



**FORWARD
PINELLAS**
Integrating Land Use & Transportation

Finding the Missing Middle

The Knowledge Exchange Series

APA Sun Coast Chapter

January 29, 2018

What is the Missing Middle?

Falls between lower-density single-family neighborhoods and higher-density multifamily buildings.

- compact
- multi-unit
- low-rise in scale with single-family

Helps create urban, walkable neighborhoods close to daily destinations

Cottage Court



Fourplex



Duplex



Courtyard Apartments



Shotgun House



A History in Tampa Bay

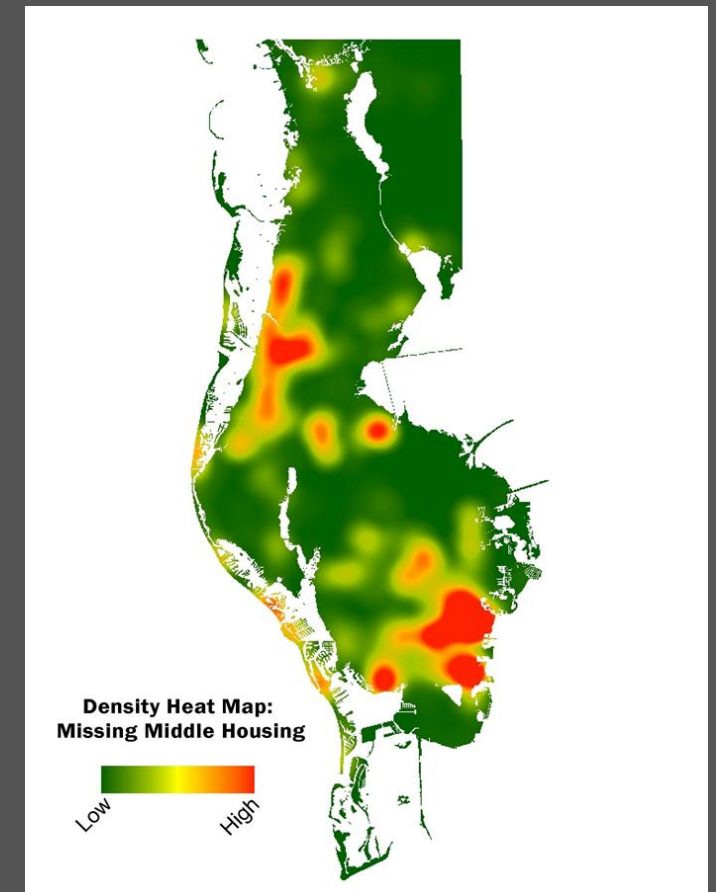
Casitas- developed in Ybor City as workers housing

Affordable housing within walking distance of employment (cigar factories)

“The Missing Middle served a purpose in the past and serves a growing need in the future” – Michael Minckberg, Sight Real Estate



Source: City of Tampa

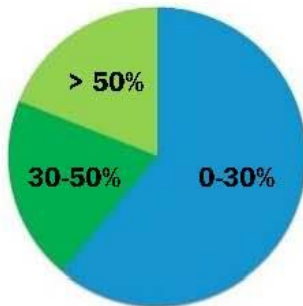


Why is it Important?

In 2016, Tampa Bay had the **fourth highest** population growth in the nation²

Over **77%** of Pinellas County's households are **without children**, yet almost **half** of the housing stock is detached single-family³

Missing Middle housing containing "2-9 units" accounts for only **13%** of the housing stock in Pinellas County⁴



Percent of Income Paid for Housing
(Pinellas County)

39% of households are cost burdened and pay more than **1/3** of their income on rent or mortgage costs⁵

Missing Middle Statistics

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 housing⁷

The current **demand for walkable living** choices exceeds the supply by **20-35%**⁸

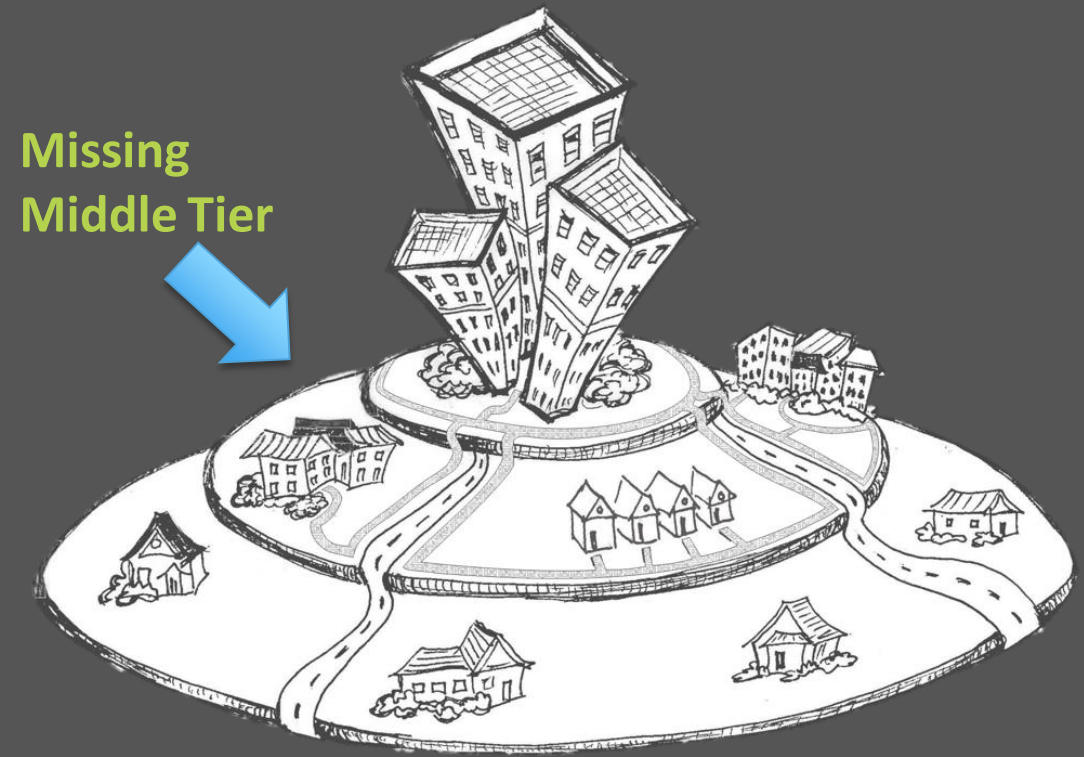


Where Does It Go?

Ideal for providing **transitional zones** between denser mixed-use areas and lower-density neighborhoods.

Missing Middle housing works well in:

- perimeter of downtowns or town centers
- adjacent to commercial corridors
- between single-family neighborhoods and denser multifamily areas
- collector roadways that serve as borders between single-family neighborhoods



Who Does it Serve?

Appeal to different types of home buyers:

- first-time home buyers
- smaller families
- couples
- retirees who desire to age in place
- adults with disabilities
- car-free households



Local Case Examples

We worked with developers and local planners to identify challenges and possible solutions.

Ybor City –

- Architecture Review Process
- Florida Building Code
- Special Area Plans

Ybor City, FL



Hayes Park Village & Glencairn –

These developments required:

- Planned Unit Development
- Multiple Variances

Glencairn – Dunedin, FL



Hayes Park Village - Oldsmar, FL



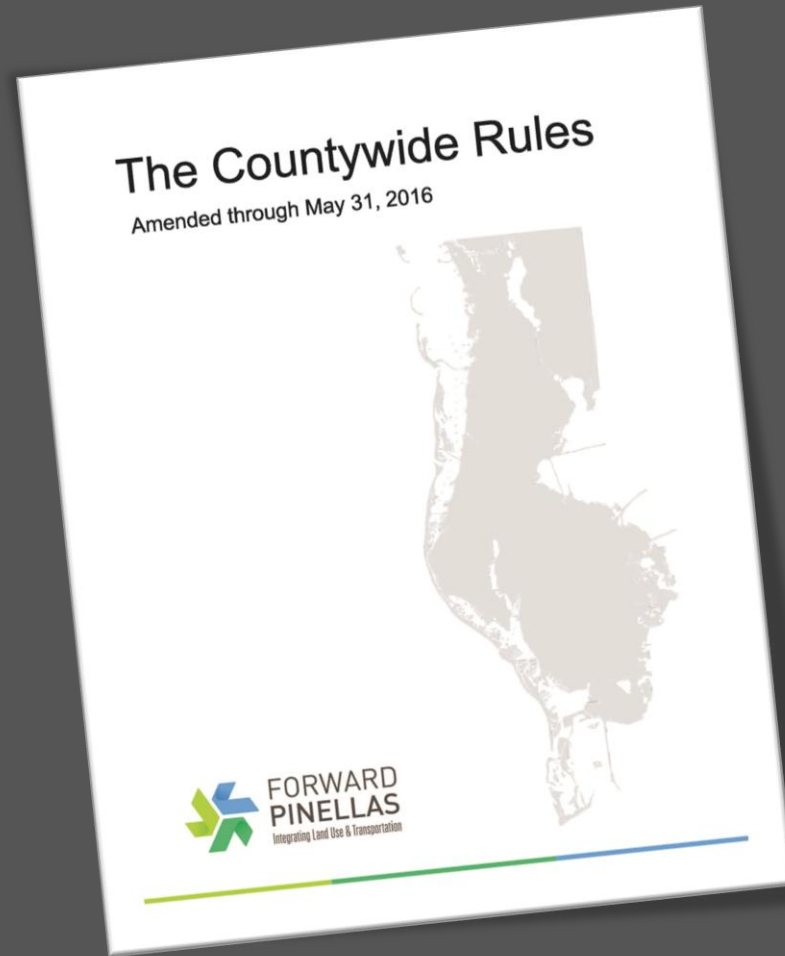
Missing Middle Toolkit

Includes strategies for planners and developers:

- **Zoning**
- **Form Based Codes**
- **Parking and Utilities**
- **National Case Studies**



Countywide Plan



Countywide Plan Map categories that best support Missing Middle housing include:

- Residential Medium
- Residential High
- Neighborhood Center subcategory of Activity Center
- Edges of the more intense subcategories of Activity Centers and Multimodal Corridors



Time permitting: short video presentation of our findings.

https://www.youtube.com/watch?v=Hk3TzW_4UvE





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