LOCAL PLANNING AGENCY
THURSDAY, APRIL 16, 2026 – 5:00 PM
10451 GULF BOULEVARD TREASURE ISLAND, FL 33706

MEETING NOTICE AND AGENDA

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1. **MEETING CALLED TO ORDER BY PRESIDING OFFICER**
2. **PLEDGE ALLEGIANCE**
3. **CELL PHONE ANNOUNCEMENT**
4. **ROLL CALL**
5. **APPROVAL OF MINUTES**
6. **PRESENTATION OF ITEMS**

   6.A Review of Ordinance 2026-10 Planned Development
   Business Impact Estimate - Ord 2026-10.docx
   Ord 2026-10 PLANNED DEVELOPMENTS v 4 10 2026 Final City Attorney.docx
   Resolution 2026-01 Planned Development.docx

7. **LOCAL PLANNING AGENCY ISSUES, COMMENTS, OR DISCUSSION**
8. **REPORTS OF CITY ATTORNEY, STAFF AND BOARD MEMBERS**
9. **NEXT LPA MEETING**
10. **PUBLIC COMMENTS**
11. **ADJOURNMENT**

AGENDA ITEM NO. 6.A

Item Cover Page

LOCAL PLANNING AGENCY AGENDA ITEM REPORT

DATE:	April 16, 2026
SUBMITTED BY:	Ralf Brookes, Community Development
ITEM TYPE:	Ordinances
AGENDA SECTION:	PRESENTATION OF ITEMS
SUBJECT:	Review of Ordinance 2026-10 Planned Development
BACKGROUND:	On March 16, 2026, the City Commission voted to direct the City Attorney to draft Planned Development enabling language to be incorporated into the Land Development Regulations to allow more flexible, project-specific zoning that supports better design and coordinated development.
POLICY/PURPOSE:	The purpose of the proposed ordinance is to update the Land Development Regulations by adding a Planned Development zoning option.
STRATEGIC PLAN RELEVANCE:	Goal 1. Foster a vibrant business community. Objective 2. Implement the Economic Development Vision Bold Action 2. Update the City's Comprehensive Plan, local ordinances and Land Development Regulations.
ANALYSIS/DISCUSSION:	The addition of Planned Development (PD) zoning provides increased flexibility in site design, land use, and development standards, which may encourage new investment and redevelopment opportunities, increase property values for eligible parcels, support mixed-use and innovative development projects and attract new businesses to the city.
FUNDING:	N/A
MOTION:	Move to approve Resolution 2026-01 which recommends approval of Ordinance 2026-10 to the City Commission.

ATTACHMENTS:
Business Impact Estimate - Ord 2026-10.docx
Ord 2026-10 PLANNED DEVELOPMENTS v 4 10 2026 Final City Attorney.docx
Resolution 2026-01 Planned Development.docx
DISCUSSION ITEM DESIGN STANDARDS (1).jpg

City of Treasure Island
Business Impact Estimate

Proposed ordinance's title/reference:

ORDINANCE 2026-10

AN ORDINANCE OF THE CITY OF TREASURE ISLAND, FLORIDA, AMENDING CHAPTER 68, Article V ENTITLED "ZONING DISTRICTS" BY AMENDING SECTION 68-191 TO CREATE A NEW PLANNED DEVELOPMENT (PD) ZONING DISTRICT AND AMENDING ARTICLE VI "ZONING DISTRICT REGULATIONS" BY CREATING A NEW DIVISION 12, WHICH INCLUDES SECTIONS 68-411, 68-412, 68-413, 68-414, 68-415, 68-416, 68-417, 68-418, 68-419, 68-420, 68-421, 68-422, 68-423 and 68-424, FOR THE PURPOSE OF CREATING ZONING DISTRICT REGULATIONS, STANDARDS AND CRITERIA FOR PLANNED DEVELOPMENT (PD) ZONING DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes.

Question 1. Does the proposed ordinance meet one or more of the exceptions listed below? If so, then please check the applicable exception below and move to Question 2. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by section 166.041(4), Florida Statutes, for the proposed ordinance. If there is no applicable exception, proceed with completing the business impact estimate at Question 3.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or

☐ The proposed ordinance is enacted to implement the following:

a. Development orders and development permits, as those terms are defined in section 163.3164, Florida Statutes, and development agreements, as authorized by the Florida Local Government Development Agreement Act under sections 163.3220-163.3243, Florida Statutes;
b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the City;
c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

Question 2. Based on the exception you selected above and in accordance with the provisions of the controlling law, please provide an explanation below of why the ordinance meets the exception(s).

N/A

Question 3. If there is no applicable exception, proceed with completing the below Business Impact Estimate. This Business Impact Estimate may be revised following its initial posting. In accordance, the City hereby publishes the following information:

A. Summary of the proposed ordinance (must include a statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals and welfare of the City): The proposed ordinance updates the City's Land Development Regulations by adding a Planned Development (PD) zoning option. This ordinance gives property owners and developers more flexibility in how they design and use their property, especially for larger or more complex projects.

B. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the city, including the following, if any:

(1) An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted; While some businesses may experience initial costs associated with rezoning or PD approval, these are anticipated to be offset by the long-term economic benefits of increased development potential and flexibility. Businesses seeking to utilize the PD zoning designation will incur compliance costs, including application fees, preparation of required submittals and costs for various professional services. These costs will vary depending on project size and complexity. No ongoing compliance costs are anticipated beyond standard development review processes.

(2) Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; No new recurring fees or operational charges on businesses are proposed. Any applicable fees would typically be one-time, project-specific costs paid during the development approval process.

(3) An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs. The City may incur minor additional administrative and staff review costs associated with evaluating PD applications. However, these costs are expected to be offset by application and review fees paid by applicants.

(4) Any other direct economic impacts of the proposed ordinance on private, for-profit businesses in the City that are not covered by (1), (2), or (3): The proposed ordinance is expected to have a generally positive economic impact on businesses. The addition of Planned Development (PD) zoning provides increased flexibility in site design, land use, and development standards, which may encourage new investment and redevelopment opportunities, increase property values for eligible parcels, support mixed-use and innovative development projects and attract new businesses to the city.

C. Good faith estimate of the number of businesses likely to be impacted by the ordinance: A precise estimate of the number of businesses impacted by the proposed ordinance is difficult to determine, as participation in Planned Development (PD) zoning is voluntary and dependent on individual property owner or developer interest. However, a small number of businesses (approximately 1–5 annually) may directly pursue PD zoning approvals. Additional businesses may be indirectly impacted over time through increased redevelopment.

D. Additional information the governing body deems useful (if any): N/A

ORDINANCE NO. 2026-10

AN ORDINANCE OF THE CITY OF TREASURE ISLAND, FLORIDA, AMENDING CHAPTER 68, ARTICLE V ENTITLED "ZONING DISTRICTS" BY AMENDING SECTION 68-191 TO CREATE A NEW PLANNED DEVELOPMENT (PD) ZONING DISTRICT AND AMENDING ARTICLE VI "ZONING DISTRICT REGULATIONS" BY CREATING A NEW DIVISION 12, WHICH INCLUDES SECTIONS 68-411, 68-412, 68-413, 68-414, 68-415, 68-416, 68-417, 68-418, 68-419, 68-420, 68-421, 68-422, 68-423 AND 68-424, FOR THE PURPOSE OF CREATING ZONING DISTRICT REGULATIONS, STANDARDS AND CRITERIA FOR PLANNED DEVELOPMENT (PD) ZONING DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Treasure Island City Commission has directed that a Planned Development "PD" zoning enabling ordinance to be created to add PD as a potential zoning category for future development projects to promote exceptional enhanced design, flexibility and public benefits, and,

WHEREAS, the City Local Planning Agency has reviewed the proposed PD enabling ordinance and found the Ordinance to be consistent with the City Comprehensive Plan; and,

WHEREAS, Forward Pinellas has reviewed the proposed PD enabling ordinance and found the Ordinance to be consistent with the countywide plan; and

WHEREAS, the City Commission determines that the adoption of this Ordinance is in the interests of the public health, safety and welfare of the City and its residents;

NOW, THEREFORE, BE IT ORDAINED BY **THE CITY OF TREASURE ISLAND, FLORIDA:**

SECTION 1. The recitals set forth in the "Whereas" clauses above are ratified and confirmed as true and correct and are hereby adopted as legislative findings by the City Commission of the City of Treasure Island, Florida, for the adoption of this Ordinance.

SECTION 2. That Section 68-191 is amended and Division 12 Sections, 68-411, 68-412, 68-413, 68-414, 68-415, of Chapter 68, of the Code of Ordinances of the City of Treasure Island, Florida, are created to read as follows (additional text is show as <u>underlined</u> text and deleted text is shown as ~~strikethrough~~ text): **See Exhibit A**

SECTION 3. SEVERABILITY. It is the intention of the City Commission that each provision hereof be considered severable, and, if any section, subsection, sentence, word, or provision of this ordinance is held invalid, the remainder of the Ordinance shall not be affected.

SECTION 4. CONFLICT. All ordinance or portions of ordinances in conflict with or inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency or conflict.

SECTION 5. CODIFICATION. This Ordinance shall be codified in the Code of Ordinances for the City of Treasure Island, Florida. The codifier is authorized to renumber or reclassify such other provision of the Code of Ordinance to accomplish such intention. The codifier is also authorized to make editorial changes not affecting the substance of this Ordinance in the substitution of article, ordinance, section, paragraph, or such other appropriate word or phrase in order to accomplish such intention.

SECTION 6. EFFECTIVE DATE. This ordinance shall take effect immediately upon adoption of the ordinance or as otherwise provided by law.

FIRST READING AND PUBLIC HEARING on ___ day of _____ 2026.

SECOND READING AND PUBLIC HEARING on ___ day of _____ 2026.

PUBLISHED in the Tampa Bay Times on ___ day of _____ 2026.

The foregoing ordinance was offered during the meeting of the City Commission of the City of Treasure Island, Florida, sitting on the __ day of _____, 2026 by Commissioner _____ who moved its adoption; was seconded by Commissioner _____ and upon roll call, the vote was:

YEAS: ____

NAYS: ___

ABSENT OR ABSTAINING: ___

_____
John Doctor, Mayor

ATTEST:

_____
Lisa-Marie V. Kennedy, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

_____
RALF BROOKS, CITY ATTORNEY

EXHIBIT A

(additional text is show as underlined text and deleted text is shown as ~~strikethrough~~ text):

CITY OF TREASURE ISLAND

CHAPTER 68 - LAND DEVELOPMENT REGULATIONS

***

ARTICLE V. ZONING DISTRICTS

Sec. 68-191. Establishment.

For the purposes of protecting, promoting and improving the public health, safety, comfort, order, appearance, convenience, morale and general welfare of the community, the city is hereby divided into the following types of zoning districts:

RU-75 (Single Family Residential);

RM-15 (Multiple Family Residential);

RFM-30 (Resort Medium);

RFH-50 (Resort High);

CG (Commercial);

R/OS (Recreation/Open Space);

P (Preservation);

T/U (Transportation/Utility);

I (Institutional);

PR-MU Core;

PR-MU Gulf Blvd.

PD – Planned Development

***

ARTICLE VI. ZONING DISTRICT REGULATIONS

DIVISION 12 – Planned Development (PD) District

Sec. 68-411. Purpose and Intent.

The PD district is intended to promote and foster exceptional design by offering design flexibility to encourage imaginative, functional, high-quality land planning development for those uses consistent with the Comprehensive Plan, applicable future land use plan category and compatible with adjacent and nearby lands and activities.

Sec. 68-412. Applicability.

PD rezoning is permitted in the following future land use designations of the City of Treasure Island Comprehensive Plan: Resort Facilities Medium (RFM-30), Resort Facilities High (RFH-50), Commercial General (CG), Planned Redevelopment-Mixed Use Core (PR-MU Core) and Planned Redevelopment Mixed Use Gulf Boulevard (PR-MU Gulf Blvd).

Sec. 68-413. Consistent with City Comprehensive Plan and Countywide Plan.

A PD development must be consistent with the Treasure Island Comprehensive Plan and Countywide Plan.

Sec. 68-414. Pre-Application Meeting.

The purpose of a pre-application meeting is to provide an opportunity for an applicant to meet with City staff prior to the submission of a Planned Development (PD) application in order to discuss applicable regulations, procedures, and preliminary design considerations. The meeting is intended to identify potential issues early in the review process and to facilitate efficient and coordinated project review. The applicant shall at a minimum provide a general description of the proposed development, the subject property location and acreage, a conceptual site plan or sketch and identification of any anticipated deviations that will be requested.

Sec. 68-415. Neighborhood Information Meeting.

The applicant must hold a neighborhood information meeting with property owners within 300 feet of the proposed development prior to the LPA considering the application. The neighborhood information meeting must be held at a location and time reasonably convenient to the surrounding property owners to maximize attendance, subject to the following requirements:

(1) Notification. Two weeks prior to the neighborhood information meeting date, the applicant must mail notices of the meeting date, place, and time to all property owners inside a radius of 300 feet from the boundaries of the proposed development parcel, to the city commission, the city clerk, the community development department, and must post this information prominently on the property. The applicant must inform the city manager or designee of the proposed meeting date, place, and time prior to sending out the notices. The city manager or designee may require a change of date, place, or time due to schedule conflicts or in order to accommodate advertising requirements for upcoming public hearing consideration. The applicant must provide documentation of the

mailed notice to the city manager or designee for verification. The city manager or designee may reasonably require additional properties to be issued a notice and otherwise post notice of the neighborhood information meeting.

(2) Applicant's presentation. At the neighborhood information meeting, the applicant must explain the proposed PD preliminary development plan, proposed use of the subject property, and provide copies of the PD preliminary development plan for meeting attendees. The applicant may also discuss the project's development objectives, design philosophy, and proposed time schedule for completion.

(3) Question and answer period. Upon completion of the presentation, a reasonable time must be reserved for a question and answer period. Questions should be limited to the proposal as presented, not to the question of whether the site should be developed or redeveloped. The applicant must identify how potential conflicts will be mitigated.

(4) Record. The applicant must provide the city with both a written and video record of the neighborhood information meeting, including any commitments made by the applicant to the attendees.

Failure to conduct and properly record the neighborhood information meeting, as outlined above, renders the PD zoning application incomplete and prevents submission and further review.

Sec. 68-416. Schedule and Location of Permitted Uses.

The type(s) of use(s) permitted in an individual PD must be set forth in a Schedule of Uses for the PD. Permitted uses for the PD shall be derived from the permitted and special exception uses of the zoning district designation prior to rezoning the PD, unless otherwise approved by the city commission. The uses must be located and arranged to ensure internal compatibility and external compatibility with adjacent land uses, public facilities, services and utilities. The location of the uses, buildings, parking, ingress and egress and infrastructure shall be shown on a detailed PD preliminary development plan. Preliminary architectural renderings of all side elevations and landscaping must be submitted and approved for the PD. In addition, an accurate scaled massing and architectural rendering must be submitted that depicts how the PD buildings will relate to surrounding uses and surrounding building heights, massing and architecture.

Sec. 68-417. Dimensional Criteria.

Flexibility in other dimensional criteria is allowed provided the development criteria is consistent with the Treasures Island Comprehensive Plan and countywide plan and is compatible with the surrounding existing and future uses. Increased flexibility in dimensional criteria from the zoning district prior to the rezoning to PD may be considered where such design criteria promote exceptional planned development that enhances, furthers and promotes the goals, objectives, policies and strategies of the comprehensive plan and other city planning efforts. All dimensional criteria shall be approved in a Table of Dimensional Criteria included in the approval of the individual PD.

Sec. 68-418. Deviations. Individual PD applications must specially list and may request deviations from any of the standards or criteria contained in the existing original

zoning district or Land Development Regulation requirements that would not be met by the proposed individual PD.

Sec. 68-419. Public Benefits and Community Enhancements.

The city may also consider voluntary provisions for civic or community enhancements proposed by the applicant as part of the individual PD rezoning application, (e.g., uses requested or needed by the city, open to the public amenities and uses, activation of waterfront areas and water views, enhanced landscaping, infrastructure improvements, resiliency enhancements, sustainable building practices (LEED), and other design enhancement features furthering the policies and strategies of the comprehensive plan and benefitting the city).

Sec. 68-420. Application for PD zoning.

(a) Applications for PD zoning require a preliminary development plan establishing the basis for the proposed planned development. All application fees must be paid prior to city staff reviewing the PD preliminary development plan.

(b) Applicants for PD rezonings are required to have a preliminary neighborhood meeting held at a local information gathering workshop at city hall to gather ideas and input regarding the proposed PD uses, enhancements and design after a pre-application meeting with staff before the formal PD application is filed.

(c) Once an application is filed, a written notice shall be posted on the city website that an application has been received. Public notice of public hearings shall also comply with the requirements of state statutes. Mailing notice for a proposed PD development shall also contain a site plan and architectural rendering of the proposed PD development.

(c) The PD preliminary development plan must include all information deemed appropriate, necessary, and relevant by the city to conduct the staff review and, at minimum, must include the following:

(1) A narrative of the PD preliminary development plan (PD report) is required, and must include the following information:

a. How the proposal meets the requirements of the comprehensive plan, land development regulations, and any special area plan standards of the city; and

b. How the proposal meets the requirements of the city comprehensive plan, city land development regulations and countywide plan and rules; and

c. Why the project is requesting flexibility of the land development regulations of the zoning district prior to rezoning to PD; and

d. The impact on neighboring properties in use and development pattern (e.g. setbacks, building heights).

(2) Three hard copies of the signed and sealed preliminary development plan and a digital submission all of which must provide the following:

a. Legal description, zoning district(s) prior to PD rezoning, future land use (Treasure Island comprehensive plan) and plan category (countywide plan).

b. Existing use(s) and proposed use(s).

c. Site area in square feet and acres.

d. Signed and sealed survey.

e. Setbacks for zoning district prior to PD rezoning and proposed setbacks.

f. North arrow and engineered scale.

g. Site data table comparing the applicable current standards (for zoning district(s) prior to PD rezoning) and the proposed development standards including at a minimum:

1. Gross floor area and heated floor area of existing and proposed (in square feet);

2. Building coverage (in square feet);

3. Open space (in square feet);

4. Impervious surface area (in square feet) and impervious surface ratio;

5. Density and intensity (including ratios for mixed use);

6. Quantity and type of parking spaces and parking requirements;

7. Building height(s) measured from the design flood elevation and the total number of stories, include the maximum allowable height from the zoning district prior to PD rezoning;

8. Preservation area(s) (in square feet);

9. Other relevant or applicable differences from the current zoning district uses

h. Buffering standards, e.g., design standards to buffer neighboring properties from commercial activities, construction impacts, vehicular traffic, etc.;

i. Solid waste disposal container(s) location and access;

j. Tree survey, indicating the species and size of all existing trees, four inches or greater caliper measured at breast height;

k. Landscape design standards and plans that must, at a minimum meet requirements in chapter 72, article II of this Code.

l. Building envelope and general egress and ingress locations;

m. Conceptual stormwater drainage plan based on maximum proposed development coverage adequate to meet the minimum standards of SWFWMD and this Code, to ensure no additional off-site impacts, and to resolve existing drainage problems deemed necessary by the city;

n. If a dune system impact is anticipated, the concept plan must address proposed changes, reconstruction, and replanting; and

o. Details of any design, performance criteria, or project commitments agreed to at the neighborhood meeting.

p. Mobility and access plan indicating:

1. Proposed curb cuts and off-site traffic access management;

2. Location and function for required sidewalk, bicycle, and other multimodal improvements;

3. On-site circulation; and,

4. If impacting a collector or arterial road or required by FDOT, a transportation impact study prepared by a registered Florida engineer for submittal and review by city staff and other governing agencies.

q. Preliminary architectural renderings of all side elevations and landscaping must be submitted and approved for the PD. In addition, an accurate scaled massing and architectural rendering must be submitted that depicts how the PD buildings will relate to surrounding uses and surrounding building heights, massing and architecture.

r. Record of notice of the required neighborhood workshop(s).

Sec. 68-421. Standard Review Criteria

The local planning agency and the city commission shall review the PD preliminary development plan in conformance with the following standards and criteria:

(1) The PD development shall comply with the comprehensive plan and countywide plan and shall have positive effect on the surrounding area and city.

(2) Uses within the development shall be appropriate in their proposed location, in their internal relationships to each other, and in their external relationships with uses and activities on adjacent and nearby properties.

(3) Stipulations of approval of a planned development may include requirements to construct needed or desired improvements and amenities, contribute or make improvements to public facilities such as roadways, medians, sanitary sewer and water facilities, drainage systems, street lighting, landscaping, signage, parks and recreational facilities, walkways and sidewalks, burying of utility lines along abutting rights-of-way or streetscape improvements.

(4) Sufficient pedestrian and multi-model access to, from and within the PD including sidewalks must be provided.

(5) The total land area within the development and the area devoted to each functional portion of the development shall be adequate to serve its intended purpose.

(6) Streets, sidewalks and pathways, utilities, drainage systems, landscaping, recreation areas, building heights, size and scale, pedestrian, multi-modal

transportation and vehicular parking and loading facilities shall be appropriate for the particular use involved, and shall equal or exceed the level of design and construction quality required of similar land development elsewhere in the city.

(7) Visual and architectural character and community amenities shall be equal or better in quality than that required by a similar development designed with the zoning district standards prior to rezoning to PD.

(8) Open space shall be adequate for the type of development being proposed.

(9) Areas proposed for common ownership shall be subject to a reliable and continuing maintenance guarantee.

(10) In the case of developments, which are to be constructed in several phases, the proposed phases shall be shown on the overall development plan. The proposed construction phases shall individually comply with the standards set forth in this section in order that, if for any reason construction ceases prior to completion of the entire planned development, the resulting partially complete project will adequately serve its purchasers and occupants and the city. Each phase should be able to be completed entirely such that each phase may be independently provided a certificate of occupancy.

Sec. 68-422. Design Review Criteria

The local planning agency and the city commission must review the preliminary development plan in detail. Such drawings shall define the physical character of the project, including all building and architectural treatments necessary to ensure conformance with the following design standards:

(1) The uses, design and architectural renderings of the front, sides and rear of all buildings within the planned development shall promote exceptional design.

(2) Individual buildings and uses within the PD shall be related to each other in design, mass, materials, placement and connections to provide a visually and physically integrated development.

(3) All buildings in the layout and design shall be an integral part of the development and have convenient pedestrian access to and from adjacent uses.

(4) Landscape treatments for walkways, plazas, arcades, roads, and service and parking areas shall be designed as an integral part of a coordinated landscape design for the entire project area. The landscape plan submittal shall include the anticipated appearance of the trees and landscape materials after five years of growth to visually provide their size and proportion relative to the proposed buildings, view corridors, curb appeal, pedestrian corridors, etc.

(5) The project's scale, and the size, color and proportion of building elements, components and materials are appropriate and harmonious with surrounding neighborhood characteristics.

(6) All mechanical equipment, electrical equipment, roof top equipment, refuse areas associated with this project shall not be visible from the public right-of-way.

(7) Enhanced architectural design renderings shall take into account and depict proposed building façade and architectural details, colors and materials.

(8) The project's location and design adequately protect or enhance unique site characteristics such as those related to scenic views, natural vistas, waterways or similar features.

(9) The project appropriately integrates landscape elements into the site plan and building design. Plantings shall be of a size to give the appearance that the project is settled into a mature landscape. The preliminary landscape plan submittal shall include a description of each tree and plant proposed on site by type and details relative to maximum height/size and color at maturity.

Sec. 68-423. Development Agreement Required.

All individual PD rezoning applications must be accompanied by a Development Agreement that at a minimum meets all requirements of Florida Statute 163.3221 et seq, Florida Local Government Development Agreement Act and Section 68-496 of the City of Treasure Island Land Development Regulations.

Sec. 68-424. Reimbursement of expenses.

The applicant shall provide for reimbursement of all expenses incurred by the city, deemed necessary by the city manager, or their designee, to review and process a PD application. Expenses may include, but are not limited to any technical, engineering, planning, landscaping, surveying, legal or architectural services, and advertising. The applicant shall reimburse the city for such costs within 30 days of the date of the receipt of any invoice for such services. The approved development order shall not be recorded until all invoices are paid.

Secs. 68-~~411~~ 425—68-430. - Reserved.

LOCAL PLANNING AGENCY
RESOLUTION NO. 2026-01

A RECOMMENDATION TO THE CITY OF TREASURE ISLAND CITY COMMISSION FOR THE APPROVAL OF AN ORDINANCE OF THE CITY OF TREASURE ISLAND, FLORIDA, AMENDING CHAPTER 68, ARTICLE V ENTITLED "ZONING DISTRICTS" BY AMENDING SECTION 68-191 TO CREATE A NEW PLANNED DEVELOPMENT (PD) ZONING DISTRICT AND AMENDING ARTICLE VI "ZONING DISTRICT REGULATIONS" BY CREATING A NEW DIVISION 12, WHICH INCLUDES SECTIONS 68-411, 68-412, 68-413, 68-414, 68-415, 68-416, 68-417, 68-418, 68-419, 68-420, 68-421, 68-422, 68-423 AND 68-424, FOR THE PURPOSE OF CREATING ZONING DISTRICT REGULATIONS, STANDARDS AND CRITERIA FOR PLANNED DEVELOPMENT (PD) ZONING DISTRICT.

WHEREAS, Section 163.3174, Fla. Stat., provides for the establishment of a "local planning agency"; and

WHEREAS, Section 163.3174, Fla. Stat., describes the duties and responsibilities of a Local Planning Agency, which include preparing and making recommendations of comprehensive plan amendments and proposed land development regulation amendments; and

WHEREAS, on April 16, 2026, the Planning and Zoning Board, sitting as the Local Planning Agency, reviewed the proposed amendments provided herein and found the amendments consistent with the Treasure Island Comprehensive Plan and its elements; and

WHEREAS, on April 16, 2026, the Planning and Zoning Board, sitting as the Local Planning Agency, held a public hearing on Ordinance 2026-10 amending Chapter 68, Zoning Regulations and has considered the information received at said public hearing; and

WHEREAS, on April 16, 2026, the Planning and Zoning Board, sitting as the Local Planning Agency, recommended approval of Ordinance 2026-10; and

NOW, THEREFORE, BE IT RESOLVED by the Local Planning Agency of the City of Treasure Island, Florida, in a public meeting assembled:

The City of Treasure Island Local Planning Agency hereby transmits to the City Commission the proposed amendments to the Land Development Regulations, as set

forth in Exhibit “A”, Ordinance 2026-10, with the recommendation to approve said amendments.

PASSED AND DULY ADOPTED BY THE CITY OF TREASURE ISLAND LOCAL PLANNING AGENCY, 16TH DAY OF APRIL 2026.

TREASURE ISLAND LOCAL PLANNING AGENCY

_____ _____

Richard Harris, Chair Date
Local Planning Agency

DESIGN GUIDELINES

CREATING EXCEPTIONAL ARCHITECTURE WITH PLANNED DEVELOPMENT



BUILDING ARTICULATION & MASSING

Break down building scale with frequent articulation to avoid long, flat façades.

"Facades exceeding 100 feet in length shall incorporate horizontal and vertical articulation to break up the mass of the building."



ROOFLINES & VERTICAL VARIATION

Use varied roof forms and vertical expression to create a dynamic skyline.

"Buildings shall incorporate varied rooflines to avoid a flat or monolithic appearance."



STEP-BACKS & MASS TRANSITION

Step back upper levels to reduce perceived height and improve street-level scale.

"Upper stories shall be designed to minimize visual impacts on adjacent properties. Step-backs, modulation, and variation in buiding mass shall be used."



GROUND FLOOR ACTIVATION

Design active, transparent ground floors that engage the street and public realm.

"Ground floor facades along pedestrian-oriented streets shall provide transparent windows and doors... Blank walls along public streets are prohibited."



PARKING INTEGRATION

Conceal parking within or behind buildings to maintain a clean, pedestrian-friendly edge.

"Parking structures shall be screened from public view through liner buildings or architectural screening consistent with the principal structure."



PEDESTRIAN EXPERIENCE

Prioritize walkability with strong building orientation and continuous street engagement.

"Buildings shall be oriented toward the street with primary entrances facing public-rights-of-way. Site design shill shall prioittize pedestrian circulation and connectivity."



ARCHITECTURAL QUALITY

Create cohesive, well-detailed buildings using high-quality materials and thoughtful design.

"Buildings shall incorporate a consistent architectural theme. Exterior materials shall be varied and of high quality."