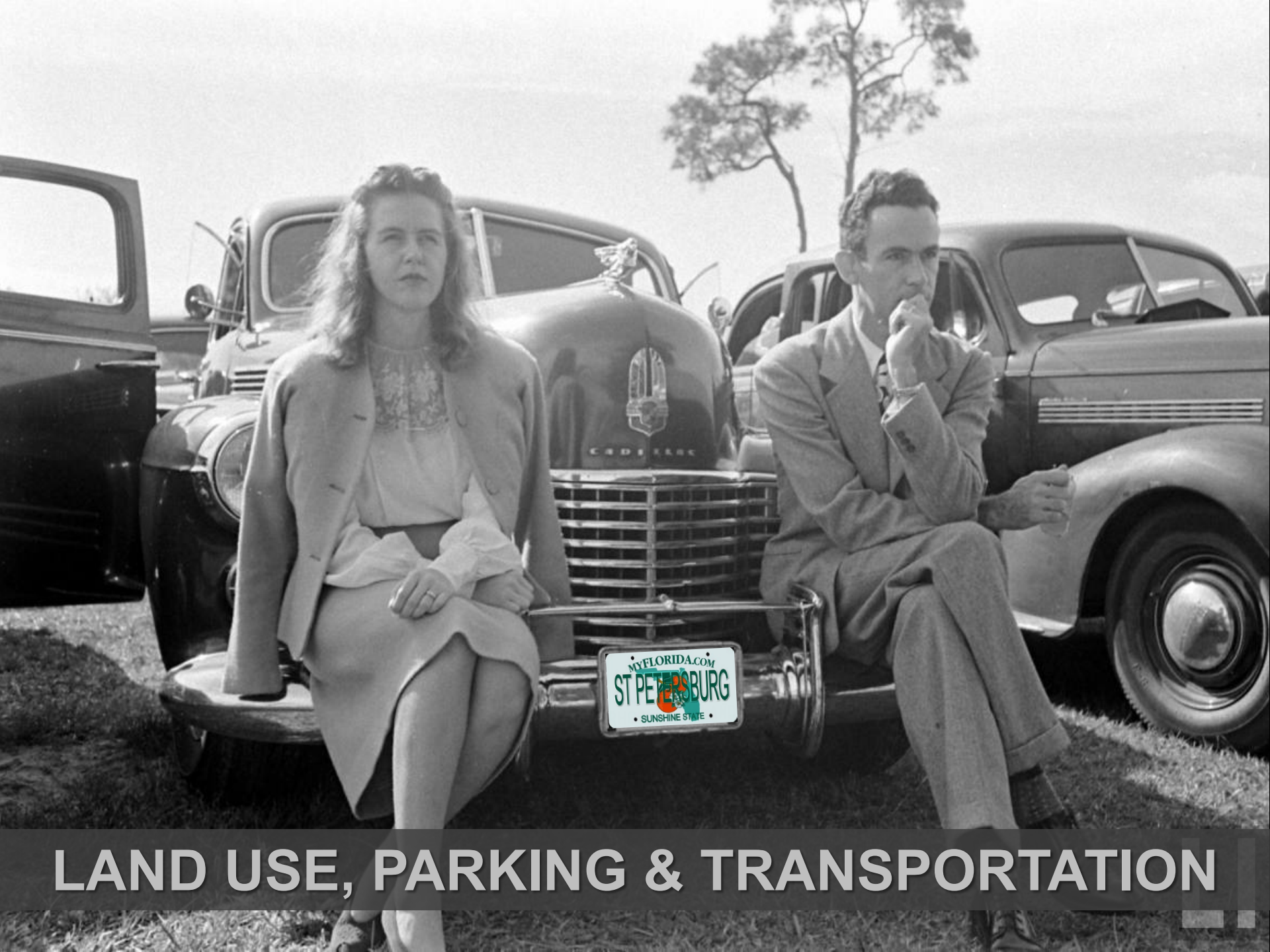8 units; 47.74 units per acre

1 (non-functioning)
parking space

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21 AVE. N.

NORTH SHORE

LOCUST ST.

5th St.

2 ST.

7 AVE. N.

5th Ave. N.

6 ST.

2 AVE. N.

MUNICIPAL PIER

1 AVE. N.

NTM-1 and NTM-2 Zoning Categories

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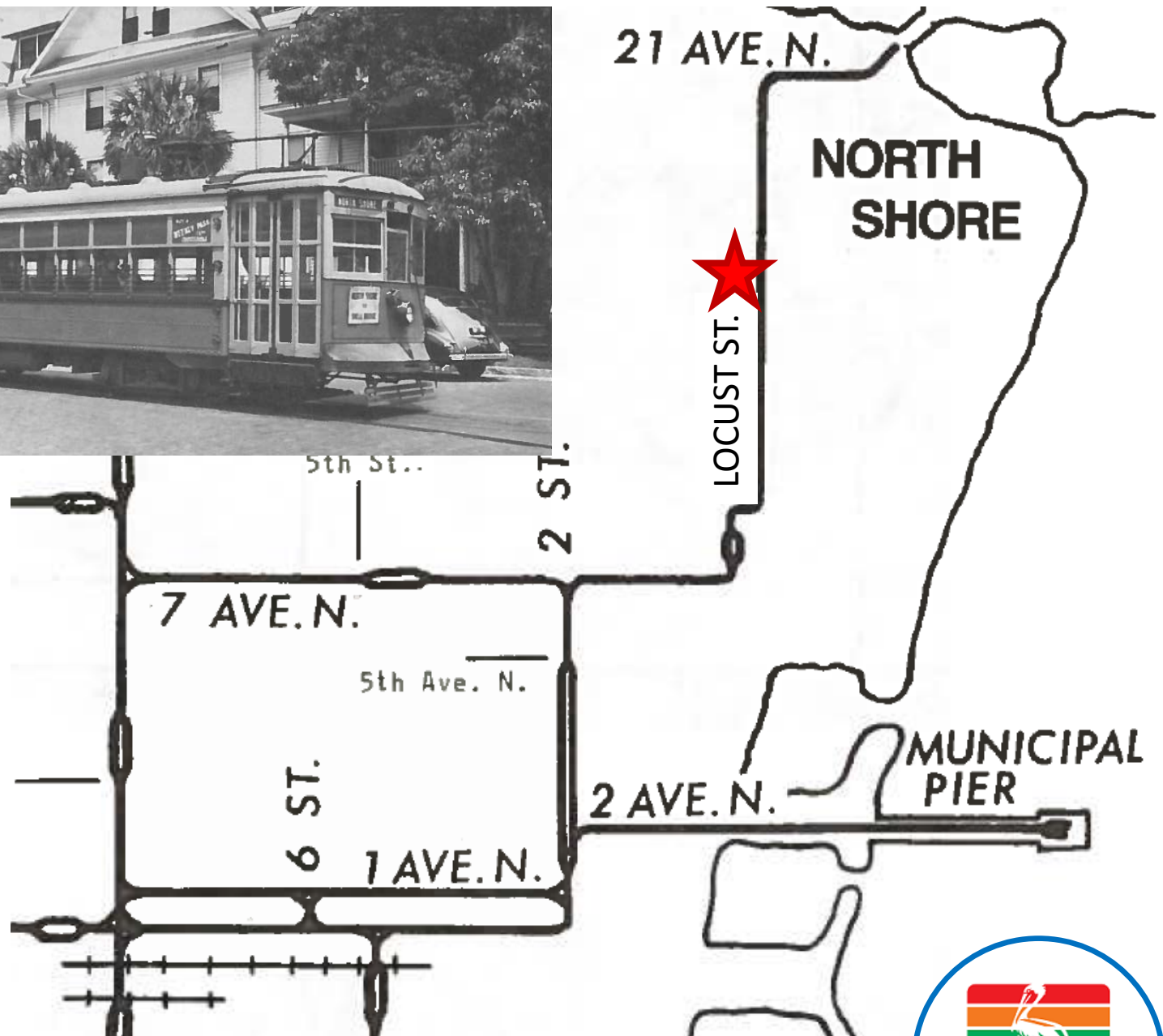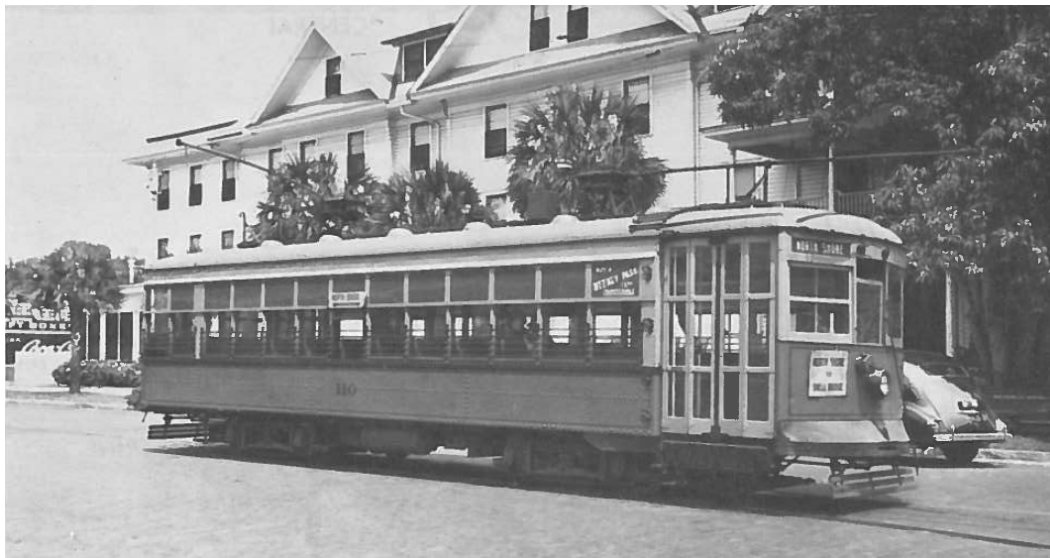
LAND USE, PARKING & TRANSPORTATION
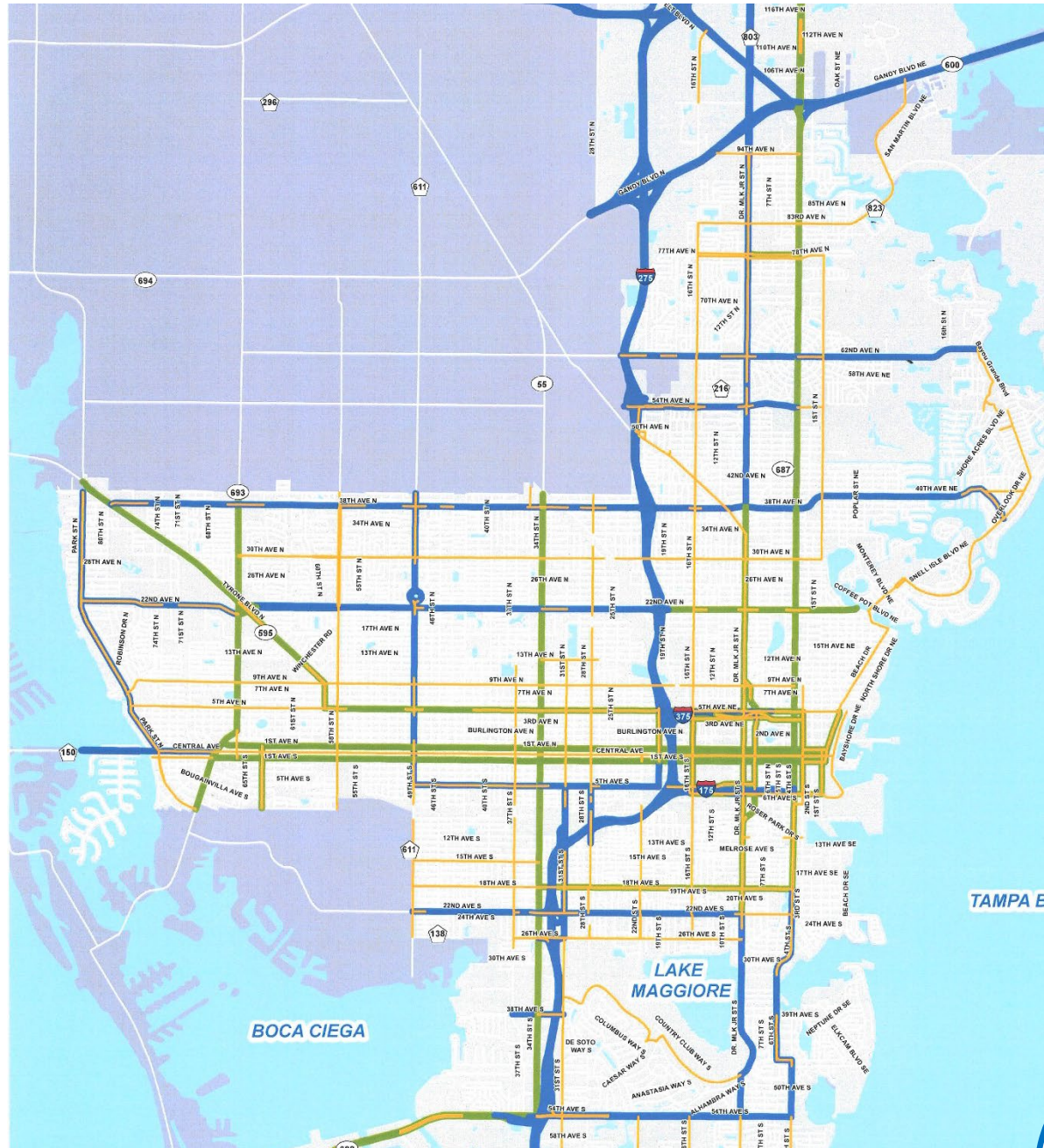
Complete Streets: Modal Priority Map (Concept)

FUTURE MAJOR STREETS

|	
Interstate System, State Road
Principal Arterial, State Road
Minor Arterial, State Road
Minor Arterial, County Road
Minor Arterial, City Road
Collector, County Road
Collector, City Road
Neighborhood Collector, City Road

500' Buffer to Future Major Streets
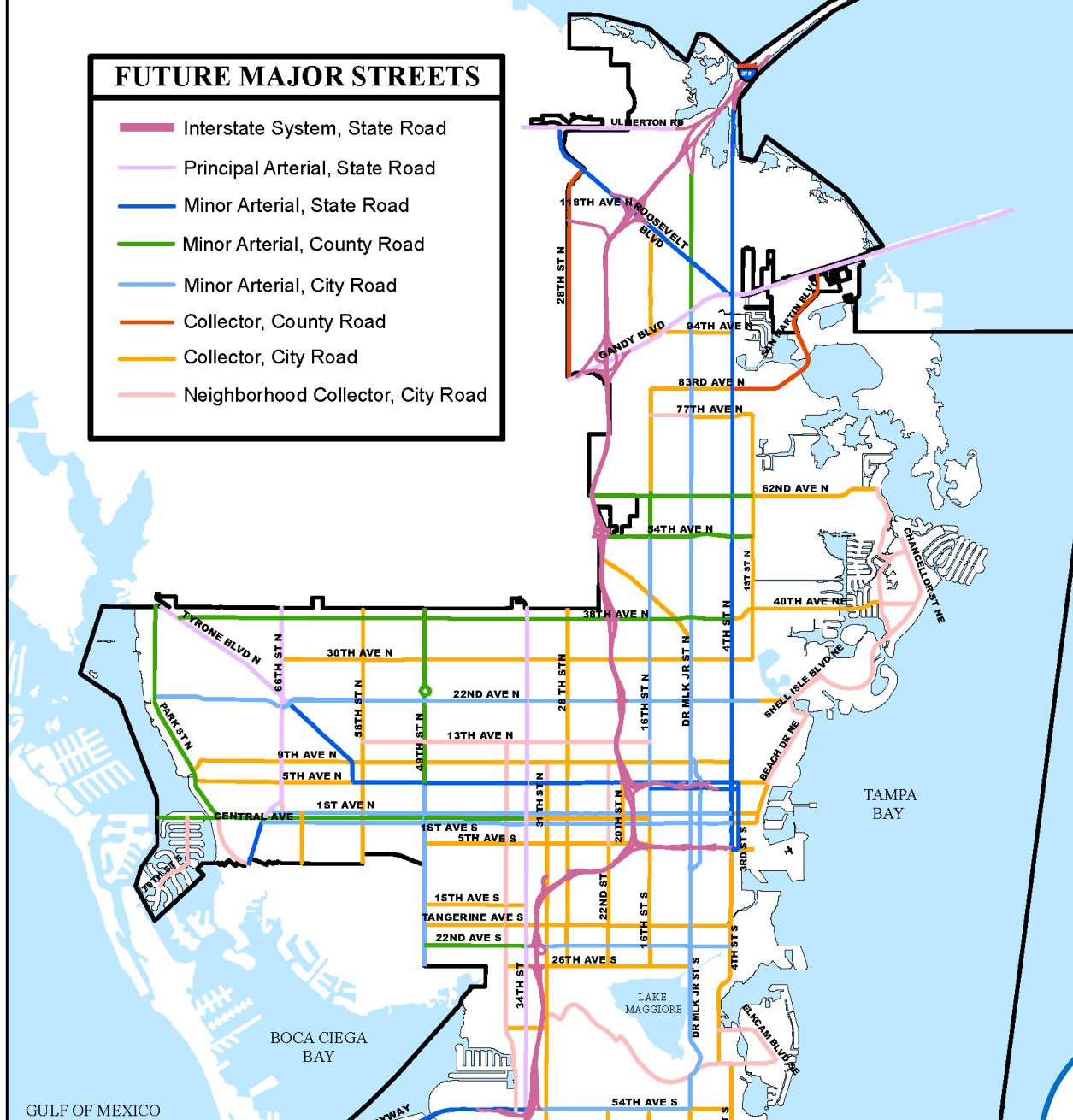
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ZONING	COUNT	ACRES
NS-1	13,789	3,265
NS-2	2,568	816
NT-1	12,743	2,351
NT-2	8,088	1,333
NT-3	1,770	418
NT-4	37	6
NSM-1	1,969	1,891
NSM-2	71	50
NMH	25	228
TOTAL	41,060	10,359

500' Buffer to Future Major Streets

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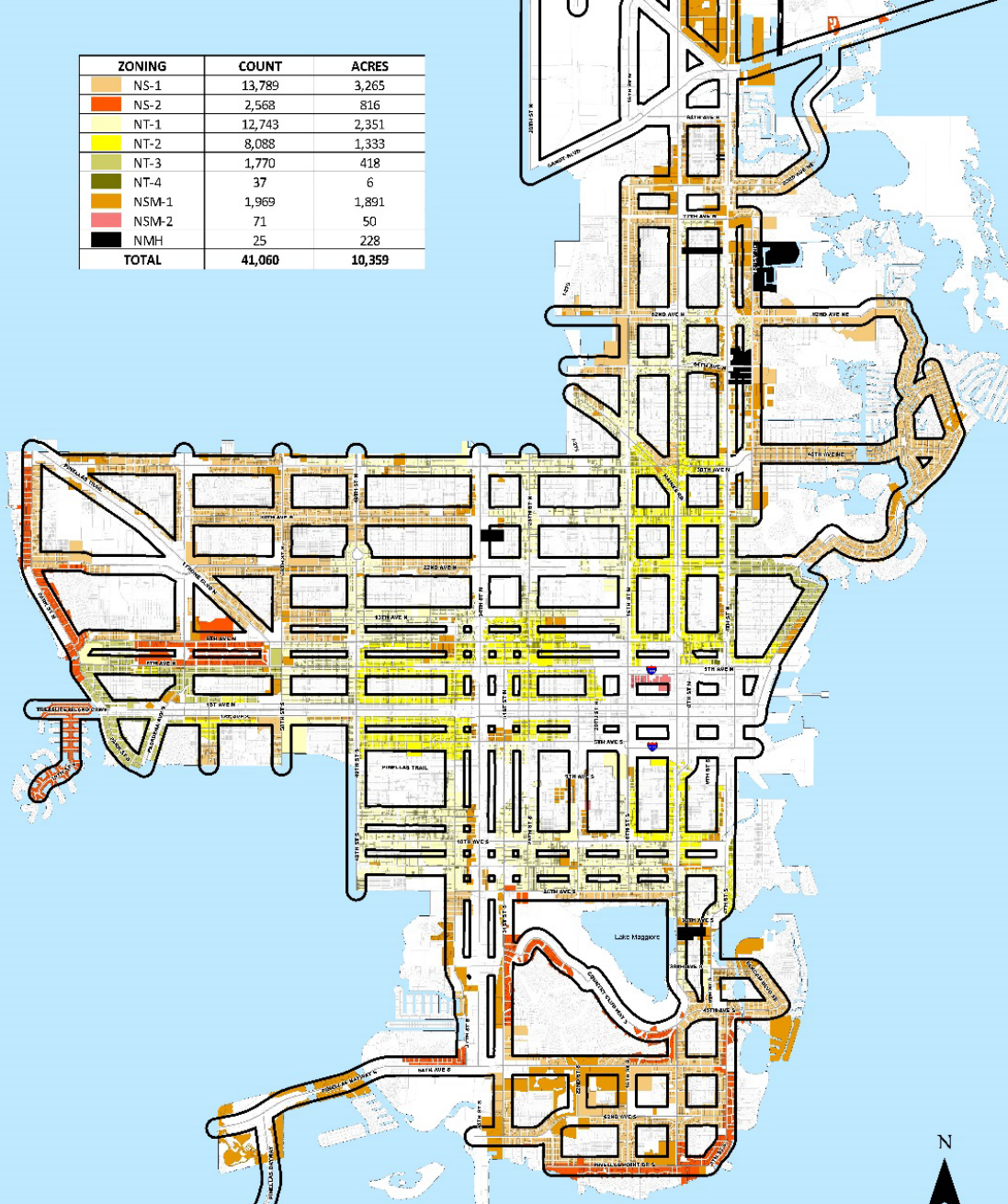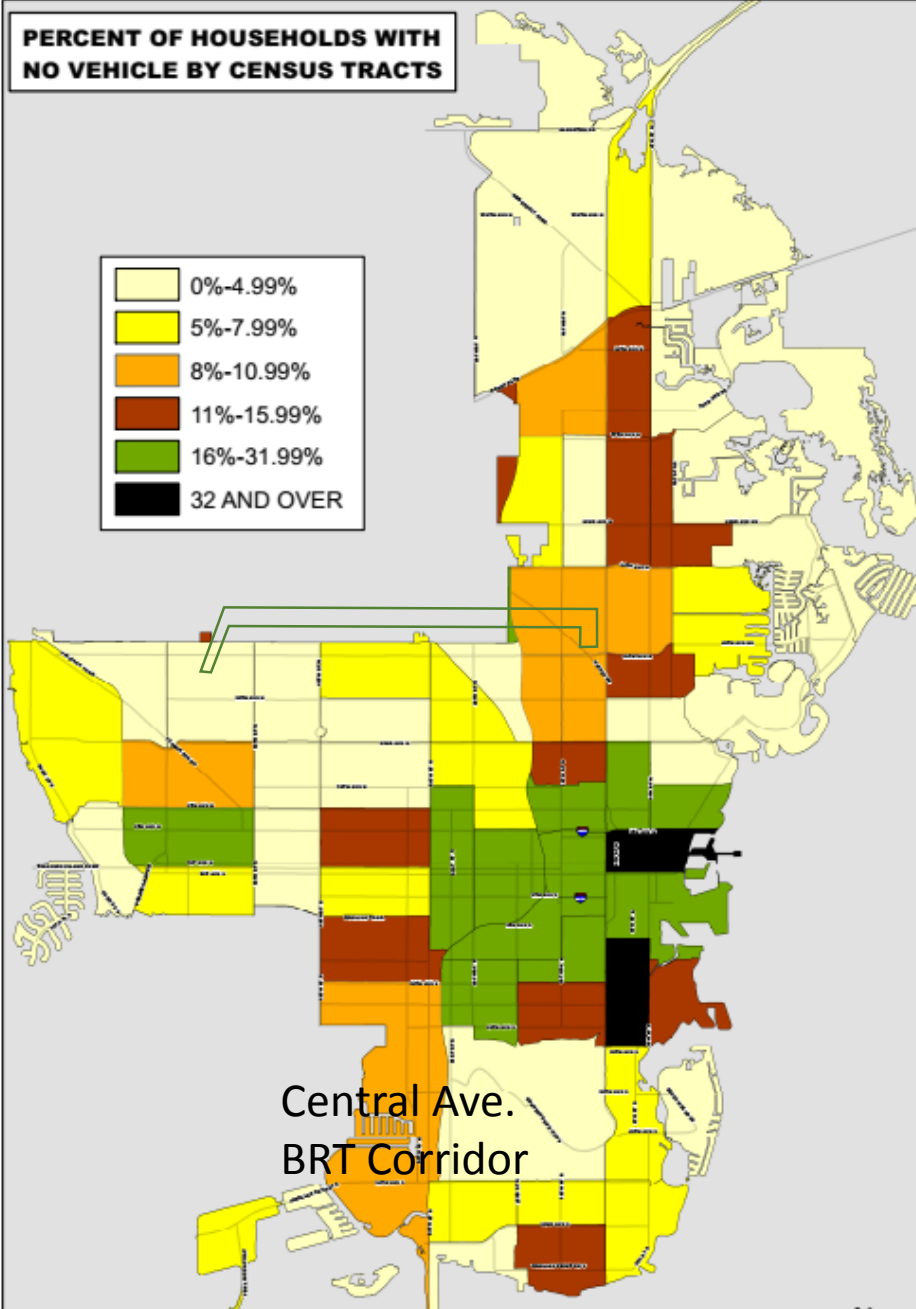
Percent of Households with No Vehicles Available (by Census Tract)
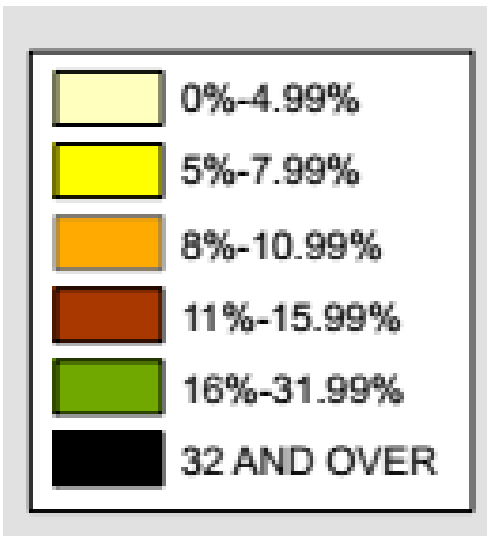
Data Source: 2012-2016 American Community Survey (US Census Bureau)

Vehicle Ownership

PARKING OPTIONS:

1. **PARKING REDUCTIONS and EXEMPTIONS**
   a. Land Use Type
   b. Targeted Goals, for e.g. Workforce Housing
   c. Unit, Building, or Lot Size
   d. Historic and Landmark Buildings
   e. In-Lieu-of Fee

2. **PARKING MAXIMUMS**

3. **GEOGRAPHY**
   a. Zoning Category
   b. Planning Initiatives, for e.g. Activity Centers
   c. Proximity to Transit

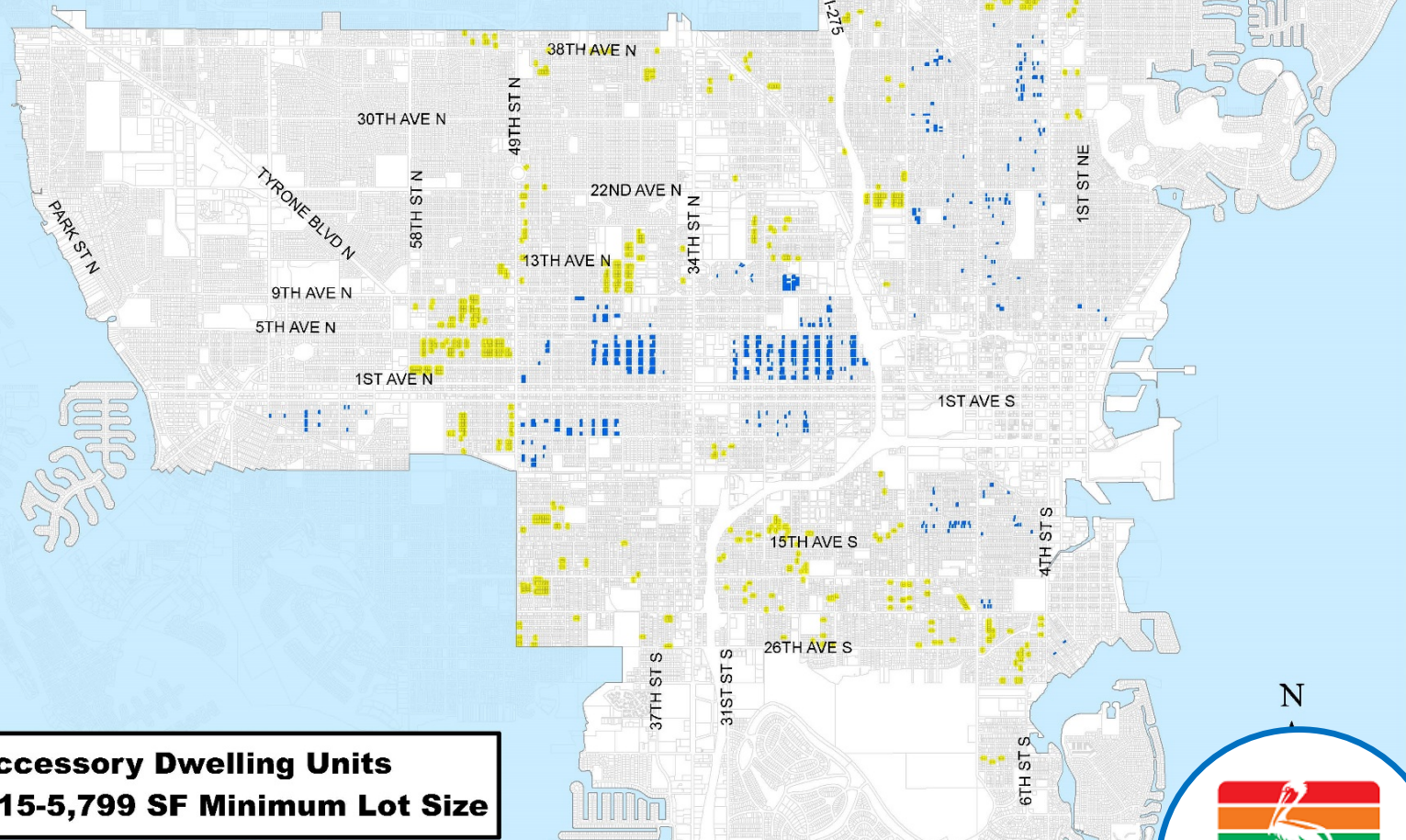| ZONING		COUNT
🟨	NT-1	13,453
🟦	NT-2	8,863
🟧	NT-4	3
TOTAL		**22,319**

When developed with an accessory dwelling unit, density equals 15.00 units per acres ("upa")

**Accessory Dwelling Units
NT, 5,800 SF Minimum Lot Size**

Reduced Minimum Lot Areas for ADUs

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ZONING		COUNT
▮	NT-1	990
▮	NT-2	853
TOTAL		**1,843**

When developed with an accessory dwelling unit, density equals 15.24 units per acres ("upa")

Accessory Dwelling Units
NT, 5,715-5,799 SF Minimum Lot Size

Reduced Minimum Lot Areas for ADUs

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ZONING		COUNT
■	NT-1	6,255
■	NT-2	3,362
TOTAL		**9,617**

When developed with an accessory dwelling unit, density equals 19.4 units per acres ("upa")

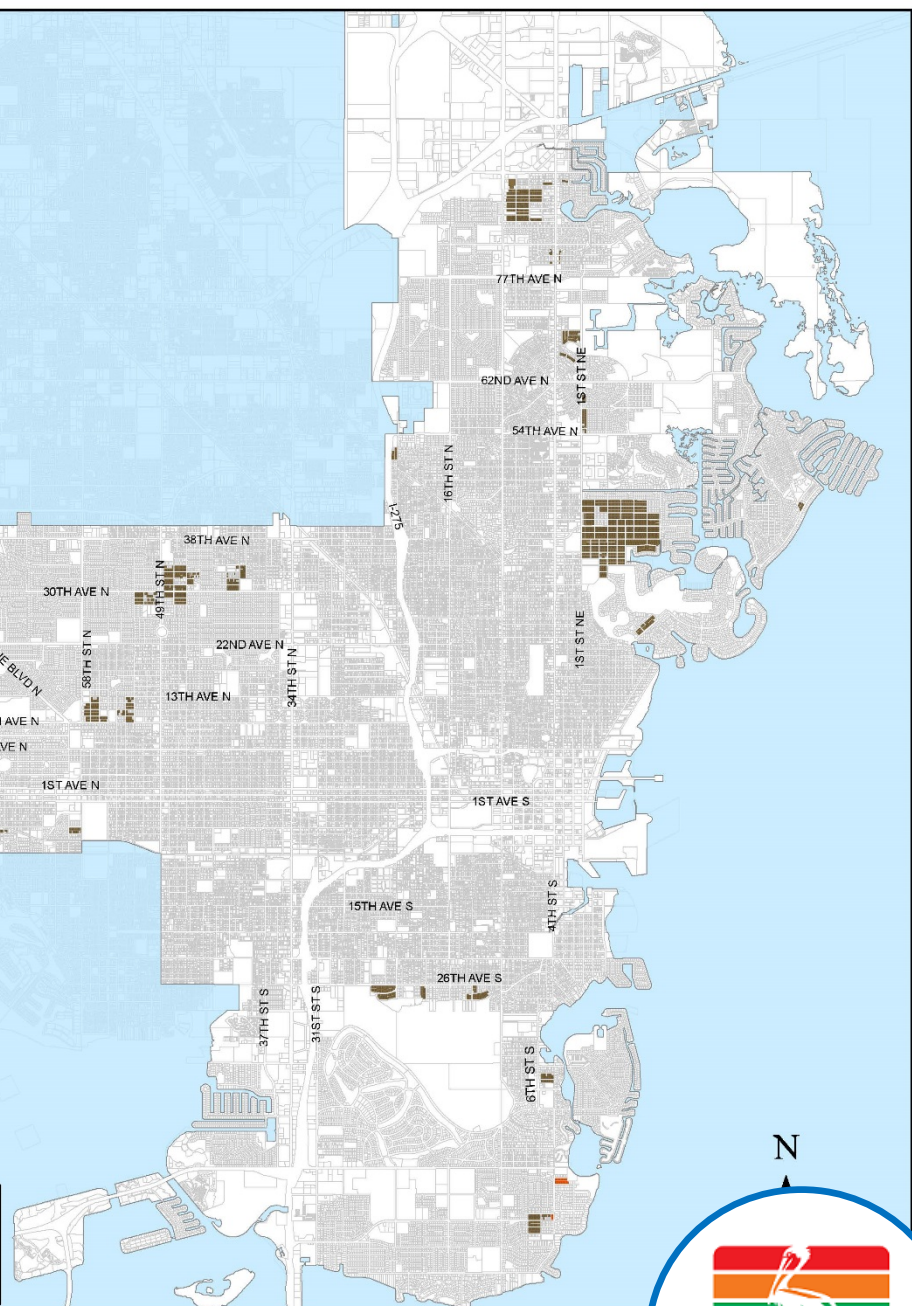**Accessory Dwelling Units**
NT, 4,500-5,799 SF Minimum Lot Size

Reduced Minimum Lot Areas for ADUs

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ZONING		COUNT
	NS-1	1,997
	NS-2	110
TOTAL		**2,107**

Accessory Dwelling Units
NS, 5,800 SF Minimum Lot Size with Alley

ADUs, Neighborhood Suburban (NS)

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TRACKING

https://goo.gl/QPz3po

- Meeting Schedule
- Meeting Invitations
- Meeting Summaries
- PowerPoint Presentations
- Archived Videos
- Research Documents
- Contact Information

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