LOCAL PLANNING AGENCY
THURSDAY, AUGUST 21, 2025 – 2:00 PM
10451 GULF BOULEVARD TREASURE ISLAND, FL 33706

MEETING NOTICE AND AGENDA

---

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 Request to approve Resolution 2025-12 recommending adoption of Ordinance 2025-15.
Resolution 2025-12 Encroachment for Balcony.docx
Ord 2025-15 Amend Chapter 68 - Encroachment for Balcony.docx
Business Impact Estimate - Ord 2025-15.docx

6.B Review Ordinance 2025-16 Amending the City of Treasure Island Comprehensive Plan to allow for Alternative Temporary Lodging Units, in alignment with the Countywide Plan.
Signed application.pdf
Thunderbird Affidavit to Authorize Agent.pdf
Proposed Comp Plan Amendment Ordinance.docx
LPA Resolution 2025-10.DOCX
CP Text Amendment-7-22-25.docx
TI CD25-02 Consistency Letter.pdf
Business Impact Ordinance 2025-16.docx

6.C Review Ordinance 2025-17 Amending the Land Development Regulations to allow for Alternative Temporary Lodging Units, in alignment with the City of Treasure Island Comprehensive Plan and Countywide Plan.
Signed application.pdf
Thunderbird Affidavit to Authorize Agent.pdf
Proposed Text Amendment Ordinance - revised-8-14-2025.docx

LPA Resolution 2025-11.DOCX
Zoning Code Proposal-8-14-25-V2.docx
Business Impact Ordinance 2025-16.docx
Staff Report - V2.pdf
TI CD25-02 Consistency Letter.pdf

6.D

An ordinance of the city commission of the city of treasure island, florida, amending the text of the adopted comprehensive plan to allow for higher density and intensity standards in the pr-mu core future land use category by amending policy 1.1.3 of the city's adopted comprehensive plan; providing for transmittal to reviewing agencies in accordance with the requirements of law; providing for severability, and providing for an effective date

Final Resolution 2025-13 PR-MU.docx
FInal Staff Recommendation PR-MU.docx
Business Impact Ordinance 2025-20.docx
Application for Comprehensive Plan Text Amendment_SB.pdf
FInal Staff Recommendation PR-MU .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:	August 21, 2025
SUBMITTED BY:	Maryellen Edwards, Community Development
ITEM TYPE:	Resolutions
AGENDA SECTION:	PRESENTATION OF ITEMS
SUBJECT:	Request to approve Resolution 2025-12 recommending adoption of Ordinance 2025-15.
BACKGROUND:	In response to the extreme damage caused to structures in the city in the wake of three hurricanes in 2024, and two major hurricanes which damaged most structures in the city, staff has recommended the changes to enhance the ability to elevate structures while providing certainty to the applicants.
POLICY/PURPOSE:	To provide relief to property owners in the post storm / reconstruction environment when elevating existing structures.
STRATEGIC PLAN RELEVANCE:	Goal 1: Foster a vibrant business community Objective 2: Implement the Economic Development Vision Bold Action 1: Perform a review of local ordinances and Land Development Regulations Bold Action 2: Update the City's Comprehensive Plan, local ordinances, and Land Development Regulation
ANALYSIS/DISCUSSION:	The Code does not currently have any provisions to allow building elements such as balconies to encroach into the setbacks and there are a substantial number of existing structures seeking to elevate the structure where the existing structure is already constructed at the setback line or encroaching into the setbacks. Those elevated existing structures often have existing windows or exits when at ground level, and in order to preserve the functionality the City desires to provide relief to the building setbacks for a balcony in order to encourage the elevation of structures

FUNDING: N/A

MOTION: I move to approve Resolution 2025-12 and recommend that the City Commission approve Ordinance 2025-15.

ATTACHMENTS:
Resolution 2025-12 Encroachment for Balcony.docx
Ord 2025-15 Amend Chapter 68 - Encroachment for Balcony.docx
Business Impact Estimate - Ord 2025-15.docx

LOCAL PLANNING AGENCY
RESOLUTION NO. 2025-12

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 "ZONING REGULATIONS", BY AMENDING SECTION 68-542 "ALLOWABLE ENCROACHMENTS" TO PROVIDE FOR RELIEF FROM THE SETBACK REQUIREMENT FOR A BALCONY WHEN AN EXISTING STRUCTURE IS BEING ELEVATED AS A MINIMAL ENCROACHMENT INTO THE SETBACKS.

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 August 21, 2025, 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 August 21, 2025, the Planning and Zoning Board, sitting as the Local Planning Agency, held a public hearing on Ordinance 2025-15 amending Chapter 68, Zoning Regulations and has considered the information received at said public hearing; and

WHEREAS, on August 21, 2025, the Planning and Zoning Board, sitting as the Local Planning Agency, recommended approval of Ordinance 2025-15 to the City Commission through Resolution 2025-12; and

WHEREAS, on May 30, 2024, the Planning and Zoning Board, sitting as the Local Planning Agency, recommended approval of Ordinance 2025-15 to the City Commission; 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 2025-15, with the recommendation to approve said amendments.

PASSED AND DULY ADOPTED BY THE CITY OF TREASURE ISLAND LOCAL PLANNING AGENCY, 21ST DAY OF AUGUST 2025.

TREASURE ISLAND LOCAL PLANNING AGENCY

_____ _____

Richard Harris, Chair Date
Local Planning Agency

ORDINANCE 2025-15

AN ORDINANCE OF THE CITY OF TREASURE ISLAND, FLORIDA, AMENDING CHAPTER 68 "ZONING REGULATIONS" OF THE CITY OF TREASURE ISLAND CODE OF ORDINANCES, BY AMENDING SECTION 68-542 "ALLOWABLE ENCROACHMENTS" TO PROVIDE FOR RELIEF FROM THE SETBACK REQUIREMENT FOR A BALCONY WHEN AN EXISTING STRUCTURE IS BEING ELEVATED AS A MINIMAL ENCROACHMENT INTO THE SETBACKS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in August, September and October of 2024 the City of Treasure Island ("City") was been affected by three hurricanes, two of which caused major structure damage throughout the City; and

WHEREAS, the City wished to provide relief from some of the existing City Code of Ordinances and Land Development Regulations ("Code"), in this time of substantial repair, elevation, and reconstruction; and

WHEREAS, the City wishes to encourage rebuilding and elevating construction to meet the floodplain regulations of the Code and Florida Building Code by removing buildings from the floodplain thereby reducing risk of future building flooding; and

WHEREAS, the Code does not currently have any provisions to allow building elements such as balconies to encroach into the setbacks and there are a substantial number of existing structures seeking to elevate the structure where the existing structure is already constructed at the setback line or encroaching into the setbacks. In order to meet current flood elevations, those elevated existing structures often have existing windows or exits when at ground level, and in order to preserve the functionality the City desires to provide relief to the building setbacks for a balcony in order to encourage the elevation of structures; and

WHEREAS, the Local Planning Agency met on August 21, 2025, and recommended approval of the following revisions to the Land Development Regulations; and

WHEREAS, the City Commission has reviewed City's Comprehensive Plan and finds that revisions are consistent with the City's Comprehensive Plan; and

WHEREAS, the City Commission has reviewed the relevant current Code provisions of the City of Treasure Island and finds that certain modifications are necessary and desirable; and

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

NOW, THEREFORE, THE CITY OF TREASURE ISLAND DOES ORDAIN:

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 68-542 of the Code of Ordinances of the City of Treasure Island, Florida, is hereby amended to read as follows:

68-542. - Allowable encroachments.

There are two instances when the city permits encroachments into the required setbacks provided in sections 68-541 and 68-561 to meet the floodplain elevation requirements of the Florida Building Code and Chapter 66 of the Code.

a) Existing structure being elevated. An encroachment to the setbacks provided in sections 68-541 and 68-561 is allowed specifically when existing structures are elevated to meet the floodplain elevation requirements of the Florida Building Code and Chapter 66 of the Code.

(a) One set of stairs, which may include the required meter platform and stairs for meter access, is allowed to encroach into the setbacks. In all cases this encroachment must be designed to be the minimum encroachment necessary to allow access to the building and meter. The encroachment for the stairs shall be located as far from adjacent properties as possible. The maximum width for the stairs and landing is 3-feet clear and the maximum for the meter landing portion is 5-foot clear, unless a greater width is mandated by the Florida Building Code.

(b) One balcony is allowed to encroach into the setbacks. The encroachment for the balcony shall be located as far from adjacent properties as possible. The maximum width for the balcony shall be 12-feet measured to the outside edge of the platform and the maximum depth for the balcony is 3-feet clear measured to the inside edge of the railing, unless a greater width is mandated by the Florida Building Code. This balcony shall be located at least 5-feet from all property lines.

b) Existing structure is required to install a new elevated meter. An encroachment to the setbacks provided in sections 68-541 and 68-561 is allowed specifically when existing structures must install a new elevated meter and meet the floodplain elevation requirements of the Florida Building Code and Chapter 66 of the Code. One set of the stairs for meter access and the required meter platform is allowed to encroach into the setbacks. In all cases this encroachment must be designed to be the minimum encroachment necessary to allow access to the meter. The encroachment for the stairs shall be located as far from adjacent properties as possible. The maximum width for the stairs is 3-feet clear and the maximum for the meter landing portion is 5-foot clear, unless a greater width is mandated by the Florida Building Code.

SECTION 3. SEVERABILITY.
It is the intention of the City Commission that each provision hereof be considered severable, and, if any section, subsection, sentence, 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.
Section 2 of 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 its final passage.

FIRST READING and PUBLIC HEARING on the _____ day of _____, 2025.

SECOND READING and PUBLIC HEARING on the _____ day of _____, 2025.

PUBLISHED in the Tampa Bay Times on the _____ day of _____, 2025

The foregoing ordinance was offered during the meeting of the City Commission of the City of Treasure Island, Florida, sitting on the ____ day of _____, 2025 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 Kennedy, City Clerk

Approved as to form:

_____
Anthony Sabatini, City Attorney

City of Treasure Island
Business Impact Estimate

Proposed ordinance's title/reference:

ORDINANCE 2025-15

AN ORDINANCE OF THE CITY OF TREASURE ISLAND, FLORIDA, AMENDING CHAPTER 68 "ZONING REGULATIONS" OF THE CITY OF TREASURE ISLAND CODE OF ORDINANCES, BY AMENDING SECTION 68-542 "ALLOWABLE ENCROACHMENTS" TO PROVIDE FOR RELIEF FROM THE SETBACK REQUIREMENT FOR A BALCONY WHEN AN EXISTING STRUCTURE IS BEING ELEVATED AS A MINIMAL ENCROACHMENT INTO THE SETBACKS; 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 purpose of the proposed Ordinance is to allow building elements such as balconies to encroach into the setbacks. There are a substantial number of existing structures seeking to elevate the structure where the existing structure is already constructed at the setback line or encroaching into the setbacks. In order to meet current flood elevations, those elevated existing structures often have existing windows or exits when at ground level, and in order to preserve the functionality the City desires to provide relief to the building setbacks for a balcony in order to encourage the elevation of structures.

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: N/A

(1) An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted; N/A

(2) Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; N/A

(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. N/A

(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): N/A

C. Good faith estimate of the number of businesses likely to be impacted by the ordinance: N/A

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

AGENDA ITEM NO. 6.B

Item Cover Page

LOCAL PLANNING AGENCY AGENDA ITEM REPORT

DATE: August 21, 2025

SUBMITTED BY: Maryellen Edwards, Community Development

ITEM TYPE: Resolutions

AGENDA SECTION: PRESENTATION OF ITEMS

SUBJECT: Review Ordinance 2025-16 Amending the City of Treasure Island Comprehensive Plan to allow for Alternative Temporary Lodging Units, in alignment with the Countywide Plan.

BACKGROUND:

This is a private-initiated application requesting the Local Planning Agency to make a finding of consistency with the City of Treasure Island Comprehensive Plan and recommend approval to the City Commission. If approved, the board shall also consider the second request to amend the associated Land Development Regulations accordingly.

POLICY/PURPOSE: To amend the Comprehensive Plan Future Land Use Element in accordance with Florida Statutes and the City of Treasure Island Land Development Regulations.

STRATEGIC PLAN RELEVANCE:

Goal 1. Foster a vibrant business community.
Objective 2: Implement the Economic Development Vision
Bold Action 1: Perform a review of local ordinances and Land Development Regulations
Bold Action 2: Update the City's Comprehensive Plan, local ordinances and Land Development Regulations

ANALYSIS/DISCUSSION:

The Countywide Plan Rules provide for certain increased alternative temporary lodging densities as an economic development incentive tool. The proposed change to the comprehensive plan would apply to development within the Resort Facilities Medium (RFM-30) and the Resort Facilities High (RFH-50) zoning districts and would require a

development agreement that controls the use of this incentive.

The Comprehensive Plan currently allows an FAR of 0.65 and 30 units per acre in the RFM-30 and a FAR of 1.2 and 50 units per acre in the RFH-50. Hotel/motels using the proposed Alternative Temporary Lodging Density and Intensity Standards could be allowed to utilize greater density and intensity as shown in Ordinance 2025-16 with an approved development agreement.

FUNDING: N/A

MOTION: I move to approve Resolution 2025-10 and recommend approval of Ordinance 2025-16 to the City Commission.

ATTACHMENTS:
Signed application.pdf
Thunderbird Affidavit to Authorize Agent.pdf
Proposed Comp Plan Amendment Ordinance.docx
LPA Resolution 2025-10.DOCX
CP Text Amendment-7-22-25.docx
TI CD25-02 Consistency Letter.pdf
Business Impact Ordinance 2025-16.docx

City of Treasure Island

Community Development Department
10451 Gulf Blvd, Treasure Island, FL 33706
(727) 547-4575
zoning@mytreasureisland.org

COMPREHENSIVE PLAN TEXT AMENDMENT, FUTURE LAND USE MAP AMENDMENT, REZONING AND/OR LAND DEVELOPMENT REGULATION TEXT CHANGE APPLICATION

Application # _____ Date 7-22-2025

☒Comprehensive Plan Text Change ☒Land Development Regulation Text Change
☐Future Land Use Map Change ☐Rezoning/Map Change

OWNER/APPLICANT INFORMATION

OWNER'S NAME: Thunderbird TI Holdings LLC PHONE 813-331-0976

OWNER'S ADDRESS: 4100 N 28th Terrace EMAIL: ialbert@halff.com

CITY: Hollywood STATE: FL ZIP: 33020-1116

AGENT'S NAME: Isabelle Albert, Halff PHONE 813-331-0976

AGENT'S ADDRESS: 1000 N Ashley Dr, #900 EMAIL: ialbert@halff.com

CITY: Tampa STATE: FL ZIP: 33602

Note: The owner/applicant must submit a notarized letter authorizing the agent to act on their behalf and stating the agent's name, address and phone number.

LEGAL DESCRIPTION OF SUBJECT PROPERTY

PARCEL ID NUMBER(S): N/A - Text amendment

LEGAL DESCRIPTION: N/A - Text amendment

PROPERTY DESCRIPTION

PROPERTY ADDRESS: N/A - Text amendment

PROPERTY ACRES (AC): N/A - Text amendment PROPERTY SQUARE FEET (SF): N/A - Text amendment

CURRENT FUTURE LAND USE CATEGORY: N/A - Text amendment

PROPOSED FUTURE LAND USE CATEGORY: N/A - Text amendment

CURRENT ZONING DISTRICT DESIGNATION: N/A - Text amendment

PROPOSED ZONING DISTRICT DESIGNATION: N/A - Text amendment

THE UNDERSIGNED CERTIFIES that the ownership of all property within this application has been fully divulged, whether such ownership be contingent or absolute, and that the names of all parties to any contract for sale in existence or any options to purchase are filed with this application. Further, this application must be complete and accurate before the Public Hearing can be advertised, with attached justification form(s) completed and filed as part of this application. Furthermore, I certify that the information contained herein is correct to the best of my knowledge.

Signature of Applicant — Gilad Ovaknin, Thunderbird TI Holdings, LLC (Printed Name of Signatory)

Signature of Applicant — Printed Name of Signatory

Signature of Applicant — Printed Name of Signatory

(THIS FORM MUST BE SIGNED BY ALL TITLE HOLDER OR HOLDERS)

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ✓ physical presence or __ online notarization this 23rd day of July, 2025, by Gilad Ovaknin, who ✓ is personally known to me or _____ has produced a _____ driver's license or _____ as identification.

SUEZETTE MCCRAY-NEWSON
Notary Public - State of Florida
Commission # HH 233408
My Comm. Expires Feb 27, 2026
Bonded through National Notary Assn.

Suezette McCray-Newson 7/23/25
Notary Public
My Commission Expires: 2/27/2026

A fee payable to the City of Treasure Island must accompany this application in accordance with the fee schedule set by the City Commission. (Fees current as of October 1, 2024)

Comprehensive Plan Text Amendment/Future Land Use Map Amendment:	$2,250
Rezoning/Map Change:	$2,000
Land Development Regulation Text Amendment:	$2,000

COMPREHENSIVE PLAN TEXT AMENDMENT, FUTURE LAND USE MAP AMENDMENT, REZONING AND/OR LAND DEVELOPMENT REGULATION TEXT CHANGE

APPLICATION NO. _____

Applicant Thunderbird TI Holdings LLC

Address 4100 N 28th Terrace, Hollywood, FL 33020

(1) Existing Use: If the property is developed, describe, in general terms, the existing use of the property such as the type of use, number of units, gross floor area etc. If the property contains structures, please submit a site plan in addition to the description.

With input and guidance from City staff—Katheryn Younkin, Maryellen Edwards, and Bobbie Shay Lee—this request seeks a text amendment to both the Land Development Regulations and the City of Treasure Island Comprehensive Plan. The purpose is to allow for Alternative Temporary Lodging Units, in alignment with the Countywide Rules effective as of August 21, 2023.

A Word version of both proposed text amendments is included with this application. Please note that the subsection under Section 68-796 (4)(d)2 will need to be finalized by the City of Treasure Island, as the applicant does not have sufficient information regarding pending Ordinance 2025-08, which pertains to the Multimodal Impact Fee.

(2) Proposed Use: Please describe the proposed use that requires the zone or text change. The proposed plan, including a site plan, for the site in question must be submitted along with a verbal representation of the proposed project.

With input and guidance from City staff—Katheryn Younkin, Maryellen Edwards, and Bobbie Shay Lee—this request seeks a text amendment to both the Land Development Regulations and the City of Treasure Island Comprehensive Plan. The purpose is to allow for Alternative Temporary Lodging Units, in alignment with the Countywide Rules effective as of August 21, 2023.

A Word version of both proposed text amendments is included with this application. Please note that the subsection under Section 68-796 (4)(d)2 will need to be finalized by the City of Treasure Island, as the applicant does not have sufficient information regarding pending Ordinance 2025-08, which pertains to the Multimodal Impact Fee.

Comprehensive Plan Text Amendment and/or Future Land Use Map Amendment (Also see Florida Statutes 163.3184)

All Comprehensive Plan amendments and Future land Use Map amendments are evaluated by the Local Planning Agency and the City Commission based on consistency with the City of Treasure Island Comprehensive Plan, the criteria outlined in Section 68-121 of the Land Development Regulations and the Forward Pinellas Countywide Plan. Please describe how your application meets the following criteria:

Section 68-121 Comprehensive Plan and Future Land Use Map

(1) The proposed amendment will meet the acceptable level of service standards established in the comprehensive plan;

Each individual project requesting Alternative Temporary Lodging will be evaluated to ensure compliance with applicable level of service standards during the review process. This amendment does not waive any such review process.

(2) The proposed amendment is in harmony with the general intent of the comprehensive plan;

The proposed amendment is in harmony of the general intent of the comprehensive plan and of the Countywide Rules.

(3) A change in land use designation must be compatible with adjacent land uses, and one that will not become a potential nuisance; and

N/A - this is a text amendment to both the Land Development Regulations and the City of Treasure Island Comprehensive Plan

(4) A change in land use designation must be compatible with the current and future use of adjacent and nearby properties to justify the proposed change and will not negatively affect the property values of adjacent and nearby properties.

N/A - this is a text amendment to both the Land Development Regulations and the City of Treasure Island Comprehensive Plan

Rezoning/Map Change or Land Development Regulation Text Change

Please note that applications for changes to the Zoning Map are evaluated by the Local Planning Agency and the City Commission based on the criteria outlined in Section 68-121 of the Land Development Regulations. Please describe how your application will affect the following:

(1) The existing land use pattern; compatible with the purpose and intent of the applicable comprehensive plan goals, objectives and policies

N/A – This is a text amendment to permit Alternative Temporary Lodging within zoning districts and land use classifications designated for medium- to high-intensity resort facilities.

(2) The population density pattern of the area and possible increase or overtaxing of the load on public facilities such as utilities and streets

This amendment is for Alternative Temporary Lodging which is a similar use to Hotel and Motel currently permitted within the zoning districts and land use classifications designated for medium- to high-intensity resort facilities

(3) The possible overloading of the city's sewage collection facilities

Each individual project requesting Alternative Temporary Lodging will be evaluated to ensure compliance with applicable utilities standards during the review process. This amendment does not waive any such review process.

(4) The possible overloading of the city's drainage system

Each individual project requesting Alternative Temporary Lodging will be evaluated to ensure compliance with applicable utilities standards during the review process. This amendment does not waive any such review process.

(5) The proposed change would create an isolated zoning district unrelated to adjacent and nearby zoning districts

N/A - this is a text amendment to both the Land Development Regulations and the City of Treasure Island Comprehensive Plan

(6) The existence of changed or changing conditions which make the passage of the proposed rezoning necessary or appropriate

N/A - this is a text amendment to both the Land Development Regulations and the City of Treasure Island Comprehensive Plan

(7) The impact of the proposed rezoning upon living conditions in the adjacent neighborhood

N/A - this is a text amendment to both the Land Development Regulations and the City of Treasure Island Comprehensive Plan

(8) The impact of the rezoning and allowable development upon the flow of light and air to adjacent areas

N/A - this is a text amendment to both the Land Development Regulations and the City of Treasure Island Comprehensive Plan

(9) The impact of the proposed rezoning upon property values in the adjacent area

N/A - this is a text amendment to both the Land Development Regulations and the City of Treasure Island Comprehensive Plan

(10) The impact of the proposed rezoning upon improvement or development of adjacent property in accordance with existing regulations

N/A - this is a text amendment to both the Land Development Regulations and the City of Treasure Island Comprehensive Plan

(11) The existence of other adequate sites in the city for the proposed use in districts already permitting such use

N/A - this is a text amendment to both the Land Development Regulations and the City of Treasure Island Comprehensive Plan

For proposed text changes to the Land Development Regulations please attach a strikethrough/underline version of the text to be changed in a word document

Please see attached strikethrough/undrline version of the text amendment for Land Development Regulations and the City of Treasure Island Comprehensive Plan

Submittal Requirements

The following information is required to be completed or submitted with this completed application. (10 copies of each for a FLUM and Rezoning Application)

1. Pre-application meeting date Done
2. Processing Fee Ok
3. Legal names of each of the owners of the subject property including their business and home addresses and telephone numbers Done
4. If any owner is a business entity such as a partnership, corporation or joint venture, the names and business addresses of all partners and officers, as appropriate, and telephone numbers Done
5. The legal description of the subject property N/A
6. If the applicant for rezoning is a representative of the owner, evidence of agency in the form of a letter, affidavit or other document satisfactory to the city attorney Done Done
7. Property survey for rezoning or map changes N/A
8. A copy of the zoning map, clearly marking the boundaries of the property being considered. N/A
9. Attach proof of ownership (i.e. copy of the deed). Include a copy of the property record card from the property appraiser's office. N/A
10. Written statement regarding the consistency with the City's Comprehensive Plan and Land Development Regulations for amendments (Sections 68-121 and 68-122) as applicable. See above
11. Proof of mailing of Public Notice. At least 10 days prior to each public hearing date (Local Planning Agency and two City Commission meetings) the applicant must send a public notice to all property owners within 200 feet (500 feet if the property is within the planned development districts) of the subject property. The Community Development Department will create the notice and mailing labels. The applicant is responsible for printing and mailing the notices and providing proof of mailing from USPS to the Community Development Department at least 5 days before the public hearing. Ok

AFFIDAVIT TO AUTHORIZE AGENT

STATE OF Florida
COUNTY OF Pinellas

Thunderbird TI Holdings LLC
NAME OF OWNER(S) being duly sworn, depose(s) and say(s):

PROPERTY ADDRESS(ES): 10700-10750 Gulf Blvd Treasure Island, FL 33706

Parcel I.D. Number(s).: 23-31-15-91926-010-0050

1. That this property constitutes the property for which request for permits and approvals from the City of Treasure Island, as necessary, are being applied for.

2. That the undersigned (has/have) appointed Isabelle Albert, Halff; Lauren C. Rubenstein, Esquire and Katie E. Cole, Esquire, Hill Ward Henderson as (his/their) agent(s) to represent the above-described property and serve as the applicant/agent for development applications/modifications, at the Planning and Zoning Board meeting and execute any permits or other documents necessary to affect such permit(s).

3. That this affidavit has been executed to induce appropriate state agency in Florida to consider, and act on the above-described property.

4. That (I/we), the undersigned authority, hereby certify that the foregoing is true and correct.

PRINTED NAME OF PROPERTY OWNER(S): Gilad Ovaknin

SIGNATURE OF PROPERTY OWNER(S): [signature]

DATE: 7/23/2025

STATE OF: Florida
COUNTY OF: Pinellas
The foregoing instrument was acknowledged before me this 23rd day of July, 2025 by (company/agent) Thunderbird TI Holdings LLC by (persons name) Gilad Ovaknin, it's (title) _____ who is personally known to me, or who has produced _____ as identification and who _____did _____did not take an oath.

Suezette McCray Newson 7/23/25
(Print, Type, or Stamp Commissioned Name of Notary Public)
Commission Number:
Commission Expires:

SUEZETTE MCCRAY-NEWSON
Notary Public - State of Florida
Commission # HH 233408
My Comm. Expires Feb 27, 2026
Bonded through National Notary Assn.

ORDINANCE NO. 2025-16

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF TREASURE ISLAND, FLORIDA, AMENDING THE TEXT OF THE ADOPTED COMPREHENSIVE PLAN TO ADOPT ALTERNATIVE TEMPOARAY LODGING DENSITY AND INTENSITY STANDARDS IN RESORT FACILITIES MEDIUM (RFM-30) AND RESORT FACILITIES HIGH (RFM-50) FUTURE LAND USE CATEGORIES BY AMENDING POLICY 1.1.3 OF THE CITY'S ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR TRANSMITTAL TO REVIEWING AGENCIES IN ACCORDANCE WITH THE REQUIREMENTS OF LAW; PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 163, Florida Statutes, established the Community Planning Act; the "Act"; and

WHEREAS, the City of Treasure Island ("City") has previously enacted its Comprehensive Plan pursuant to the Act; and

WHEREAS, many properties within the RFM-30 and RFH-50 Future Land Use categories suffered catastrophic damage during Hurricanes Helene and Milton in 2024, and are now faced with rebuilding; and

WHEREAS, the Countywide Plan Rules include optional Alternative Temporary Lodging Density and Intensity Standards which local governments may utilize in lieu of the standard temporary lodging densities or intensities subject to certain requirements; and

WHEREAS, the City desires to adopt the Alternative Temporary Lodging Density Standards to facilitate redevelopment of properties located in the RFM-30 and RFH-50 Future Land Use categories; and

WHEREAS, the City's Comprehensive Plan is required by law to be consistent with the Countywide Plan Rules; and

WHEREAS, this ordinance is a Comprehensive Plan Amendment initiated by an application by a private party and therefore, pursuant to s. 166.041(4)(c), Fla. Stat., this ordinance is exempt from the business impact estimate requirement of s. 166.041(4)(a), Fla. Stat.; and

WHEREAS, on August 21, 2025 the Planning and Zoning Board, sitting as the Local Planning Agency, reviewed the Comprehensive Plan text Amendment; and

WHEREAS, the Planning and Zoning Board, sitting as the Local Planning Agency found Ordinance 2025-16, the Comprehensive Plan text Amendment; consistent with the

corresponding Countywide Rules and in character and scale with the Treasure Island community; and

WHEREAS, the Planning and Zoning Board, sitting as the Local Planning Agency, evaluated Ordinance 2025-16, the Comprehensive Plan text Amendment using the following criteria:

a. Evaluating whether the proposed amendment meets the acceptable level of service standards established in the Treasure Island Comprehensive Plan.
b. Determining whether the proposed amendments are in harmony with the general intent of the Treasure Island Comprehensive Plan; and

WHEREAS, on August 21, 2025, the Planning and Zoning Board, sitting as the Local Planning Agency held a public hearing on Ordinance 2025-16 amending the Comprehensive Plan text amendment, considered the information received at that public hearing, and found the Comprehensive Plan text amendment to be appropriate; and

WHEREAS, on _____, 2025 and _____, 2025 the City Commission held public hearings on Ordinance _____, the proposed Comprehensive Plan text amendment, and has considered the information received at those public hearings and reviewed Ordinance 2025-16, the proposed Comprehensive Plan text amendments; and

WHEREAS, the City Commission concurs with the findings and recommendations of the Planning and Zoning Board, sitting as the Local Planning Agency regarding Ordinance 2025-16, the proposed text amendment to the Comprehensive Plan, as provided herein and desires to adopt this text amendment.

NOW, THEREFORE THE CITY COMMISSION OF THE CITY OF TREASURE ISLAND, FLORIDA DOES ORDAIN:

SECTION 1.
The above recitals are true, correct, and incorporated by reference as the finding of the City.

SECTION 2.
Pursuant to the provisions of the Community Planning Act, as amended, and pursuant to all applicable provisions of law, the text of Policy 1.1.3 of the City of Treasure Island's Comprehensive Plan is hereby amended, as found in Exhibit A.

SECTION 3.
This amendment shall be transmitted to reviewing agencies in accordance with Sec. 163.3184, Florida Statutes.

SECTION 4. SEVERABILITY
It is declared to be the intent of the City Commission that, if any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or

unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

SECTION 5: EFFECTIVE DATE
That the effective date of these amendments shall be 45 days after the State Land Planning Agency determines the amendment package is complete and no timely petition is filed by an affected party. If an affected party petition is filed timely, then this amendment shall become effective on the date the state land planning agency or the Administrative Commissioner enters a final order determining the adopted amendment to be in compliance. No development orders, development plans, or land uses dependent on this plan amendment may be issued before it has become effective.

LOCAL PLANNING AGENCY PUBLIC HEARING: August 21, 2025,

FIRST READING AND PUBLIC HEARING: _____, 2025, PUBLISHED: _____, 2025, in the Tampa Bay Times

SECOND READING AND PUBLIC HEARING: _____, 2025, PUBLISHED: _____, 2025, in the Tampa Bay Times

_____
John Doctor, Mayor

ATTEST:

_____
Lisa-Marie Kennedy, City Clerk

Approved as to form:

_____
Anthony Sabatini, City Attorney

LPA RESOLUTION NO. 2025-10

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE CITY OF TREASURE ISLAND, FLORIDA, RECOMMENDING APPROVAL OF ORDINANCE NO. 2025-16 AMENDING THE TEXT OF THE ADOPTED COMPREHENSIVE PLAN TO ADOPT ALTERNATIVE TEMPOARAY LODGING DENSITY AND INTENSITY STANDARDS IN RESORT FACILITIES MEDIUM (RFM-30) AND RESORT FACILITIES HIGH (RFM-50) FUTURE LAND USE CATEGORIES BY AMENDING POLICY 1.1.3 OF THE CITY'S ADOPTED COMPREHENSIVE PLAN.

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 regulations; and

WHEREAS, on August 21, 2025, 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 August 21, 2025, the Planning and Zoning Board, sitting as the Local Planning Agency, held a public hearing on Ordinance 2025-16 amending the text of the Comprehensive Plan of the City of Treasure Island and has considered the information received at said public hearing; and

WHEREAS, on August 21, 2025, the Planning and Zoning Board, sitting as the Local Planning Agency, recommended approval of Ordinance 2025-16 to the City Commission through Resolution 2025-10.

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

The City of Treasure Island Local Planning Agency hereby transmits to the City Commission the proposed text amendment to the City of Treasure Island Comprehensive Plan, as set forth in Ordinance 2025-16, with the recommendation to approve the amendments.

PASSED AND DULY ADOPTED BY THE CITY OF TREASURE ISLAND LOCAL PLANNING AGENCY, 21st Day of AUGUST 2025.

TREASURE ISLAND LOCAL PLANNING AGENCY

_____ _____

Richard Harris, Chair Date
Local Planning Agency

Comprehensive Plan Text Amendment:

Future Land Use Element……1
Introduction
Goal
Objective 1.1 – Future Land Use Map and Land Use Designations
Objective 1.2 – Land Development Regulations
Objective 1.3 – Residential Development
Objective 1.4 – Commercial Development
Objective 1.5 – Redevelopment
Objective 1.6 – Nonconforming Uses
Objective 1.7 – Natural Resources
Objective 1.8 – Public Facilities and Development Impacts
Objective 1.9 – Utilities
Objective 1.10 – Educational Facilities
Objective 1.11 – Historic Preservation
Objective 1.12 – Hurricane Evacuation
Objective 1.13 – Private Property Rights
Objective 1.14 – Transfer of Development Rights
Objective 1.15 – Resiliency Planning

Policy 1.1.3: The City adopts those land use categories identified and defined in this policy as
those which shall govern mixed-use development within the City.

- Resort Facilities Medium-30 (RFM-30), with a residential density of 0 to 15 units per acre, ~~and~~ a tourist accommodation density of 0 to 30 units per acre with a maximum floor area ratio (FAR) of 0.65 and a maximum impervious surface ratio (ISR) of 0.85, and an alternative temporary lodging density up to 125 units per acres acre with a maximum FAR of 4 and a maximum ISR of 0.95 (listed under Alternative Temporary Lodging Density and Intensity Standards table) with a percentage distribution of 50 to 70 percent residential, up to 50 percent tourist accommodation including alternative temporary lodging, and up to 20 percent “other.”
- Resort Facilities High-50 (RFH-50), with a residential density of 0 to 15 units per acre, ~~and~~ a tourist accommodation density of 0 to 50 units per acre with a maximum FAR of 1.2 and a maximum ISR of 0.95, and an alternative temporary lodging density up to 125 units per acres acre with a maximum FAR of 4 and a maximum ISR of 0.95 (listed under Alternative Temporary Lodging Density and Intensity Standards table) with a percentage distribution of 30 to 60 percent

residential, up to 70 percent tourist accommodation including alternative temporary lodging, and up to 10 percent "other."

Alternative Temporary Lodging Density and Intensity Standards*				
Plan Category	Temporary Lodging On Property That Is	Maximum Density/Intensity Standards		
		Units/Acre	FAR	ISR
Resort Facility Medium (RFM) or Resort Facility High (RFH)	Less Than One Acre	75	2.2	0.95
	Between One Acre And Three Acres	100	3.0	0.95
	Greater Than Three Acres	125	4.0	0.95

* A development agreement shall be prepared and approved pursuant to F.S. §§ 163.3220-163.3243, as amended to allow the increase in density and intensity greater than 30 units per acre and 0.65 FAR in the RFM Category, and greater than 50 units per acre and 1.2 FAR in the RFH Category.

FORWARD PINELLAS
P: (727) 464.8250
F: (727) 464.8212
forwardpinellas.org
310 Court Street
Clearwater, FL 33756

August 5, 2025

Maryellen Edwards
City of Treasure Island
Community Development Department
120 108th Avenue
Treasure Island, FL 33706-4702

RE: Review of Amendments to Comprehensive Plan and Land Development Code – Alternative Temporary Lodging Standards

Dear Maryellen:

Thank you for submitting the proposed amendments to the City's Comprehensive Plan and Land Development Code. We appreciate the opportunity to provide feedback. While the plan is generally aligned with the Countywide Rules, we recommend that the following updates be considered:

- **Mobility Management:** Treasure Island's provision focuses on Forward Pinellas (formerly MPO) analysis standards, LOS, proportionate fair share, and constrained facility designations. We recommend referencing Section 5.2.2.3 of the Countywide Rules, which highlights the Pinellas County Mobility Plan and the Multimodal Impact Fee Ordinance, to ensure alignment with Countywide standards while retaining Treasure Island's detailed analysis points if desired.
- **Agency Name Update:** References to "Metropolitan Planning Organization" should be updated to "Forward Pinellas."

Treasure Island's alternative temporary lodging provisions are otherwise generally consistent with Countywide Rules in definitions, density/intensity standards, and development agreement requirements.

We recognize that the consistency process is an ongoing one and if either the City or Forward Pinellas staff has failed to note a matter governed by the consistency process in the course of this review, we will be happy to work with you to resolve any such matter as may be necessary.

If you have any questions, please feel free to call me at 727-464-5679 or email me at ewennick@forwardpinellas.org.

Sincerely,

Emma Wennick

Emma Wennick
Program Planner

City of Treasure Island
Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference:

ORDINANCE 2025-16

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF TREASURE ISLAND, FLORIDA, AMENDING THE TEXT OF THE ADOPTED COMPREHENSIVE PLAN TO ADOPT ALTERNATIVE TEMPOARAY LODGING DENSITY AND INTENSITY STANDARDS IN RESORT FACILITIES MEDIUM (RFM-30) AND RESORT FACILITIES HIGH (RFM-50) FUTURE LAND USE CATEGORIES BY AMENDING POLICY 1.1.3 OF THE CITY'S ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR TRANSMITTAL TO REVIEWING AGENCIES IN ACCORDANCE WITH THE REQUIREMENTS OF LAW; PROVIDING FOR SEVERABILITY, 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):
N/A

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; N/A

(2) Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; and N/A

(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. N/A

(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): N/A

C. Good faith estimate of the number of businesses likely to be impacted by the ordinance: N/A

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

AGENDA ITEM NO. 6.C

Item Cover Page

LOCAL PLANNING AGENCY AGENDA ITEM REPORT

DATE: August 21, 2025

SUBMITTED BY: Maryellen Edwards, Community Development

ITEM TYPE: Resolutions

AGENDA SECTION: PRESENTATION OF ITEMS

SUBJECT: Review Ordinance 2025-17 Amending the Land Development Regulations to allow for Alternative Temporary Lodging Units, in alignment with the City of Treasure Island Comprehensive Plan and Countywide Plan.

BACKGROUND:

This is a private-initiated application amending the Land Development regulations to allow for Alternative Temporary Lodging Density and Intensity Standards and requesting the Local Planning Agency to make a finding of consistency with the City of Treasure Island Comprehensive Plan and recommend approval to the City Commission.

POLICY/PURPOSE: To amend the Land Development Regulations in accordance with Florida Statutes and the City of Treasure Island Code.

STRATEGIC PLAN RELEVANCE:

Goal 1. Foster a vibrant business community.
Objective 2: Implement the Economic Development Vision
Bold Action 1: Perform a review of local ordinances and Land Development Regulations
Bold Action 2: Update the City's Comprehensive Plan, local ordinances and Land Development Regulations

ANALYSIS/DISCUSSION:

The Countywide Plan Rules provide for certain increased alternative temporary lodging densities as an economic development incentive tool. The proposed change to Land Development Regulations would apply to development within the Resort Facilities Medium (RFM-30) and the Resort Facilities High (RFH-50) zoning districts and would require a

development agreement that controls the use of this incentive.

The Land Development Regulations currently allow an FAR of 0.65 and 30 units per acre in the RFM-30 and a FAR of 1.2 and 50 units per acre in the RFH-50. Hotel/motels using the proposed Alternative Temporary Lodging Density and Intensity Standards could be allowed to utilize greater density and intensity as shown in the table below with an approved development agreement.

The applicant is also requesting to increase the allowable height in the RFM-30 and the RFH-50 for projects requesting Alternative Temporary Lodging as shown in the attached Ordinance (Section 68-431, Schedule of Lot and Bulk Regulations).

FUNDING: N/A

MOTION: I move to approve Resolution 2025-11 and recommend approval of Ordinance 2025-17 to the City Commission.

ATTACHMENTS:
Signed application.pdf
Thunderbird Affidavit to Authorize Agent.pdf
Proposed Text Amendment Ordinance - revised-8-14-2025.docx
LPA Resolution 2025-11.DOCX
Zoning Code Proposal-8-14-25-V2.docx
Business Impact Ordinance 2025-16.docx
Staff Report - V2.pdf
TI CD25-02 Consistency Letter.pdf

City of Treasure Island

Community Development Department
10451 Gulf Blvd, Treasure Island, FL 33706
(727) 547-4575
zoning@mytreasureisland.org

COMPREHENSIVE PLAN TEXT AMENDMENT, FUTURE LAND USE MAP AMENDMENT, REZONING AND/OR LAND DEVELOPMENT REGULATION TEXT CHANGE APPLICATION

Application # _____ Date 7-22-2025

☒Comprehensive Plan Text Change ☒Land Development Regulation Text Change
☐Future Land Use Map Change ☐Rezoning/Map Change

OWNER/APPLICANT INFORMATION

OWNER'S NAME: Thunderbird TI Holdings LLC PHONE 813-331-0976

OWNER'S ADDRESS: 4100 N 28th Terrace EMAIL: ialbert@halff.com

CITY: Hollywood STATE: FL ZIP: 33020-1116

AGENT'S NAME: Isabelle Albert, Halff PHONE 813-331-0976

AGENT'S ADDRESS: 1000 N Ashley Dr, #900 EMAIL: ialbert@halff.com

CITY: Tampa STATE: FL ZIP: 33602

Note: The owner/applicant must submit a notarized letter authorizing the agent to act on their behalf and stating the agent's name, address and phone number.

LEGAL DESCRIPTION OF SUBJECT PROPERTY

PARCEL ID NUMBER(S): N/A - Text amendment

LEGAL DESCRIPTION: N/A - Text amendment

PROPERTY DESCRIPTION

PROPERTY ADDRESS: N/A - Text amendment

PROPERTY ACRES (AC): N/A - Text amendment PROPERTY SQUARE FEET (SF): N/A - Text amendment

CURRENT FUTURE LAND USE CATEGORY: N/A - Text amendment

PROPOSED FUTURE LAND USE CATEGORY: N/A - Text amendment

CURRENT ZONING DISTRICT DESIGNATION: N/A - Text amendment

PROPOSED ZONING DISTRICT DESIGNATION: N/A - Text amendment

THE UNDERSIGNED CERTIFIES that the ownership of all property within this application has been fully divulged, whether such ownership be contingent or absolute, and that the names of all parties to any contract for sale in existence or any options to purchase are filed with this application. Further, this application must be complete and accurate before the Public Hearing can be advertised, with attached justification form(s) completed and filed as part of this application. Furthermore, I certify that the information contained herein is correct to the best of my knowledge.

_____	Gilad Ovaknin, Thunderbird TI Holdings, LLC
Signature of Applicant	Printed Name of Signatory
_____	_____
Signature of Applicant	Printed Name of Signatory
_____	_____
Signature of Applicant	Printed Name of Signatory

(THIS FORM MUST BE SIGNED BY ALL TITLE HOLDER OR HOLDERS)

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ✓ physical presence or __ online notarization this 23rd day of July, 2025, by Gilad Ovaknin, who ✓ is personally known to me or _____ has produced a _____ driver's license or _____ as identification.

SUEZETTE MCCRAY-NEWSON
Notary Public - State of Florida
Commission # HH 233408
My Comm. Expires Feb 27, 2026
Bonded through National Notary Assn.

Suezette McCray-Newson 7/23/25
Notary Public
My Commission Expires: 2/27/2026

A fee payable to the City of Treasure Island must accompany this application in accordance with the fee schedule set by the City Commission. (Fees current as of October 1, 2024)

Comprehensive Plan Text Amendment/Future Land Use Map Amendment:	$2,250
Rezoning/Map Change:	$2,000
Land Development Regulation Text Amendment:	$2,000

COMPREHENSIVE PLAN TEXT AMENDMENT, FUTURE LAND USE MAP AMENDMENT, REZONING AND/OR LAND DEVELOPMENT REGULATION TEXT CHANGE

APPLICATION NO. _____

Applicant Thunderbird TI Holdings LLC

Address 4100 N 28th Terrace, Hollywood, FL 33020

(1) Existing Use: If the property is developed, describe, in general terms, the existing use of the property such as the type of use, number of units, gross floor area etc. If the property contains structures, please submit a site plan in addition to the description.

With input and guidance from City staff—Katheryn Younkin, Maryellen Edwards, and Bobbie Shay Lee—this request seeks a text amendment to both the Land Development Regulations and the City of Treasure Island Comprehensive Plan. The purpose is to allow for Alternative Temporary Lodging Units, in alignment with the Countywide Rules effective as of August 21, 2023.

A Word version of both proposed text amendments is included with this application. Please note that the subsection under Section 68-796 (4)(d)2 will need to be finalized by the City of Treasure Island, as the applicant does not have sufficient information regarding pending Ordinance 2025-08, which pertains to the Multimodal Impact Fee.

(2) Proposed Use: Please describe the proposed use that requires the zone or text change. The proposed plan, including a site plan, for the site in question must be submitted along with a verbal representation of the proposed project.

With input and guidance from City staff—Katheryn Younkin, Maryellen Edwards, and Bobbie Shay Lee—this request seeks a text amendment to both the Land Development Regulations and the City of Treasure Island Comprehensive Plan. The purpose is to allow for Alternative Temporary Lodging Units, in alignment with the Countywide Rules effective as of August 21, 2023.

A Word version of both proposed text amendments is included with this application. Please note that the subsection under Section 68-796 (4)(d)2 will need to be finalized by the City of Treasure Island, as the applicant does not have sufficient information regarding pending Ordinance 2025-08, which pertains to the Multimodal Impact Fee.

Comprehensive Plan Text Amendment and/or Future Land Use Map Amendment (Also see Florida Statutes 163.3184)

All Comprehensive Plan amendments and Future land Use Map amendments are evaluated by the Local Planning Agency and the City Commission based on consistency with the City of Treasure Island Comprehensive Plan, the criteria outlined in Section 68-121 of the Land Development Regulations and the Forward Pinellas Countywide Plan. Please describe how your application meets the following criteria:

Section 68-121 Comprehensive Plan and Future Land Use Map

(1) The proposed amendment will meet the acceptable level of service standards established in the comprehensive plan;

Each individual project requesting Alternative Temporary Lodging will be evaluated to ensure compliance with applicable level of service standards during the review process. This amendment does not waive any such review process.

(2) The proposed amendment is in harmony with the general intent of the comprehensive plan;

The proposed amendment is in harmony of the general intent of the comprehensive plan and of the Countywide Rules.

(3) A change in land use designation must be compatible with adjacent land uses, and one that will not become a potential nuisance; and

N/A - this is a text amendment to both the Land Development Regulations and the City of Treasure Island Comprehensive Plan

(4) A change in land use designation must be compatible with the current and future use of adjacent and nearby properties to justify the proposed change and will not negatively affect the property values of adjacent and nearby properties.

N/A - this is a text amendment to both the Land Development Regulations and the City of Treasure Island Comprehensive Plan

Rezoning/Map Change or Land Development Regulation Text Change

Please note that applications for changes to the Zoning Map are evaluated by the Local Planning Agency and the City Commission based on the criteria outlined in Section 68-121 of the Land Development Regulations. Please describe how your application will affect the following:

(1) The existing land use pattern; compatible with the purpose and intent of the applicable comprehensive plan goals, objectives and policies

N/A – This is a text amendment to permit Alternative Temporary Lodging within zoning districts and land use classifications designated for medium- to high-intensity resort facilities.

(2) The population density pattern of the area and possible increase or overtaxing of the load on public facilities such as utilities and streets

This amendment is for Alternative Temporary Lodging which is a similar use to Hotel and Motel currently permitted within the zoning districts and land use classifications designated for medium- to high-intensity resort facilities

(3) The possible overloading of the city's sewage collection facilities

Each individual project requesting Alternative Temporary Lodging will be evaluated to ensure compliance with applicable utilities standards during the review process. This amendment does not waive any such review process.

(4) The possible overloading of the city's drainage system

Each individual project requesting Alternative Temporary Lodging will be evaluated to ensure compliance with applicable utilities standards during the review process. This amendment does not waive any such review process.

(5) The proposed change would create an isolated zoning district unrelated to adjacent and nearby zoning districts

N/A - this is a text amendment to both the Land Development Regulations and the City of Treasure Island Comprehensive Plan

(6) The existence of changed or changing conditions which make the passage of the proposed rezoning necessary or appropriate

N/A - this is a text amendment to both the Land Development Regulations and the City of Treasure Island Comprehensive Plan

(7) The impact of the proposed rezoning upon living conditions in the adjacent neighborhood

N/A - this is a text amendment to both the Land Development Regulations and the City of Treasure Island Comprehensive Plan

(8) The impact of the rezoning and allowable development upon the flow of light and air to adjacent areas

N/A - this is a text amendment to both the Land Development Regulations and the City of Treasure Island Comprehensive Plan

(9) The impact of the proposed rezoning upon property values in the adjacent area

N/A - this is a text amendment to both the Land Development Regulations and the City of Treasure Island Comprehensive Plan

(10) The impact of the proposed rezoning upon improvement or development of adjacent property in accordance with existing regulations

N/A - this is a text amendment to both the Land Development Regulations and the City of Treasure Island Comprehensive Plan

(11) The existence of other adequate sites in the city for the proposed use in districts already permitting such use

N/A - this is a text amendment to both the Land Development Regulations and the City of Treasure Island Comprehensive Plan

For proposed text changes to the Land Development Regulations please attach a strikethrough/underline version of the text to be changed in a word document

Please see attached strikethrough/undrline version of the text amendment for Land Development Regulations and the City of Treasure Island Comprehensive Plan

Submittal Requirements

The following information is required to be completed or submitted with this completed application. (10 copies of each for a FLUM and Rezoning Application)

1. Pre-application meeting date Done
2. Processing Fee Ok
3. Legal names of each of the owners of the subject property including their business and home addresses and telephone numbers Done
4. If any owner is a business entity such as a partnership, corporation or joint venture, the names and business addresses of all partners and officers, as appropriate, and telephone numbers Done
5. The legal description of the subject property N/A
6. If the applicant for rezoning is a representative of the owner, evidence of agency in the form of a letter, affidavit or other document satisfactory to the city attorney Done Done
7. Property survey for rezoning or map changes N/A
8. A copy of the zoning map, clearly marking the boundaries of the property being considered. N/A
9. Attach proof of ownership (i.e. copy of the deed). Include a copy of the property record card from the property appraiser's office. N/A
10. Written statement regarding the consistency with the City's Comprehensive Plan and Land Development Regulations for amendments (Sections 68-121 and 68-122) as applicable. See above
11. Proof of mailing of Public Notice. At least 10 days prior to each public hearing date (Local Planning Agency and two City Commission meetings) the applicant must send a public notice to all property owners within 200 feet (500 feet if the property is within the planned development districts) of the subject property. The Community Development Department will create the notice and mailing labels. The applicant is responsible for printing and mailing the notices and providing proof of mailing from USPS to the Community Development Department at least 5 days before the public hearing. Ok

AFFIDAVIT TO AUTHORIZE AGENT

STATE OF Florida
COUNTY OF Pinellas

Thunderbird TI Holdings LLC
NAME OF OWNER(S) being duly sworn, depose(s) and say(s):

PROPERTY ADDRESS(ES): 10700-10750 Gulf Blvd Treasure Island, FL 33706

Parcel I.D. Number(s).: 23-31-15-91926-010-0050

1. That this property constitutes the property for which request for permits and approvals from the City of Treasure Island, as necessary, are being applied for.

2. That the undersigned (has/have) appointed Isabelle Albert, Halff; Lauren C. Rubenstein, Esquire and Katie E. Cole, Esquire, Hill Ward Henderson as (his/their) agent(s) to represent the above-described property and serve as the applicant/agent for development applications/modifications, at the Planning and Zoning Board meeting and execute any permits or other documents necessary to affect such permit(s).

3. That this affidavit has been executed to induce appropriate state agency in Florida to consider, and act on the above-described property.

4. That (I/we), the undersigned authority, hereby certify that the foregoing is true and correct.

PRINTED NAME OF PROPERTY OWNER(S): Gilad Ovaknin

SIGNATURE OF PROPERTY OWNER(S): [signature]

DATE: 7/23/2025

STATE OF: Florida
COUNTY OF: Pinellas
The foregoing instrument was acknowledged before me this 23rd day of July, 2025 by (company/agent) Thunderbird TI Holdings LLC by (persons name) Gilad Ovaknin, it's (title) _____ who is personally known to me, or who has produced _____ as identification and who _____did _____did not take an oath.

Suezette McCray Newson 7/23/25
(Print, Type, or Stamp Commissioned Name of Notary Public)
Commission Number:
Commission Expires:

SUEZETTE MCCRAY-NEWSON
Notary Public - State of Florida
Commission # HH 233408
My Comm. Expires Feb 27, 2026
Bonded through National Notary Assn.

ORDINANCE 2025-17

AN ORDINANCE OF THE CITY OF TREASURE ISLAND, FLORIDA AMENDING CHAPTER 68 "ZONING REGULATIONS" OF THE CITY OF TREASURE ISLAND CODE OF ORDINANCES TO PROVIDE FOR ALTERNATIVE TEMPORARY LODGING DENISTY AND INTENSITY STANDARDS, BY AMENDING SECTION 68-2 "DEFINITIONS"; AMENDING SECTION 68-284 "PROPERTY DEVELOPMENT ZONING REGULATIONS" TO INCLUDE ALETERNATIVE TEMPORARY LODGING DENSITY AND INTENSITY STANDARDS FOR THE RFM-30 ZONING DISTRICT; AMENDING SECTION 68-304 "PROPERTY DEVELOPMENT ZONING REGULATIONS" TO INCLUDE ALTERNATIVE TEMPORARY LODGING DENSITY AND INTENSITY STANDARDS FOR THE RFH-50 ZONING DISTRICT; AMENDING SECTION 68-431 "SCHEDULE OF LOT AND BUILK REGLATIONS"; AMENDING SECTION 68-496 TO PROVIDE PROCEDURES AND REQUIREMENTS FOR DEVELOPMENT AGREEMENTS UTILIZING ALTERNATIVE TEMPORARY LODGING DENSITY AND INTENSITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 68 of the City Code of Ordinances ("Code"), entitled "Zoning Regulations," regulates land development pursuant to Chapter 163, F.S. related to growth policy and municipal planning; and

WHEREAS, many properties within the RFM-30 and RFH-50 zoning districts suffered catastrophic damage during Hurricanes Helene and Milton in 2024, and are now faced with rebuilding; and

WHEREAS, the Countywide Plan Rules include optional Alternative Temporary Lodging Density and Intensity Standards which local governments may utilize in lieu of the standard temporary lodging densities or intensities subject to certain requirements; and

WHEREAS, the City Commission wishes to amend Chapter 68 "Zoning Regulations" to provide alternative temporary lodging density and intensity standards for properties located in the RFM-30 and RFH-50 zoning districts; and

WHEREAS, this ordinance is a revision to the land development regulations initiated by an application by a private party and therefore, pursuant to s. 166.041(4)(c), Fla. Stat., this ordinance is exempt from the business impact estimate requirement of s. 166.041(4)(a), Fla. Stat.; and

WHEREAS, the Local Planning Agency met on August 21, 2025, and recommended approval of the following revisions to the Land Development Regulations; 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, THE CITY OF TREASURE ISLAND, FLORIDA DOES ORDAIN:

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 68-2 of the Code of Ordinances of the City of Treasure Island, Florida, is hereby amended to insert definitions for "Alternative Temporary lodging unit" and "Alternative Temporary lodging use", and amend the definitions of "hotel or motel" and "Hotel or motel unit" as follows:

Sec. 68-2. Definitions.

…

Alternative Temporary lodging unit means an individual room, rooms or suite within a temporary lodging use designed to be occupied as a single unit of temporary occupancy. (Includes hotel/motel units)

Alternative Temporary lodging use means a facility, building or structure containing one or more temporary lodging units, used for lodging, boarding, or temporary residential occupancy by one or more individuals possessing a leasehold term of less than three months and offered to the public at large for compensation at a daily, weekly, or seasonal rate. In determining whether a property is used as a temporary lodging use, such determination shall be made without regard to the form of ownership of the property or unit, or whether the occupant has a direct or indirect ownership of the property or unit; and without regard to whether the right of occupancy arises from a rental agreement, other agreement, or the payment of consideration. (Includes hotel/motel units)

…

Hotel or motel means a building or buildings, collectively, "facility," containing individual guest rooms, units or efficiencies for which daily, weekly or monthly lodging is provided as transient accommodations. (Also know as Alternative temporary lodging)

Hotel or motel unit means a room or group of rooms within a hotel or motel, as defined, with individual sleeping facilities having one entrance door. (Also known as Alternative temporary lodging)

…

SECTION 3. That section 68-284 of the Code of Ordinances of the City of Treasure Island, Florida, is hereby amended to read as follows:

Sec. 68-284. Property development zoning regulations.

(a) *Generally.* Property development zoning regulations as expressed through lot and bulk requirements are as indicated within section 68-431. Yard requirements, setbacks, height regulations, impervious surface requirements, parking and other lot and zoning regulations are contained in this and other sections of this chapter.

(1) The maximum impervious surface ratio (ISR) shall be 0.85. The maximum floor area ratio (FAR) shall be 0.65 for all allowable uses, except for Hotel/Motel utilizing the Alternative Temporary Lodging Density and Intensity Standards, per Sub-section (3) below. Residential dwellings shall be exempt from the FAR and ISR requirements.

(2) Hotel/motel uses shall not exceed a density of 30 units per acre. Tourist dwellings, as defined in section 68-2, and residential dwellings of all types shall be limited to a maximum density of 15 units per acre. Hotel/motel "residence" suites, which may have full kitchens, shall not be considered tourist dwellings for the purpose of this regulation.

(3) Hotel/motel utilizing Alternative Temporary Lodging Density and Intensity Standards below shall be permitted at a greater density and intensity than 30 units per acre and 0.65 FAR. A Development Agreement is required per section 68-496 (4) to permit alternative density and intensity as follows:

Alternative Temporary Lodging Density and Intensity Standards				
Plan Category	Temporary Lodging On Property That Is	Maximum Density/Intensity Standards		
		Units/Acre	FAR	ISR
Resort Facility Medium (RFM)	Less Than One Acre	75	2.2	0.95
	Between One Acre And Three Acres	100	3.0	0.95
or Resort Facility High (RFH)	Greater Than Three Acres	125	4.0	0.95

(b) *Other standards.* Public/semi-public and/or ancillary nonresidential uses shall not exceed a maximum area of three acres. Any such use, alone or when added to existing contiguous like uses, which exceed this threshold shall require a future land use map amendment and be rezoned to include such use and all contiguous like uses.

SECTION 4. That section 68-304 of the Code of Ordinances of the City of Treasure Island, Florida, is hereby amended to read as follows:

Sec. 68-304. Property development zoning regulations.

(a) *Generally.* Property development zoning regulations as expressed through lot and bulk requirements are as indicated within section 68-431. Yard requirements, setbacks, height regulations, impervious surface requirements, parking and other lot and zoning regulations are contained in separate sections of this chapter.

(1) The maximum impervious surface ratio (ISR) shall be 0.95. The maximum floor area ratio (FAR) shall be 1.2 for all allowable uses, except for Hotel/Motel utilizing the Alternative Temporary Lodging Density and Intensity Standards shall be permitted Intensity per Sub-section (3) below. Residential dwellings shall be exempt from the FAR and ISR requirements.

(2) Hotel/motel uses shall not exceed a density of 50 units per acre. Tourist dwellings, as defined in section 68-2, and residential dwellings of all types shall be limited to a maximum density of 15 units per acre. Hotel/motel "residence" suites, which may have full kitchens, shall not be considered tourist dwellings for the purpose of this regulation.

(3) Hotel/motel utilizing Alternative Temporary Lodging Density and Intensity Standards, as defined in Section 68-2, shall be permitted at a greater density and intensity than 50 units per acre and 1.2 FAR. A Development Agreement is required per section 68-496 (4) to permit alternative density and intensity as follows:

Alternative Temporary Lodging Density and Intensity Standards				
Plan Category	Temporary Lodging On Property That Is	Maximum Density/Intensity Standards		
		Units/Acre	FAR	ISR
Resort Facility Medium (RFM)	Less Than One Acre	75	2.2	0.95
	Between One Acre And Three Acres	100	3.0	0.95
or Resort Facility High (RFH)	Greater Than Three Acres	125	4.0	0.95

(b) *Other standards.* Public/semi-public and/or ancillary nonresidential use shall not exceed a maximum area of three acres. Any such use, alone or when added to existing contiguous like uses, which exceed this threshold shall require a future land use map amendment and be rezoned to include such use and all contiguous like uses.

SECTION 5. That section 68-431 of the Code of Ordinances of the City of Treasure Island, Florida, is hereby amended to read as follows:

Sec. 68-431. Schedule of lot and bulk regulations.

The restrictions and controls intended to regulate the property development characteristics of each zoning district are set forth in the following schedule of lot and bulk regulations supplemented by other sections of this chapter:

Zoning District/Land Use	Minimum Lot Width (Feet)	Minimum Lot Depth (Feet)	Minimum Lot Area (Square Feet)	Maximum Density Dwelling Units (Per Acre)	Maximum Building Height (Above BFE +2 feet of freeboard + Terrain Height Modification Adjustment Factor)	Floor Area Ratio (%)
RFM-30/Resort Facilities Medium						
Dwelling, Residential and Dwelling, Tourist						
Single-family	40	90	4,500	9	35	—
Two-family	50	90	6,000	11	35	—
Multiple-family	70	90	9,000	15 (5 living levels max.)	60	—
Hotel/Motel	70	90	9,000	30 (5 living levels max.)	60	65
<u>Hotel/Motel Alternative Temporary Lodging</u>	<u>70</u>	<u>90</u>	<u>9,000</u>	<u>See Section 68-284(a)(3)</u>	<u>80</u>	<u>See Section 68-284(a)(3)</u>
Public Administration Facilities	90	90	10,000	—	45	65
Commercial Use	70	90	9,000	—	45	65
Maximum lot coverage in all districts: 50%						
Impervious surface ratio—RFM-30:		Multifamily residential: 70% Nonresidential uses: 85%				

RFH-50/Resort Facilities High						
Dwelling, Residential and Dwelling, Tourist						
Single-family	40	90	4,500	9	35	—
Two-family	50	90	6,000	11	35	—
Multiple-family	70	90	9,000	15 (5 living levels max.)	60	—
Hotel/Motel	70	90	9,000	50 (5 living levels max.)	60	120
Hotel/Motel Alternative Temporary Lodging	70	90	9,000	See Section 68-304(a)(3)	80	See Section 68-304(a)(3)
Public Administration Facilities	90	90	10,000	—	45	120
Commercial Use	70	90	9,000	—	45	120
Maximum lot coverage in all districts: 50%						
Impervious surface ratio—RFH-50:	Multifamily residential: 70% Nonresidential uses: 95%					

SECTION 6. That section 68-496 of the Code of Ordinances of the City of Treasure Island, Florida, is hereby amended to read as follows:

Sec. 68-496. Development agreements.

Pursuant to the authority granted the city by F.S. §§ 163.3220—163.3243, as amended (known as the Florida Local Government Development Agreement Act, hereinafter the "Act") the city may enter into a development agreement with any person(s) having a legal or equitable interest in real property located within the city. All fees imposed pursuant to this section, shall be set by the city commission in appendix A.

A development agreement shall mean a written agreement between the city and a property owner(s) that identifies fees, dedications, exactions or other public improvements or construction controls that will be provided by the developer, and the land development regulations that will be applied by the city during the term of the agreement.

(1) A development agreement may be entered into when one or more of the following exist:

a. Where the development is proposed to be constructed with commitments to substantial public improvements being required in the development process.

b. Where commitments to public improvements beyond those ordinarily required of similar development are desirable by reason of location, topography, or other characteristics of the property.

c. Where it is desirable to provide incentives to coordinate developments with a specific plan.

d. Where hotel/motel utilizes temporary lodging density and intensity greater than 30 units per acre and 0.65 floor area ratio (FAR) per Sections 68-284(a)(3) & 68-304 (a) (3).

(2) Procedures and requirements for entering into a development agreement:

a. Proposal for a development agreement may be made by any interested party at any time prior to the completion of approvals for development of the project. Such proposal shall be formulated with the applicant and the city manager.

b. A proposed development agreement shall be adopted, amended, or revoked by following the procedures of the Act. At a minimum, the local planning agency and the city commission shall each hold a public hearing following the notification procedures set forth in the Act and section 70-12.

c. Development agreements shall be adopted by ordinance and may be amended by ordinance with the mutual consent of the parties to the agreement or by their successors in interest.

d. No development agreement shall be effective or be implemented by the city unless the city's comprehensive plan and plan amendments implementing or related to the agreement are in compliance with F.S. § 163.3184.

(3) A development agreement shall include the following (See section 68-496 (4) for Alternative Temporary Lodging Density and Intensity requirements):

a. A legal description of the land subject to agreement and the names of its legal and equitable owners.

b. The duration of the agreement, may not exceed 30 years unless it is extended by mutual consent of the city and the developer, subject to a public hearing in accordance with F.S. § 163.3225.

c. The development uses permitted on the land including population densities and building intensities and height.

d. A description of public facilities that will service the development, including who shall provide such facilities; the date any new facilities, if needed, will be constructed; and a schedule to assure public facilities are available concurrent with the impacts of the development.

e. A description of any reservation or dedication of land for public purposes.

f. A description of all local development permits approved or needed to be approved for the development of the land.

g. A finding that the development permitted or proposed is consistent with the city comprehensive plan and the land development regulations.

h. A description of any conditions, terms, restrictions, or other requirements determined to be necessary for the public health, safety, or welfare.

i. A statement indicating that the failure of the agreement to address a particular permit, condition, term, or restriction shall not relieve the developer of the necessity of complying with the law governing said permitting requirements, conditions, terms, or restrictions.

j. A development agreement may provide that the entire development or any phase thereof be commenced or completed within a specific period of time.

k. All other things required to be addressed by the Act, the city's comprehensive plan, or other city ordinances.

(4) Procedures and requirements for entering into a development agreement for Alternative Temporary Lodging Density and Intensity:

a. The development agreement shall be prepared and approved pursuant to F.S. §§ 163.3220-163.3243, as amended.

b. The development agreement shall indicate the ability of the local government, or the applicable service provider, to meet the concurrency management standards for sanitary sewer, solid waste, drainage, potable water, parks and recreation, schools and transportation facilities, as required pursuant to F.S. § 163.3180, and the applicable local government or service provider plan and regulations.

c. The provision for all temporary lodging uses shall comply with all county and local hurricane evacuation plans and procedures to ensure orderly evacuation of guests and visitors pursuant to the Pinellas County Code, Chapter 34, Article III. In particular, all temporary lodging uses which are located in hurricane evacuation level A, as identified by the Pinellas County Emergency Management Agency, shall prepare a legally enforceable mandatory evacuation/closure covenant, stating that the temporary lodging use will be closed as soon as practicable after a hurricane watch is posted for Pinellas County by the National Hurricane Center. Further, a plan implementing the closure and evacuation procedures shall be prepared and submitted to the county or municipal emergency management coordinator, whichever is applicable, within 90 days of the issuance of a certificate of occupancy. This plan will be updated and sent for review when there is a change of ownership or substantive change to the plan or as required by the county or municipal emergency management coordinator, whichever is applicable.

d. Design considerations in Section A, the transportation concurrency management provisions in Section B, and the restrictions on temporary lodging use in Section C set forth the following:

1. *Design considerations.* The purpose of the design considerations is to enable the local government to authorize increased density and intensity, subject to a determination that the project is compatible with the size, location, configuration and character of the site, its relationship to the countywide plan map category in which it is located, and to adjoining uses; and that the overall principles of quality urban design as set forth in Pinellas By Design: An Economic Development and Redevelopment Plan for Pinellas County are furthered.

In particular, design considerations applicable to the proposed use shall address the following in the development agreement so as to ensure compatibility in terms of context-sensitive design, and the scale and placement of the proposed use so as to achieve a harmonious relationship and fit relative to its location and surroundings:

I. Building scale, including height, width, location, alignment, and spacing.

II. Building design, including elevations, facade treatment, entrance and porch or balcony projections, window patterns and roof forms.

III. Site improvements, including building and site coverage, accessory structures, service and amenity features, walkway and parking areas, open space, and view corridors.

IV. Adjoining property use, including density/intensity, and building location, setbacks, and height.

2. Mobility Management. The purpose of this provision is to ensure that a project authorized to use the increased density and intensity is consistent with the Forward Pinellas Countywide Rules Section 5.2.2.3 approach to analysis standards, level of service, proportionate fair share, the Pinellas County Mobility Plan, and constrained facility designations.

3. *Operating characteristics and restrictions.* The purpose of this provision is to ensure that a project authorized to use any portion of the increased density and intensity is built, functions, operates, and is occupied exclusively as temporary lodging. In particular, temporary lodging uses at higher densities/intensities shall comply with the following restrictions:

I. No temporary lodging unit shall be occupied as a residential dwelling unit, and a locally-determined maximum length of stay for any consecutive period of time shall be established by the local government to ensure that

any temporary lodging use does not function as a residential use.

II. Temporary lodging units shall not qualify or be used for homestead or home occupation purposes.

III. All temporary lodging units must be included in the inventory of units that are available within a temporary lodging use.

IV. No conversion of temporary lodging units to residential dwelling units shall be permitted unless the conversion is in compliance with the countywide rules with respect to the permitted residential density and, where applicable, the intensity for associated nonresidential uses.

V. A temporary lodging use may include accessory uses, such as recreational facilities, restaurants, bars, personal service uses, retail uses, meeting space, fitness centers, spa facilities, parking structures and other uses commonly associated with temporary lodging uses. All such uses shall be included in the calculation of allowable floor area ratio.

VI. Any license required of a temporary lodging use by the local government, county, or state agency shall be obtained and kept current.

VII. Temporary lodging uses shall be subject to all applicable tourist development tax collections.

VIII. A reservation system shall be required as an integral part of the temporary lodging use, and there shall be a lobby/front desk area that must be operated as a typical lobby/front desk area for temporary lodging would be operated.

IX. Temporary lodging uses must have sufficient signage that complies with local codes and is viewable by the public designating the use as a temporary lodging use.

X. The books and records pertaining to use of each temporary lodging unit shall be open for inspection by authorized representatives of the applicable local government, upon reasonable notice, in order to confirm compliance with these regulations as allowed by general law.

XI. The applicable local government may require affidavits of compliance with this section from each temporary lodging use and/or unit owner.

e. A development agreement prepared pursuant to this section shall be approved by the local government governing body, recorded with the clerk

of the circuit court pursuant to F.S. § 163.3239, a copy filed with the Property Appraiser's Office, and a copy submitted to the PPC and CPA for receipt and filing within 14 days after recording. The development limitations set forth in the development agreement shall be memorialized in a deed restriction, which shall be recorded in the official records of Pinellas County prior to the issuance of a building permit for the temporary lodging use.

SECTION 7. SEVERABILITY.
It is the intention of the City Commission that each provision hereof be considered severable, and, if any section, subsection, sentence, or provision of this ordinance is held invalid, the remainder of the ordinance shall not be affected.

SECTION 8. 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 9. CODIFICATION.
Sections 2-6 of 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 10. EFFECTIVE DATE.
This Ordinance shall take effect upon the same date that Ordinance 2025-16 takes effect.

FIRST READING and PUBLIC HEARING on the __ day of ___, 2025.

SECOND READING and PUBLIC HEARING on the __ day of ___, 2025.

PUBLISHED in the Tampa Bay Times on the __ day of ___, 2025.

The foregoing ordinance was offered during the meeting of the City Commission of the City of Treasure Island, Florida, sitting on the ___ day of _____ , 2025 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 Kennedy, City Clerk

Approved as to form:

_____
Anthony Sabatini, City Attorney

LPA RESOLUTION NO. 2025-11

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE CITY OF TREASURE ISLAND, FLORIDA, RECOMMENDING APPROVAL OF ORDINANCE NO. 2025-17 AMENDING CHAPTER 68 "ZONING REGULATIONS" OF THE CITY OF TREASURE ISLAND CODE OF ORDINANCES TO PROVIDE FOR ALTERNATIVE TEMPORARY LODGING DENISTY AND INTENSITY STANDARDS, BY AMENDING SECTION 68-2 "DEFINITIONS"; AMENDING SECTION 68-284 "PROPERTY DEVELOPMENT ZONING REGULATIONS" TO INCLUDE ALETERNATIVE TEMPORARY LODGING DENSITY AND INTENSITY STANDARDS FOR THE RFM-30 ZONING DISTRICT; AMENDING SECTION 68-304 "PROPERTY DEVELOPMENT ZONING REGULATIONS" TO INCLUDE ALTERNATIVE TEMPORARY LODGING DENSITY AND INTENSITY STANDARDS FOR THE RFH-50 ZONING DISTRICT; AMENDING SECTION 68-431 "SCHEDULE OF LOT AND BUILK REGLATIONS"; AMENDING SECTION 68-496 TO PROVIDE PROCEDURES AND REQUIREMENTS FOR DEVELOPMENT AGREEMENTS UTILIZING ALTERNATIVE TEMPORARY LODGING DENSITY AND INTENSITY

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 regulations; and

WHEREAS, on August 21, 2025, 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 August 21, 2025, the Planning and Zoning Board, sitting as the Local Planning Agency, held a public hearing on Ordinance 2025-17 Chapter 68, Zoning Regulations and has considered the information received at said public hearing; and

WHEREAS, on August 21, 2025, the Planning and Zoning Board, sitting as the Local Planning Agency, recommended approval of Ordinance 2025-17 to the City Commission through Resolution 2025-11.

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

The City of Treasure Island Local Planning Agency hereby transmits to the City Commission the proposed text amendment to the Land Development Regulations, as set forth in Ordinance 2025-17, with the recommendation to approve the amendments.

PASSED AND DULY ADOPTED BY THE CITY OF TREASURE ISLAND LOCAL PLANNING AGENCY, 21st Day of AUGUST 2025.

TREASURE ISLAND LOCAL PLANNING AGENCY

_____ _____

Richard Harris, Chair Date
Local Planning Agency

Land Development Code Text Amendment:

Sec. 68-2, add the following:

Hotel or motel means a building or buildings, collectively, "facility," containing individual guest rooms, units or efficiencies for which daily, weekly or monthly lodging is provided as transient accommodations. (Also know as Alternative temporary lodging)

Hotel or motel unit means a room or group of rooms within a hotel or motel, as defined, with individual sleeping facilities having one entrance door. (Also known as Alternative temporary lodging)

Alternative Temporary lodging unit means an individual room, rooms or suite within a temporary lodging use designed to be occupied as a single unit of temporary occupancy. (Includes hotel/motel units)

Alternative Temporary lodging use means a facility, building or structure containing one or more temporary lodging units, used for lodging, boarding, or temporary residential occupancy by one or more individuals possessing a leasehold term of less than three months and offered to the public at large for compensation at a daily, weekly, or seasonal rate. In determining whether a property is used as a temporary lodging use, such determination shall be made without regard to the form of ownership of the property or unit, or whether the occupant has a direct or indirect ownership of the property or unit; and without regard to whether the right of occupancy arises from a rental agreement, other agreement, or the payment of consideration. (Includes hotel/motel units)

DIVISION 4. RFM-30 (RESORT MEDIUM) ZONING DISTRICT

Sec. 68-281. Purpose and intent.

The purpose of the RFM-30 (resort medium) zoning district is to delineate those areas, as defined within the city's comprehensive plan, resort facilities medium, suitable for limited residential as well as resort facilities development of a medium density character together with associated special exception and accessory uses.

(Ord. No. 95-10, § 36-181, 9-19-95; Ord. No. 15-03, § 3, 7-7-15)

Sec. 68-282. Uses permitted.

The following uses shall be allowed within an RFM-30 zoning district as permitted, special exception or accessory uses as set forth herein:

(1) *Permitted uses.* The following permitted uses shall be allowed within an RFM-30 zoning district:

a. Hotel and motel.

b. Dwelling, tourist.

c. Dwelling, residential.

d. Essential services.

e. Public park and public recreational area.

f. Home occupations as defined in section 68-493.

g. Telecommunication antennas attached to existing structures which comply with section 68-465 are prohibited.

h. Group homes.

i. Community residential homes.

j. Parking, special event and temporary (per section 68-486).

k. Parking lot, shared (per section 68-486).

(2) *Special exception uses.* Upon application and after a favorable determination by the planning and zoning board that all conditions and provisions of special exception uses have been complied with and that the proposed use is consistent with sound zoning practices, the following special exception uses may be permitted in an RFM-30 zoning district:

a. Public administrative facilities;

b. Public or commercial parking garage;

c. Commercial recreation use;

d. Automobile, boat and vehicle rental agency;

e. Business and professional office;

f. Convenience store;

g. Commercial docks;

h. Restaurant on properties having Gulf Boulevard frontage;

i. Religious institution use;

j. Parking, temporary (per section 68-486);

k. Parking lot, off-street, off-site and remote (per section 68-486).

(3) *Accessory uses.* The following accessory uses shall be allowed in an RFM-30 zoning district:

a. Private swimming pool and/or beach shelter;

b. Private recreational areas for the exclusive use of occupants and guests of a permitted or approved special exception use;

c. Off-street parking and loading area;

d. Private parking structure or parking lot;

e. Other accessory uses customarily incidental to a permitted or approved special exception use, not including the conduct of business (except as permitted in accordance with section 68-484), and as limited by article VII;

f. Private docks;

g. Multiuse private docks.

(Ord. No. 95-10, § 36-182, 9-19-95; Ord. No. 97-4, § 4, 4-22-97; Ord. No. 00-1, § 1, 7-25-00 ; Ord. No. 00-08, §§ 22, 23, 1-9-01; Ord. No. 11-10, § 3, 8-2-11; Ord. No. 11-08, § 6, 11-1-11; Ord. No. 15-03, § 3, 7-7-15; Ord. No. 2022-19, § 3, 2-21-23)

Sec. 68-283. Floor area requirements.

In an RFM-30 zoning district, the minimum floor area of living area, not including garages, carport, balconies or screened porches shall be as follows:

(1) *Dwelling, residential single-family:* 1,000 square feet;

(2) *Dwelling, residential two-family (duplex):* 1,500 square feet; 750 square feet minimum per unit;

(3) *Dwelling, residential multiple-family:* 500 square feet per unit;

(4) *Hotel/motel:* 360 square feet per unit.

(Ord. No. 95-10, § 36-183, 9-19-95; Ord. No. 15-03, § 3, 7-7-15)

Sec. 68-284. Property development zoning regulations.

(a) *Generally.* Property development zoning regulations as expressed through lot and bulk requirements are as indicated within section 68-431. Yard requirements, setbacks, height regulations, impervious surface requirements, parking and other lot and zoning regulations are contained in this and other sections of this chapter.

(1) The maximum impervious surface ratio (ISR) shall be 0.85. The maximum floor area ratio (FAR) shall be 0.65 for all allowable uses, except for Hotel/Motel utilizing the Alternative Temporary Lodging Density and Intensity Standards, per Sub-section (3) below. Residential dwellings shall be exempt from the FAR and ISR requirements.

(2) Hotel/motel uses shall not exceed a density of 30 units per acre. Tourist dwellings, as defined in section 68-2, and residential dwellings of all types shall be limited to a maximum density of 15 units per acre. Hotel/motel "residence" suites, which may have full kitchens, shall not be considered tourist dwellings for the purpose of this regulation.

(3) Hotel/motel utilizing Alternative Temporary Lodging Density and Intensity Standards below shall be permitted at a greater density and intensity than 30 units per acre and 0.65 FAR. A Development Agreement is required per section 68-496 (4) to permit alternative density and intensity as follows:

Alternative Temporary Lodging Density and Intensity Standards				
Plan Category	Temporary Lodging On Property That Is	Maximum Density/Intensity Standards		
		Units/Acre	FAR	ISR
Resort Facility Medium (RFM) or Resort Facility High (RFH)	Less Than One Acre	75	2.2	0.95
	Between One Acre And Three Acres	100	3.0	0.95
	Greater Than Three Acres	125	4.0	0.95

(b) *Other standards.* Public/semi-public and/or ancillary nonresidential uses shall not exceed a maximum area of three acres. Any such use, alone or when added to existing contiguous like uses, which exceed this threshold shall require a future land use map amendment and be rezoned to include such use and all contiguous like uses.

(Ord. No. 95-10, § 36-184, 9-19-95; Ord. No. 00-08, § 24, 1-9-01; Ord. No. 02-06, § 2, 10-22-02; Ord. No. 03-04, § 2, 6-10-03; Ord. No. 15-03, § 3, 7-7-15)

Division 5, RFH-50 (Resort Hight Zoning Districts)

Sec. 68-301. Purpose and intent.

The purpose of the RFH-50 (resort high) zoning district is to delineate those areas, as defined within the city's comprehensive plan, resort facilities high, suitable for limited

residential as well as resort facility development of a high density character together with associated special exception and accessory uses.

(Ord. No. 95-10, § 36-201, 9-19-95; Ord. No. 15-03, § 3, 7-7-15)

Sec. 68-302. Uses permitted.

The following uses shall be allowed within an RFH-50 zoning district as permitted, special exception or accessory uses as set forth herein:

(1) *Permitted uses.* The following permitted uses shall be allowed within an RFH-50 zoning district:

a. Hotel and motel;

b. Dwelling, tourist;

c. Dwelling, residential;

d. Essential services;

e. Public park and recreational areas;

f. Public administrative facilities;

g. Home occupation as set forth in section 68-493;

h. Telecommunication antennas attached to existing structures which comply with section 68-465 are prohibited;

i. Group homes;

j. Community residential homes;

k. Parking, special event and temporary (per section 68-486);

l. Parking lot, off-street, and shared (per section 68-486).

(2) *Special exception uses.* Upon application and after a favorable determination by the planning and zoning board that all conditions and provisions of special exception uses have been complied with and that the proposed use is consistent with sound zoning practices, the following special exception uses may be permitted in an RFH-50 zoning district:

a. Retail store;

b. Personal service store;

c. Business and professional office;

d. Commercial recreational use;

e. Automobile, boat and vehicle rental agency;

f. Alcoholic beverage establishments;

g. Convenience store;

h. Restaurant;

i. Religious institution use;

j. Parking, temporary (per section 68-486);

k. Parking lot, off-site, and remote (per section 68-486).

(3) *Accessory uses.* The following accessory uses shall be allowed in an RFH-50 zoning district:

a. Private swimming pool and/or beach shelter;

b. Private recreational areas for the exclusive use of occupants and guests of a permitted or approved special exception use;

c. Off-street parking and loading area;

d. Private parking structure or parking lot;

e. Commercial uses accessory to a permitted use or approved special exception use as provided for within article VII (see section 68-493);

f. Other accessory uses customarily incident to a permitted use or approved special exception use, not including the conduct of business and as limited by article VII.

(Ord. No. 95-10, § 36-202, 9-19-95; Ord. No. 97-4, § 5, 4-22-97; Ord. No. 00-08, § 25, 1-9-01; Ord. No. 11-10, § 4, 8-2-11; Ord. No. 11-08, § 7, 11-1-11; Ord. No. 15-03, § 3, 7-7-15)

Sec. 68-303. Floor area requirements.

In an RFH-50 zoning district, the minimum floor area of living area, not including garages, carport, balconies or screened porches shall be as follows:

(1) *Dwelling, residential single-family:* 1,000 square feet;

(2) *Dwelling, residential two-family (duplex):* 1,500 square feet; 750 square feet minimum per unit;

(3) *Dwelling, residential multiple-family:* 500 square feet per unit;

(4) *Hotel/motel:* 360 square feet per unit.

(Ord. No. 95-10, § 36-203, 9-19-95; Ord. No. 15-03, § 3, 7-7-15)

Sec. 68-304. Property development zoning regulations.

(a) *Generally.* Property development zoning regulations as expressed through lot and bulk requirements are as indicated within section 68-431. Yard requirements, setbacks, height regulations, impervious surface requirements, parking and other lot and zoning regulations are contained in separate sections of this chapter.

(1) The maximum impervious surface ratio (ISR) shall be 0.95. The maximum floor area ratio (FAR) shall be 1.2 <u>for all allowable uses, except for Hotel/Motel utilizing the Alternative Temporary Lodging Density and Intensity Standards</u>

shall be permitted Intensity per Sub-section (3) below. Residential dwellings shall be exempt from the FAR and ISR requirements.

(2) Hotel/motel uses shall not exceed a density of 50 units per acre. Tourist dwellings, as defined in section 68-2, and residential dwellings of all types shall be limited to a maximum density of 15 units per acre. Hotel/motel "residence" suites, which may have full kitchens, shall not be considered tourist dwellings for the purpose of this regulation.

(3) Hotel/motel utilizing Alternative Temporary Lodging Density and Intensity Standards, as defined in Section 68-2, shall be permitted at a greater density and intensity than 50 units per acre and 1.2 FAR. A Development Agreement is required per section 68-496 (4) to permit alternative density and intensity as follows:

Alternative Temporary Lodging Density and Intensity Standards				
Plan Category	Temporary Lodging On Property That Is	Maximum Density/Intensity Standards		
		Units/Acre	FAR	ISR
Resort Facility Medium (RFM) or Resort Facility High (RFH)	Less Than One Acre	75	2.2	0.95
	Between One Acre And Three Acres	100	3.0	0.95
	Greater Than Three Acres	125	4.0	0.95

(b) *Other standards.* Public/semi-public and/or ancillary nonresidential use shall not exceed a maximum area of three acres. Any such use, alone or when added to existing contiguous like uses, which exceed this threshold shall require a future land use map amendment and be rezoned to include such use and all contiguous like uses.

(Ord. No. 95-10, § 36-204, 9-19-95; Ord. No. 00-08, § 26, 1-9-01; Ord. No. 02-06, § 3, 10-22-02; Ord. No. 03-04, § 3, 6-10-03; Ord. No. 15-03, § 3, 7-7-15)

Ord. No. 15-03, § 3, adopted July 7, 2015, amended § 68-304 to read as set out herein. Previously § 68-304 was titled "Property development regulations."

Sec. 68-431. Schedule of lot and bulk regulations.

The restrictions and controls intended to regulate the property development characteristics of each zoning district are set forth in the following schedule of lot and bulk regulations supplemented by other sections of this chapter:

Zoning District/Land Use	Minimum Lot Width (Feet)	Minimum Lot Depth (Feet)	Minimum Lot Area (Square Feet)	Maximum Density Dwelling Units (Per Acre)	Maximum Building Height (Above BFE +2 feet of freeboard)	Floor Area Ratio (%)
RFM-30/Resort Facilities Medium						
Dwelling, Residential and Dwelling, Tourist						
Single-family	40	90	4,500	9	35	—
Two-family	50	90	6,000	11	35	—
Multiple-family	70	90	9,000	15 (5 living levels max.)	60	—
Hotel/Motel	70	90	9,000	30 (5 living levels max.)	60	65
Hotel/Motel Alternative Temporary Lodging	70	90	9,000	See Section 68-284(a)(3)	80	See Section 68-284(a)(3)
Public Administration Facilities	90	90	10,000	—	45	65
Commercial Use	70	90	9,000	—	45	65
Maximum lot coverage in all districts: 50%						
Impervious surface ratio—RFM-30:		Multifamily residential: 70% Nonresidential uses: 85%				
RFH-50/Resort Facilities High						
Dwelling, Residential and Dwelling, Tourist						
Single-family	40	90	4,500	9	35	—
Two-family	50	90	6,000	11	35	—
Multiple-family	70	90	9,000	15 (5 living levels max.)	60	—
Hotel/Motel	70	90	9,000	50 (5 living	60	120

				levels max.)		
Hotel/Motel Alternative Temporary Lodging	70	90	9,000	See Section 68-304(a)(3)	80	See Section 68-304(a)(3)
Public Administration Facilities	90	90	10,000	—	45	120
Commercial Use	70	90	9,000	—	45	120
Maximum lot coverage in all districts: 50%						
Impervious surface ratio—RFH-50:		Multifamily residential: 70% Nonresidential uses: 95%				

Secs. 68-305—68-320. Reserved.

ARTICLE VII. - SUPPLEMENTARY LOT AND USE REGULATIONS

DIVISION 3. - USE REGULATIONS

Sec. 68-496. Development agreements.

Pursuant to the authority granted the city by F.S. §§ 163.3220—163.3243, as amended (known as the Florida Local Government Development Agreement Act, hereinafter the "Act") the city may enter into a development agreement with any person(s) having a legal or equitable interest in real property located within the city. All fees imposed pursuant to this section, shall be set by the city commission in appendix A.

A development agreement shall mean a written agreement between the city and a property owner(s) that identifies fees, dedications, exactions or other public improvements or construction controls that will be provided by the developer, and the land development regulations that will be applied by the city during the term of the agreement.

(1) A development agreement may be entered into when one or more of the following exist:

a. Where the development is proposed to be constructed with commitments to substantial public improvements being required in the development process.

b. Where commitments to public improvements beyond those ordinarily required of similar development are desirable by reason of location, topography, or other characteristics of the property.

c. Where it is desirable to provide incentives to coordinate developments with a specific plan.

d. Where hotel/motel utilizes temporary lodging density and intensity greater than 30 units per acre and 0.65 floor area ratio (FAR) per Sections 68-284(a)(3) & 68-304 (a) (3).

(2) Procedures and requirements for entering into a development agreement:

a. Proposal for a development agreement may be made by any interested party at any time prior to the completion of approvals for development of the project. Such proposal shall be formulated with the applicant and the city manager.

b. A proposed development agreement shall be adopted, amended, or revoked by following the procedures of the Act. At a minimum, the local planning agency and the city commission shall each hold a public hearing following the notification procedures set forth in the Act and section 70-12.

c. Development agreements shall be adopted by ordinance and may be amended by ordinance with the mutual consent of the parties to the agreement or by their successors in interest.

d. No development agreement shall be effective or be implemented by the city unless the city's comprehensive plan and plan amendments implementing or related to the agreement are in compliance with F.S. § 163.3184.

(3) A development agreement shall include the following (See section 68-496 (4) for Alternative Temporary Lodging Density and Intensity requirements):

a. A legal description of the land subject to agreement and the names of its legal and equitable owners.

b. The duration of the agreement, may not exceed 30 years unless it is extended by mutual consent of the city and the developer, subject to a public hearing in accordance with F.S. § 163.3225.

c. The development uses permitted on the land including population densities and building intensities and height.

d. A description of public facilities that will service the development, including who shall provide such facilities; the date any new facilities, if needed, will be constructed; and a schedule to assure public facilities are available concurrent with the impacts of the development.

e. A description of any reservation or dedication of land for public purposes.

f. A description of all local development permits approved or needed to be approved for the development of the land.

g. A finding that the development permitted or proposed is consistent with the city comprehensive plan and the land development regulations.

h. A description of any conditions, terms, restrictions, or other requirements determined to be necessary for the public health, safety, or welfare.

i. A statement indicating that the failure of the agreement to address a particular permit, condition, term, or restriction shall not relieve the developer of the necessity of complying with the law governing said permitting requirements, conditions, terms, or restrictions.

j. A development agreement may provide that the entire development or any phase thereof be commenced or completed within a specific period of time.

k. All other things required to be addressed by the Act, the city's comprehensive plan, or other city ordinances.

(4) Procedures and requirements for entering into a development agreement for Alternative Temporary Lodging Density and Intensity:

a. The development agreement shall be prepared and approved pursuant to F.S. §§ 163.3220-163.3243, as amended.

b. The development agreement shall indicate the ability of the local government, or the applicable service provider, to meet the concurrency management standards for sanitary sewer, solid waste, drainage, potable

water, parks and recreation, schools and transportation facilities, as required pursuant to F.S. § 163.3180, and the applicable local government or service provider plan and regulations.

c. The provision for all temporary lodging uses shall comply with all county and local hurricane evacuation plans and procedures to ensure orderly evacuation of guests and visitors pursuant to the Pinellas County Code, Chapter 34, Article III. In particular, all temporary lodging uses which are located in hurricane evacuation level A, as identified by the Pinellas County Emergency Management Agency, shall prepare a legally enforceable mandatory evacuation/closure covenant, stating that the temporary lodging use will be closed as soon as practicable after a hurricane watch is posted for Pinellas County by the National Hurricane Center. Further, a plan implementing the closure and evacuation procedures shall be prepared and submitted to the county or municipal emergency management coordinator, whichever is applicable, within 90 days of the issuance of a certificate of occupancy. This plan will be updated and sent for review when there is a change of ownership or substantive change to the plan or as required by the county or municipal emergency management coordinator, whichever is applicable.

d. Design considerations in Section A, the transportation concurrency management provisions in Section B, and the restrictions on temporary lodging use in Section C set forth the following:

1. *Design considerations.* The purpose of the design considerations is to enable the local government to authorize increased density and intensity, subject to a determination that the project is compatible with the size, location, configuration and character of the site, its relationship to the countywide plan map category in which it is located, and to adjoining uses; and that the overall principles of quality urban design as set forth in Pinellas By Design: An Economic Development and Redevelopment Plan for Pinellas County are furthered.

In particular, design considerations applicable to the proposed use shall address the following in the development agreement so as to ensure compatibility in terms of context-sensitive design, and the scale and placement of the proposed use so as to achieve a harmonious relationship and fit relative to its location and surroundings:

I. Building scale, including height, width, location, alignment, and spacing.

II. Building design, including elevations, facade treatment, entrance and porch or balcony projections, window patterns and roof forms.

III. Site improvements, including building and site coverage, accessory structures, service and amenity features, walkway and parking areas, open space, and view corridors.

IV. Adjoining property use, including density/intensity, and building location, setbacks, and height.

2. *Mobility Management*. The purpose of this provision is to ensure that a project authorized to use the increased density and intensity is consistent with the Forward Pinellas Countywide Rules Section 5.2.2.3 approach to analysis standards, level of service, proportionate fair share, the Pinellas County Mobility Plan, and constrained facility designations.

3. *Operating characteristics and restrictions.* The purpose of this provision is to ensure that a project authorized to use any portion of the increased density and intensity is built, functions, operates, and is occupied exclusively as temporary lodging. In particular, temporary lodging uses at higher densities/intensities shall comply with the following restrictions:

I. No temporary lodging unit shall be occupied as a residential dwelling unit, and a locally-determined maximum length of stay for any consecutive period of time shall be established by the local government to ensure that any temporary lodging use does not function as a residential use.

II. Temporary lodging units shall not qualify or be used for homestead or home occupation purposes.

III. All temporary lodging units must be included in the inventory of units that are available within a temporary lodging use.

IV. No conversion of temporary lodging units to residential dwelling units shall be permitted unless the conversion is in compliance with the countywide rules with respect to the permitted residential density and, where applicable, the intensity for associated nonresidential uses.

V. A temporary lodging use may include accessory uses, such as recreational facilities, restaurants, bars, personal service uses, retail uses, meeting space, fitness centers, spa facilities, parking structures and other uses commonly associated with temporary lodging uses. All such uses shall be included in the calculation of allowable floor area ratio.

VI. Any license required of a temporary lodging use by the local government, county, or state agency shall be obtained and kept current.

VII. Temporary lodging uses shall be subject to all applicable tourist development tax collections.

VIII. A reservation system shall be required as an integral part of the temporary lodging use, and there shall be a lobby/front desk area that must be operated as a typical lobby/front desk area for temporary lodging would be operated.

IX. Temporary lodging uses must have sufficient signage that complies with local codes and is viewable by the public designating the use as a temporary lodging use.

X. The books and records pertaining to use of each temporary lodging unit shall be open for inspection by authorized representatives of the applicable local government, upon reasonable notice, in order to confirm compliance with these regulations as allowed by general law.

XI. The applicable local government may require affidavits of compliance with this section from each temporary lodging use and/or unit owner.

e. A development agreement prepared pursuant to this section shall be approved by the local government governing body, recorded with the clerk of the circuit court pursuant to F.S. § 163.3239, a copy filed with the Property Appraiser's Office, and a copy submitted to the PPC and CPA for receipt and filing within 14 days after recording. The development limitations set forth in the development agreement shall be memorialized in a deed restriction, which shall be recorded in the official records of Pinellas County prior to the issuance of a building permit for the temporary lodging use.

City of Treasure Island
Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference:

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).

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):

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;

(2) Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; and

(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.

(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):

C. Good faith estimate of the number of businesses likely to be impacted by the ordinance:

D. Additional information the governing body deems useful (if any):
[*You may wish to include in this section the methodology or data used to prepare the Business Impact Estimate. For example: City staff solicited comments from businesses in the City as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail or direct email, posting on City website, public workshop, etc. You may also wish to include efforts made to reduce the potential fiscal impact on businesses. You may also wish to state here that the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not affect only businesses*).

CITY OF TREASURE ISLAND
LOCAL PLANNING AGENCY
10451 Gulf Blvd, Treasure Island, Florida 33706
(727) 547-4575

STAFF REPORT
AUGUST 21, 2025

GENERAL INFORMATION

REQUESTS:

Ordinance 2025-16: This is a privately proposed text amendment request to amend the City of Treasure Island Comprehensive Plan (City File: 000530-2025) to allow for alternative temporary lodging density and intensity standards, in alignment with the Countywide Rules.

Ordinance 2025-17: The applicant is also requesting to amend the associated City of Treasure Island Land Development Regulations (City File: 000531-2025) to allow for alternative temporary lodging density and intensity standards, which include potential increases to density, Floor Area Ratio (FAR) and building height, subject to a development agreement.

OWNER/APPLICANT:

Thunderbird TI Holdings, LLC
4100 N 28th Terrace
Hollywood, FL 33020

AGENT(S):

Isabelle Albert, Halff
1000 Ashley Drive #900
Tampa, Florida 33602

Hill Ward Henderson
101 E. Kennedy Blvd. Suite 3700
Tampa, Florida 33602

BACKGROUND

This is a private-initiated application requesting the Local Planning Agency to make a finding of consistency with the City of Treasure Island Comprehensive Plan and recommend approval to the City Commission. If approved, the board shall also consider the second request to amend the associated Land Development Regulations accordingly.

The Countywide Plan Rules provide for certain increased alternative temporary lodging densities as an economic development incentive tool. The proposed change to the comprehensive plan would apply to development within the Resort Facilities Medium (RFM-30) and the Resort Facilities High (RFH-50) zoning districts and would require a development agreement that controls the use of this incentive.

The Land Development Regulations currently allow an FAR of 0.65 and 30 units per acre in the RFM-30 and a FAR of 1.2 and 50 units per acre in the RFH-50. Hotel/motels using the proposed Alternative Temporary Lodging Density and Intensity Standards could be allowed to utilize greater density and intensity as shown in the table below with an approved development agreement.

The applicant is also requesting to increase the allowable height in the RFM-30 and the RFH-50 for projects requesting Alternative Temporary Lodging as shown in Section 68-431, Schedule of Lot and Bulk Regulations. Please note that increased height is not as of right and that the

Commission, through the required development agreement, can evaluate each application to determine if the proposed height is appropriate.

PRIVATE COMPREHENSIVE PLAN TEXT AMENDMENT REQUEST

The privately proposed text amendment request is to revise the Future Land Use Element, Objective 1.1: Future Land Use Map and Land Use Designations, Specifically, the applicant is requesting to amend Policy 1.1.3, to allow for Alternative Temporary Lodging Density standards in the Resort Facilities Medium (RFM-30) and the Resorts Facilities High (RFH-50) in alignment with the Countywide Plan Rules as outlined below:

Future Land Use Element……1
Introduction
Goal
Objective 1.1 – Future Land Use Map and Land Use Designations
Objective 1.2 – Land Development Regulations
Objective 1.3 – Residential Development
Objective 1.4 – Commercial Development
Objective 1.5 – Redevelopment
Objective 1.6 – Nonconforming Uses
Objective 1.7 – Natural Resources
Objective 1.8 – Public Facilities and Development Impacts
Objective 1.9 – Utilities
Objective 1.10 – Educational Facilities
Objective 1.11 – Historic Preservation
Objective 1.12 – Hurricane Evacuation
Objective 1.13 – Private Property Rights
Objective 1.14 – Transfer of Development Rights
Objective 1.15 – Resiliency Planning

Policy 1.1.3: The City adopts those land use categories identified and defined in this policy as those which shall govern mixed-use development within the City.

• Resort Facilities Medium-30 (RFM-30), with a residential density of 0 to 15 units per acre, ~~and~~ a tourist accommodation density of 0 to 30 units per acre with a maximum floor area ratio (FAR) of 0.65 and a maximum impervious surface ratio (ISR) of 0.85, and an alternative temporary lodging density up to 125 units per acres acre with a maximum FAR of 4 and a maximum ISR of 0.95 (listed under Alternative Temporary Lodging Density and Intensity Standards table) with a percentage distribution of 50 to 70 percent residential, up to 50 percent tourist accommodation including alternative temporary lodging, and up to 20 percent "other."
• Resort Facilities High-50 (RFH-50), with a residential density of 0 to 15 units per acre, ~~and~~ a tourist accommodation density of 0 to 50 units per acre with a maximum FAR of 1.2 and a maximum ISR of 0.95, and an alternative temporary lodging density up to 125 units per acres acre with a maximum FAR of 4 and a maximum ISR of 0.95 (listed under Alternative Temporary Lodging Density and Intensity Standards table) with a percentage distribution of 30 to 60 percent residential, up to 70 percent tourist accommodation including alternative temporary lodging, and up to 10 percent "other."

Alternative Temporary Lodging Density and Intensity Standards*				
Plan Category	Temporary Lodging On Property That Is	Maximum Density/Intensity Standards		
		Units/Acre	FAR	ISR
Resort Facility Medium (RFM) or Resort Facility High (RFH)	Less Than One Acre	75	2.2	0.95
	Between One Acre And Three Acres	100	3.0	0.95
	Greater Than Three Acres	125	4.0	0.95

* A development agreement shall be prepared and approved pursuant to F.S. §§ 163.3220-163.3243, as amended to allow the increase in density and intensity greater than 30 units per acre and 0.65 FAR in the RFM Category, and greater than 50 units per acre and 1.2 FAR in the RFH Category.

STANDARDS FOR REVIEW

Section 68-121 of the City of Treasure Island Land Development Regulations states that the Local Planning Agency shall not recommend approval of a plan amendment unless it makes a positive finding based on competent evidence, on each of the following:

a. The proposed plan amendment will meet the acceptable level of service standards established in the comprehensive plan.

b. The proposed plan amendment is in harmony with the general intent of the comprehensive plan.

c. A change in land use designation must be compatible with adjacent land uses, and one that will not become a potential nuisance.

d. A change in land use designation must be compatible with the current and future use of adjacent and nearby properties to justify the proposed change and will not negatively affect the property values of adjacent and nearby properties.

ASSOCIATED LAND DEVELOPMENT REGULATION TEXT AMENDMENT

The applicant is also requesting a Land Development Regulation text amendment to allow for Alternative Temporary Lodging Density standards in the Resort Facilities Medium (RFM-30) and the Resorts Facilities High (RFH-50) in alignment with the Countywide Plan Rules as outlined below:

Sec. 68-2, add the following:

Hotel or motel means a building or buildings, collectively, "facility," containing individual guest rooms, units or efficiencies for which daily, weekly or monthly lodging is provided as transient accommodations. (Also known as Alternative temporary lodging)

Hotel or motel unit means a room or group of rooms within a hotel or motel, as defined, with individual sleeping facilities having one entrance door. (Also known as Alternative temporary lodging)

Alternative Temporary lodging unit means an individual room, rooms or suite within a temporary lodging use designed to be occupied as a single unit of temporary occupancy. (Includes hotel/motel units)

Alternative Temporary lodging use means a facility, building or structure containing one or more temporary lodging units, used for lodging, boarding, or temporary residential occupancy by one or more individuals possessing a leasehold term of less than three months and offered to the public at large for compensation at a daily, weekly, or seasonal rate. In determining whether a property is used as a temporary lodging use, such determination shall be made without regard to the form of ownership of the property or unit, or whether the occupant has a direct or indirect ownership of the property or unit; and without regard to whether the right of occupancy arises from a rental agreement, other agreement, or the payment of consideration. (Includes hotel/motel units)

DIVISION 4. RFM-30 (RESORT MEDIUM) ZONING DISTRICT

Sec. 68-284. Property development zoning regulations.

(a) *Generally.* Property development zoning regulations as expressed through lot and bulk requirements are as indicated within section 68-431. Yard requirements, setbacks, height regulations, impervious surface requirements, parking and other lot and zoning regulations are contained in this and other sections of this chapter.

(1) The maximum impervious surface ratio (ISR) shall be 0.85. The maximum floor area ratio (FAR) shall be 0.65 for all allowable uses, except for Hotel/Motel utilizing the Alternative Temporary Lodging Density and Intensity Standards, per Sub-section (3) below. Residential dwellings shall be exempt from the FAR and ISR requirements.

(2) Hotel/motel uses shall not exceed a density of 30 units per acre. Tourist dwellings, as defined in section 68-2, and residential dwellings of all types shall be limited to a maximum density of 15 units per acre. Hotel/motel "residence" suites, which may have full kitchens, shall not be considered tourist dwellings for the purpose of this regulation.

(3) Hotel/motel utilizing Alternative Temporary Lodging Density and Intensity Standards below shall be permitted at a greater density and intensity than 30 units per acre and 0.65 FAR. A Development Agreement is required per section 68-496 (4) to permit alternative density and intensity as follows:

Alternative Temporary Lodging Density and Intensity Standards				
Plan Category	Temporary Lodging On Property That Is	Maximum Density/Intensity Standards		
		Units/Acre	FAR	ISR
Resort Facility Medium (RFM) or	Less Than One Acre	75	2.2	0.95
	Between One Acre And Three Acres	100	3.0	0.95

Resort Facility High (RFH)	Greater Than Three Acres	125	4.0	0.95

(b) *Other standards.* Public/semi-public and/or ancillary nonresidential uses shall not exceed a maximum area of three acres. Any such use, alone or when added to existing contiguous like uses, which exceed this threshold shall require a future land use map amendment and be rezoned to include such use and all contiguous like uses.

Division 5, RFH-50 (Resort Hight Zoning Districts)

Sec. 68-304. Property development zoning regulations.

(a) *Generally.* Property development zoning regulations as expressed through lot and bulk requirements are as indicated within section 68-431. Yard requirements, setbacks, height regulations, impervious surface requirements, parking and other lot and zoning regulations are contained in separate sections of this chapter.

(1) The maximum impervious surface ratio (ISR) shall be 0.95. The maximum floor area ratio (FAR) shall be 1.2 for all allowable uses, except for Hotel/Motel utilizing the Alternative Temporary Lodging Density and Intensity Standards shall be permitted Intensity per Sub-section (3) below. Residential dwellings shall be exempt from the FAR and ISR requirements.

(2) Hotel/motel uses shall not exceed a density of 50 units per acre. Tourist dwellings, as defined in section 68-2, and residential dwellings of all types shall be limited to a maximum density of 15 units per acre. Hotel/motel "residence" suites, which may have full kitchens, shall not be considered tourist dwellings for the purpose of this regulation.

(3) Hotel/motel utilizing Alternative Temporary Lodging Density and Intensity Standards, as defined in Section 68-2, shall be permitted at a greater density and intensity than 50 units per acre and 1.2 FAR. A Development Agreement is required per section 68-496 (4) to permit alternative density and intensity as follows:

Alternative Temporary Lodging Density and Intensity Standards				
Plan Category	Temporary Lodging On Property That Is	Maximum Density/Intensity Standards		
		Units/Acre	FAR	ISR
Resort Facility Medium (RFM) or Resort Facility High (RFH)	Less Than One Acre	75	2.2	0.95
	Between One Acre And Three Acres	100	3.0	0.95
	Greater Than Three Acres	125	4.0	0.95

(b) *Other standards.* Public/semi-public and/or ancillary nonresidential use shall not exceed a maximum area of three acres. Any such use, alone or when added to existing contiguous like uses, which exceed this threshold shall require a future land use map amendment and be rezoned to include such use and all contiguous like uses.

Sec. 68-431. Schedule of lot and bulk regulations.

The restrictions and controls intended to regulate the property development characteristics of each zoning district are set forth in the following schedule of lot and bulk regulations supplemented by other sections of this chapter:

Zoning District/Land Use	Minimum Lot Width (Feet)	Minimum Lot Depth (Feet)	Minimum Lot Area (Square Feet)	Maximum Density Dwelling Units (Per Acre)	Maximum Building Height (Above BFE +2 feet of freeboard + Terrain Height Modification Adjustment Factor)	Floor Area Ratio (%)
RFM-30/Resort Facilities Medium						
Dwelling, Residential and Dwelling, Tourist						
Single-family	40	90	4,500	9	35	—
Two-family	50	90	6,000	11	35	—
Multiple-family	70	90	9,000	15 (5 living levels max.)	60	—
Hotel/Motel	70	90	9,000	50 (5 living levels max.)	60	120
Hotel/Motel Alternative Temporary Lodging	70	90	9,000	See Sections 68-284(a)(3) or 68-304(a)(3)	80	See Sections 68-284(a)(3) or 68-304(a)(3)
Public Administration Facilities	90	90	10,000	—	45	120
Commercial Use	70	90	9,000	—	45	120
Maximum lot coverage in all districts: 50%						
Impervious surface ratio—RFM-30:	Multifamily residential: 70% Nonresidential uses: 85%					
Zoning District/Land Use	Minimum Lot Width (Feet)	Minimum Lot Depth (Feet)	Minimum Lot Area (Square Feet)	Maximum Density Dwelling Units (Per Acre)	Maximum Building Height (Above BFE +2 feet of freeboard + Terrain Height Modification Adjustment Factor)	Floor Area Ratio (%)
RFH-50/Resort Facilities High						

Dwelling, Residential and Dwelling, Tourist						
Single-family	40	90	4,500	9	35	—
Two-family	50	90	6,000	11	35	—
Multiple-family	70	90	9,000	15 (5 living levels max.)	60	—
Hotel/Motel	70	90	9,000	50 (5 living levels max.)	60	120
Hotel/Motel Alternative Temporary Lodging	70	90	9,000	See Sections 68-284(a)(3) & 68-304 (a) (3)	80	See Sections 68-284(a)(3) & 68-304 (a) (3)
Public Administration Facilities	90	90	10,000	—	45	120
Commercial Use	70	90	9,000	—	45	120
Maximum lot coverage in all districts: 50%						
Impervious surface ratio—RFH-50:	Multifamily residential: 70% Nonresidential uses: 95%					

ARTICLE VII. - SUPPLEMENTARY LOT AND USE REGULATIONS

DIVISION 3. - USE REGULATIONS

Sec. 68-496. Development agreements.

Pursuant to the authority granted the city by F.S. §§ 163.3220—163.3243, as amended (known as the Florida Local Government Development Agreement Act, hereinafter the "Act") the city may enter into a development agreement with any person(s) having a legal or equitable interest in real property located within the city. All fees imposed pursuant to this section, shall be set by the city commission in appendix A.

A development agreement shall mean a written agreement between the city and a property owner(s) that identifies fees, dedications, exactions or other public improvements or construction controls that will be provided by the developer, and the land development regulations that will be applied by the city during the term of the agreement.

(1) A development agreement may be entered into when one or more of the following exist:

a. Where the development is proposed to be constructed with commitments to substantial public improvements being required in the development process.
b. Where commitments to public improvements beyond those ordinarily required of similar development are desirable by reason of location, topography, or other characteristics of the property.
c. Where it is desirable to provide incentives to coordinate developments with a specific plan.
d. Where hotel/motel utilizes temporary lodging density and intensity greater than 30 units per acre and 0.65 floor area ratio (FAR) per Sections 68-284(a)(3) & 68-304 (a) (3).

Procedures and requirements for entering into a development agreement:

a. Proposal for a development agreement may be made by any interested party at any time prior to the completion of approvals for development of the project. Such proposal shall be formulated with the applicant and the city manager.
b. A proposed development agreement shall be adopted, amended, or revoked by following the procedures of the Act. At a minimum, the local planning agency and the city commission shall each hold a public hearing following the notification procedures set forth in the Act and section 70-12.
c. Development agreements shall be adopted by ordinance and may be amended by ordinance with the mutual consent of the parties to the agreement or by their successors in interest.
d. No development agreement shall be effective or be implemented by the city unless the city's comprehensive plan and plan amendments implementing or related to the agreement are in compliance with F.S. § 163.3184.

(2) Procedures and requirements for entering into a development agreement:

a. Proposal for a development agreement may be made by any interested party at any time prior to the completion of approvals for development of the project. Such proposal shall be formulated with the applicant and the city manager.
b. A proposed development agreement shall be adopted, amended, or revoked by following the procedures of the Act. At a minimum, the local planning agency and the city commission shall each hold a public hearing following the notification procedures set forth in the Act and section 70-12.
c. Development agreements shall be adopted by ordinance and may be amended by ordinance with the mutual consent of the parties to the agreement or by their successors in interest.
d. No development agreement shall be effective or be implemented by the city unless the city's comprehensive plan and plan amendments implementing or related to the agreement are in compliance with F.S. § 163.3184.

(3) A development agreement shall include the following <u>(See section 68-496 (4) for Alternative Temporary Lodging Density and Intensity requirements)</u>:

a. A legal description of the land subject to agreement and the names of its legal and equitable owners.
b. The duration of the agreement, may not exceed 30 years unless it is extended by mutual consent of the city and the developer, subject to a public hearing in accordance with F.S. § 163.3225.
c. The development uses permitted on the land including population densities and building intensities and height.
d. A description of public facilities that will service the development, including who shall provide such facilities; the date any new facilities, if needed, will be constructed; and a schedule to assure public facilities are available concurrent with the impacts of the development.
e. A description of any reservation or dedication of land for public purposes.
f. A description of all local development permits approved or needed to be approved for the development of the land.

g. A finding that the development permitted or proposed is consistent with the city comprehensive plan and the land development regulations.
h. A description of any conditions, terms, restrictions, or other requirements determined to be necessary for the public health, safety, or welfare.
i. A statement indicating that the failure of the agreement to address a particular permit, condition, term, or restriction shall not relieve the developer of the necessity of complying with the law governing said permitting requirements, conditions, terms, or restrictions.
j. A development agreement may provide that the entire development or any phase thereof be commenced or completed within a specific period of time.
k. All other things required to be addressed by the Act, the city's comprehensive plan, or other city ordinances.

(4) Procedures and requirements for entering into a development agreement for Alternative Temporary Lodging Density and Intensity:

a. The development agreement shall be prepared and approved pursuant to F.S. §§ 163.3220-163.3243, as amended.

b. The development agreement shall indicate the ability of the local government, or the applicable service provider, to meet the concurrency management standards for sanitary sewer, solid waste, drainage, potable water, parks and recreation, schools and transportation facilities, as required pursuant to F.S. § 163.3180, and the applicable local government or service provider plan and regulations.

c. The provision for all temporary lodging uses shall comply with all county and local hurricane evacuation plans and procedures to ensure orderly evacuation of guests and visitors pursuant to the Pinellas County Code, Chapter 34, Article III. In particular, all temporary lodging uses which are located in hurricane evacuation level A, as identified by the Pinellas County Emergency Management Agency, shall prepare a legally enforceable mandatory evacuation/closure covenant, stating that the temporary lodging use will be closed as soon as practicable after a hurricane watch is posted for Pinellas County by the National Hurricane Center. Further, a plan implementing the closure and evacuation procedures shall be prepared and submitted to the county or municipal emergency management coordinator, whichever is applicable, within 90 days of the issuance of a certificate of occupancy. This plan will be updated and sent for review when there is a change of ownership or substantive change to the plan or as required by the county or municipal emergency management coordinator, whichever is applicable.

d. Design considerations in Section A, the transportation concurrency management provisions in Section B, and the restrictions on temporary lodging use in Section C set forth the following:

1. *Design considerations.* The purpose of the design considerations is to enable the local government to authorize increased density and intensity, subject to a determination that the project is compatible with the size, location, configuration and character of the site, its relationship to the countywide plan map category in which it is located, and to adjoining uses; and that the overall principles of quality urban design as set forth in Pinellas By Design: An Economic Development and Redevelopment Plan for Pinellas County are furthered.

In particular, design considerations applicable to the proposed use shall address the following in the development agreement so as to ensure compatibility in terms of context-sensitive design, and the

scale and placement of the proposed use so as to achieve a harmonious relationship and fit relative to its location and surroundings:

I. Building scale, including height, width, location, alignment, and spacing.

II. Building design, including elevations, facade treatment, entrance and porch or balcony projections, window patterns and roof forms.

III. Site improvements, including building and site coverage, accessory structures, service and amenity features, walkway and parking areas, open space, and view corridors.

IV. Adjoining property use, including density/intensity, and building location, setbacks, and height.

2. Mobility Management. The purpose of this provision is to ensure that a project authorized to use the increased density and intensity is consistent with the Forward Pinellas Countywide Rules Section 5.2.2.3 approach to analysis standards, level of service, proportionate fair share, the Pinellas County Mobility Plan, and constrained facility designations.

3. *Operating characteristics and restrictions.* The purpose of this provision is to ensure that a project authorized to use any portion of the increased density and intensity is built, functions, operates, and is occupied exclusively as temporary lodging. In particular, temporary lodging uses at higher densities/intensities shall comply with the following restrictions:

I. No temporary lodging unit shall be occupied as a residential dwelling unit, and a locally-determined maximum length of stay for any consecutive period of time shall be established by the local government to ensure that any temporary lodging use does not function as a residential use.

II. Temporary lodging units shall not qualify or be used for homestead or home occupation purposes.

III. All temporary lodging units must be included in the inventory of units that are available within a temporary lodging use.

IV. No conversion of temporary lodging units to residential dwelling units shall be permitted unless the conversion is in compliance with the countywide rules with respect to the permitted residential density and, where applicable, the intensity for associated nonresidential uses.

V. A temporary lodging use may include accessory uses, such as recreational facilities, restaurants, bars, personal service uses, retail uses, meeting space, fitness centers, spa facilities, parking structures and other uses commonly associated with temporary lodging uses. All such uses shall be included in the calculation of allowable floor area ratio.

VI. Any license required of a temporary lodging use by the local government, county, or state agency shall be obtained and kept current.

VII. Temporary lodging uses shall be subject to all applicable tourist development tax collections.

VIII. A reservation system shall be required as an integral part of the temporary lodging use, and there shall be a lobby/front desk area that must be operated as a typical lobby/front desk area for temporary lodging would be operated.

IX. Temporary lodging uses must have sufficient signage that complies with local codes and is viewable by the public designating the use as a temporary lodging use.

X. The books and records pertaining to use of each temporary lodging unit shall be open for inspection by authorized representatives of the applicable local government, upon reasonable notice, in order to confirm compliance with these regulations as allowed by general law.

XI. The applicable local government may require affidavits of compliance with this section from each temporary lodging use and/or unit owner.

e. A development agreement prepared pursuant to this section shall be approved by the local government governing body, recorded with the clerk of the circuit court pursuant to F.S. § 163.3239, a copy filed with the Property Appraiser's Office, and a copy submitted to the PPC and CPA for receipt and filing within 14 days after recording. The development limitations set forth in the development agreement shall be memorialized in a deed restriction, which shall be recorded in the official records of Pinellas County prior to the issuance of a building permit for the temporary lodging use.

CONSISTENCY WITH THE COUNTYWIDE PLAN

Proposed amendments to the local future land use plans and land development regulations are required to be consistent with the Countywide Plan Map and the criteria and standards outlined in the Countywide Rules. The proposed comprehensive plan text amendment was submitted to Forward Pinellas staff and was determined to be consistent with the Countywide Rules (see attached consistency letter from Forward Pinellas staff). Please note that the requested changes from Forward Pinellas were included in the Ordinance.

STAFF RECOMMENDATION

Staff has evaluated the standards for review for the proposed text amendments and find them to be consistent with the comprehensive plan. Policy 1.8.1 of the comprehensive plan states that the city shall ensure that all development and redevelopment taking place within its municipal boundaries do not result in a reduction of the level-of-service requirements established and adopted in its comprehensive plan. Accordingly, all applications that proposed to utilize the alternative temporary lodging standards will be evaluated on a case-by-case basis to ensure acceptable levels of service and harmony with the intent of the comprehensive plan.

Staff recommend that the Board make a finding of consistency with the Comprehensive Plan and recommend **Approval** of Ordinance 2025-16 to the City Commission.

Staff also recommend that the Board find the proposed amendment to the Land Development Regulations to be consistent with the comprehensive plan and the associated Land Development Regulations and recommend **Approval** of Ordinance 2025-17 to the City Commission for further discussion and public hearings.

ATTACHMENTS:

Application

Forward Pinellas Letter of Consistency

FORWARD PINELLAS
P: (727) 464.8250
F: (727) 464.8212
forwardpinellas.org
310 Court Street
Clearwater, FL 33756

August 5, 2025

Maryellen Edwards
City of Treasure Island
Community Development Department
120 108th Avenue
Treasure Island, FL 33706-4702

RE: Review of Amendments to Comprehensive Plan and Land Development Code – Alternative Temporary Lodging Standards

Dear Maryellen:

Thank you for submitting the proposed amendments to the City's Comprehensive Plan and Land Development Code. We appreciate the opportunity to provide feedback. While the plan is generally aligned with the Countywide Rules, we recommend that the following updates be considered:

- **Mobility Management:** Treasure Island's provision focuses on Forward Pinellas (formerly MPO) analysis standards, LOS, proportionate fair share, and constrained facility designations. We recommend referencing Section 5.2.2.3 of the Countywide Rules, which highlights the Pinellas County Mobility Plan and the Multimodal Impact Fee Ordinance, to ensure alignment with Countywide standards while retaining Treasure Island's detailed analysis points if desired.
- **Agency Name Update:** References to "Metropolitan Planning Organization" should be updated to "Forward Pinellas."

Treasure Island's alternative temporary lodging provisions are otherwise generally consistent with Countywide Rules in definitions, density/intensity standards, and development agreement requirements.

We recognize that the consistency process is an ongoing one and if either the City or Forward Pinellas staff has failed to note a matter governed by the consistency process in the course of this review, we will be happy to work with you to resolve any such matter as may be necessary.

If you have any questions, please feel free to call me at 727-464-5679 or email me at ewennick@forwardpinellas.org.

Sincerely,

Emma Wennick

Emma Wennick
Program Planner

AGENDA ITEM NO. 6.D

Item Cover Page

LOCAL PLANNING AGENCY AGENDA ITEM REPORT

DATE: August 21, 2025

SUBMITTED BY: Bobbie Shay Lee, Community Development

ITEM TYPE: Resolutions

AGENDA SECTION: PRESENTATION OF ITEMS

SUBJECT:

An ordinance of the city commission of the city of treasure island, florida, amending the text of the adopted comprehensive plan to allow for higher density and intensity standards in the pr-mu core future land use category by amending policy 1.1.3 of the city's adopted comprehensive plan; providing for transmittal to reviewing agencies in accordance with the requirements of law; providing for severability, and providing for an effective date

BACKGROUND:

This is a private-initiated application requesting the Local Planning Agency to make a finding of consistency with the City of Treasure Island Comprehensive Plan and the Countywide Plan and recommend approval to the City Commission.

POLICY/PURPOSE: To amend the Comprehensive Plan in accordance with Foward Pinellas and the City of Treasure Island Comprehensive Plan.

STRATEGIC PLAN RELEVANCE:

Goal 1. Foster a vibrant business community.
Objective 2: Implement the Economic Development Vision
Bold Action 1: Perform a review of local ordinances and Land Development Regulations
Bold Action 2: Update the City's Comprehensive Plan, local ordinances and Land Development Regulations

ANALYSIS/DISCUSSION:

The Countywide Plan Rules provide for certain increased density and intensity in the Downtown Redevelopment Area.

Requesting that Planned Redevelopment-Mixed Use-Core (PR-MU-Core), with a residential density of 0-24 be increased to 90 units per acre and a tourist accommodation density of 0-60 be increased to 150 units per acre with a maximum floor ratio area (FAR) of 1.00 increased to 3.00 and a maximum impervious surface ratio area (ISR) of .90.

Planned Redevelopment shall require a Special Area Plan that must be approved by the City Commission. The Special Area Plan and substantive changes to an approved special area plan shall be subject to review by and approval of the Countywide Planning Authority upon recommendation of the Pinellas Planning Council. While each Special Area Plan shall establish the density, intensity, and mix of permitted uses, the maximum density and intensity permitted in any PR-MU designated area shall be a maximum permanent density of 24 up to 90 residential units per acre, a tourist dwelling density of 60 up to 150 units per acre and a maximum floor area ratio of 1.00 up to 3.00.

FUNDING: N/A

MOTION: I move to approve Resolution 2025-08 and recommend approval of Ordinance 2025-20 to the City Commission.

ATTACHMENTS:
Final Resolution 2025-13 PR-MU.docx
FInal Staff Recommendation PR-MU.docx
Business Impact Ordinance 2025-20.docx
Application for Comprehensive Plan Text Amendment_SB.pdf
FInal Staff Recommendation PR-MU .docx

LPA RESOLUTION NO. 2025-13

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE CITY OF TREASURE ISLAND, FLORIDA, RECOMMENDING APPROVAL OF ORDINANCE NO. 2025-20; TO ALIGN WITH THE CITY OF TREASURE ISLAND COMPREHENSIVE PLAN AND THE FORWARD PINELLAS COUNTYWIDE PLAN; PROVIDING FOR TRANSMITTAL TO REVIEWING AGENCIES IN ACCORDANCE WITH THE REQUIREMENTS OF LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE

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 regulations; and

WHEREAS, on August 21, 2025, 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 August 21, 2025, the Planning and Zoning Board, sitting as the Local Planning Agency, held a public hearing on Ordinance 2025-20 amending Comprehensive Plan of the City of Treasure Island and has considered the information received at said public hearing; and

WHEREAS, on August 21, 2025, the Planning and Zoning Board, sitting as the Local Planning Agency, recommended approval of Ordinance 2025-20 to the City Commission through Resolution 2025-13.

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

The City Treasure Island Comprehensive Plan, as set forth in Ordinance 2025-20, with the recommendation to approve the amendments.

PASSED AND DULY ADOPTED BY THE CITY OF TREASURE ISLAND LOCAL PLANNING AGENCY, 21st Day of AUGUST 2025.

TREASURE ISLAND LOCAL PLANNING AGENCY

_____ _____

Richard Harris, Chair Date

Local Planning Agency

CITY OF TREASURE ISLAND
LOCAL PLANNING AGENCY
10451 Gulf Blvd, Treasure Island, Florida 33706
(727) 547-4575

STAFF REPORT
AUGUST 21, 2025

GENERAL INFORMATION

REQUESTS: Ordinance 2025-20: This is a privately proposed text amendment request to amend the City of Treasure Island Comprehensive Plan (City File: 000532-2025) to allow for alternative temporary lodging density and intensity standards, in alignment with the Countywide Rules.

OWNER/APPLICANT: Pirates Square LLC
11620 7th St E
Treasure Island, FL 33706

AGENT: Mark Bentley, Esq., B.C.S., AICP
400 N. Ashley Drive, Suite 3100
Tampa, FL 33602

BACKGROUND

This is a private-initiated application requesting the Local Planning Agency to make a finding of consistency with the City of Treasure Island Comprehensive Plan and recommend approval to the City Commission. If approved, the board shall also consider the second request to amend the associated Land Development Regulations accordingly.

The Countywide Plan Rules provide for a density and intensity in Activity Centers greater than the city's Comprehensive Plan. The applicant is requesting an amendment to Planned Redevelopment-Mixed Use-Core (PR-MU-Core), with a residential density of 90 units per acre and a tourist accommodation density of 150 units per acre with a maximum floor ratio area (FAR) of 3.00 and a maximum impervious surface ratio area (ISR) of .90.

The Land Development Regulations currently allow Planned Redevelopment-Mixed Use-Core (PR-MU-Core), with a residential density of 0-24 units per acre and a tourist accommodation density of 0-60 units per acre with a maximum floor ratio area (FAR) of 1.00 3 and a maximum impervious surface ratio area
(ISR) of .90

PRIVATE COMPREHENSIVE PLAN COMPREHENSIVE PLAN TEXT AMENDMENT REQUEST

SEE EXHIBIT A

STANDARDS FOR REVIEW

Section 68-121 of the City of Treasure Island Land Development Regulations states that the Local Planning Agency shall not recommend approval of a plan amendment unless it makes a positive finding based on competent evidence, on each of the following:

a. The proposed plan amendment will meet the acceptable standard of service established in the comprehensive plan.

b. The proposed plan amendment is in harmony with the general intent of the comprehensive plan.

c. A change in land use designation must be compatible with adjacent land uses, and one that will not become a potential nuisance.

d. A change in land use designation must be compatible with the current and future use of adjacent and nearby properties to justify the proposed change and will not negatively affect the property values of adjacent and nearby properties.

CONSISTENCY WITH THE COUNTYWIDE PLAN

Proposed amendments to the citywide Comprehensive Plan land development regulations are required to be consistent with the Countywide Plan Map and the criteria and standards outlined in the Countywide Rules. The proposed comprehensive plan comprehensive plan text amendment must be submitted to Forward Pinellas staff for final determination of consistency with the Countywide Rules. Please note that any requested changes from Forward Pinellas must be included in the Ordinance.

The designation of Activity Center was adopted in 2019. At that time all old central business districts were grandfathered in. The following may be required by Forward Pinellas to proceed.

- **Amended Special Area Plan**
- **Adoption of land development regulations that create transit-oriented development, consistent with the Planning and Urban Design Principles from the Countywide Plan**

- **A transportation analysis and plan to transition to multimodal transportation**
- **Justifying and mitigating the increased densities/intensities in the Coastal High Hazard Area**
- **Amendments to increase densities/intensities above what currently exists in the City's Comprehensive Plan will require the applicant to meet the current Activity Center standards in the Countywide plan**

STAFF RECOMMENDATION

Staff have evaluated the standards for review for the proposed comprehensive plan text amendment to the citywide comprehensive plan. The density and intensity are within the current limits for the Community center outlined in the Countywide Plan. Staff is in support of the implications of this comprehensive plan text amendment; however, it is our understanding that the special area plan runs concurrently with this amendment. The staff has advised the applicant of the necessary requirements set forth by Forward Pinellas.

ATTACHMENTS:
Application

City of Treasure Island
Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference:

AN ORDIANCE OF THE CITY COMMISSION OF THE CITY OF TREASURE ISLAND, FLORIDA, TO ALIGN WITH THE CITY OF TREASURE ISLAND COMPREHENSIVE PLAN AND THE FORWARD PINELLAS COUNTYWIDE PLAN; PROVIDING FOR TRANSMITTAL TO REVIEWING AGENCIES IN ACCORDANCE WITH THE REQUIREMENTS OF LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT 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):
N/A

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; N/A

(2) Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; and N/A

(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. N/A

(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): N/A

C. Good faith estimate of the number of businesses likely to be impacted by the ordinance: N/A

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

JOHNSON POPE BOKOR RUPPEL & BURNS, LLP

COUNSELORS AT LAW

TAMPA ▪ CLEARWATER ▪ ST. PETERSBURG

Mark S. Bentley, Esq., B.C.S., AICP
400 North Ashley Drive, Suite 3100
Tampa, Florida 33602

Post Office Box 1100
Tampa, Florida 33601-1100

Telephone (813) 225-2500
Fax (813) 223-7118

Email: MarkB@JPFirm.com
File No. 165837

July 25, 2025

Via E-mail

Maryellen Edwards, Assistant Director
City of Treasure Island
Community Development Department
10451 Gulf Boulevard
Treasure Island, FL 33706
medwards@mytreasureisland.org

Re: Application for Comprehensive Plan Text Amendment

Dear Ms. Edwards:

Please find enclosed our client's proposed amendment to the City's text of its Comprehensive Plan Land Use Element. Because the PR-MU category encompasses a Community Activity Center on both the City and Countywide Plans, the text amendment is intended to bring the City's PR-MU category in line with the development parameters set forth in the Countywide Plan.

Should you have any questions regarding the foregoing, please feel free to contact me.

Sincerely,

Mark Bentley

Mark Bentley, Esq., B.C.S., AICP

MB/ap
Enclos.

Cc: Jesse Miller

10871138.1

City of Treasure Island

Community Development Department
10451 Gulf Blvd, Treasure Island, FL 33706
(727) 547-4575
permits@mytreasureisland.org

COMPREHENSIVE PLAN TEXT AMENDMENT, FUTURE LAND USE MAP AMENDMENT, REZONING AND/OR LAND DEVELOPMENT REGULATION TEXT CHANGE APPLICATION

Application # _____ Date 7/25/2025

☒Comprehensive Plan Text Change ☐Land Development Regulation Text Change
☐Future Land Use Map Change ☐Rezoning

OWNER/APPLICANT INFORMATION

OWNER'S NAME: Pirate Square LLC PHONE 727-692-6672

OWNER'S ADDRESS: 11620 7th St E EMAIL: shawnlbyrne@gmail.com

CITY: St. Petersburg STATE: FL ZIP: 33706

AGENT'S NAME: Mark Bentley & Ryan Manasse PHONE 813-225-2500

AGENT's ADDRESS: 400 N Ashley Drive, Suite 3100 EMAIL: development@jpfirm.com

CITY: Tampa STATE: FL ZIP: 33602

Note: The owner/applicant must submit a notarized letter authorizing the agent to act on their behalf and stating the agent's name, address and phone number.

LEGAL DESCRIPTION OF SUBJECT PROPERTY

PARCEL ID NUMBER(S): N/A - Application is for text amendment.

LEGAL DESCRIPTION: N/A - Application is for text amendment.

PROPERTY DESCRIPTION

PROPERTY ADDRESS: N/A - Application is for text amendment.

PROPERTY ACRES (AC): N/A PROPERTY SQUARE FEET (SF): N/A

CURRENT FUTURE LAND USE CATEGORY: N/A

PROPOSED FUTURE LAND USE CATEGORY: N/A

CURRENT ZONING DISTRICT DESIGNATION: N/A

PROPOSED ZONING DISTRICT DESIGNATION: N/A

THE UNDERSIGNED CERTIFIES that the ownership of all property within this application has been fully divulged, whether such ownership be contingent or absolute, and that the names of all parties to any contract for sale in existence or any options to purchase are filed with this application. Further, this application must be complete and accurate before the Public Hearing can be advertised, with attached justification form(s) completed and filed as part of this application. Furthermore, I certify that the information contained herein is correct to the best of my knowledge.

Shawn Byrne

Signature of Applicant — Printed Name of Signatory

Signature of Applicant — Printed Name of Signatory

Signature of Applicant — Printed Name of Signatory

(THIS FORM MUST BE SIGNED BY ALL TITLE HOLDER OR HOLDERS)

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of __ physical presence or __ online notarization this 16th day of July, 2025, by Shawn L. Byrne, who ✓ is personally known to me or _____ has produced a _____ driver's license or _____ as identification.

Linda Sasser
Notary Public
My Commission Expires:

LINDA SASSER
Commission # HH 535544
Expires September 23, 2028

A fee payable to the City of Treasure Island must accompany this application in accordance with the fee schedule set by the City Commission.

Comprehensive Plan Text Amendment/Future Land Use Map Amendment:	$2,250
Rezoning:	$2,000
Land Development Regulation Text Amendment:	$2,000

COMPREHENSIVE PLAN TEXT AMENDMENT, FUTURE LAND USE MAP AMENDMENT, REZONING AND/OR LAND DEVELOPMENT REGULATION TEXT CHANGE

APPLICATION NO. _____

Applicant Pirate Square LLC (Agents: Mark Bentley & Ryan Manasse)

Address N/A - Application is for text amendment.

(1) Existing Use: If the property is developed, describe, in general terms, the existing use of the property such as the type of use, number of units, gross floor area etc. If the property contains structures, please submit a site plan in addition to the description.

N/A - Application is for text amendment.

(2) Proposed Use: Please describe the proposed use that requires the zone or text change. The proposed plan, including a site plan, for the site in question must be submitted along with a verbal representation of the proposed project.

N/A - Application is for text amendment.

Comprehensive Plan Text Amendment and/or Future Land Use Map Amendment (Florida Statutes 163.3184)

All Comprehensive Plan amendments and Future land Use Map amendments are evaluated by the Local Planning Agency and the City Commission based on consistency with the City of Treasure Island Comprehensive Plan, the criteria outlined in Section 68-121 of the Land Development Regulations and the Forward Pinellas Countywide Plan. Please describe how your application meets the following criteria:

(1) The proposed amendment will meet the acceptable level of service standards established in the comprehensive plan;

The proposed text amendment will not compromise the City's ability to maintain acceptable level of service (LOS) standards. Any future development under the revised standards would remain subject to concurrency review during the site plan or development approval stage. This ensures that impacts on public facilities—such as transportation, potable water, wastewater, drainage, and parks—are fully evaluated and mitigated, maintaining compliance with adopted LOS standards. Additionally, alignment and consistency with the Countywide PR-MU standards promotes redevelopment in already urbanized areas, where infrastructure is in place and services are more efficiently provided.

(2) The proposed amendment is in harmony with the general intent of the comprehensive plan;

The Treasure Island Comprehensive Plan encourages redevelopment, revitalization, and infill development that supports a vibrant, economically resilient community while preserving neighborhood character. Aligning the City's Comprehensive Plan development entitlements with the standards found in the Countywide Plan for the PR-MU category directly supports these goals by facilitating high-quality, mixed-use redevelopment that promotes walkability, sustainability, and a diverse tax base. The amendment strengthens consistency with regional planning frameworks while advancing Treasure Island's long-term vision for smart growth.

(3) A change in land use designation must be compatible with adjacent land uses, and one that will not become a potential nuisance; and

This text amendment does not propose a specific land use designation change for individual parcels, but rather a general alignment with the PR-MU standards for eligible areas. Any future site-specific changes will be reviewed for compatibility on a case-by-case basis. The PR-MU category is intended for redevelopment in established urban areas and includes design standards that ensure new development complements the existing urban fabric. Moreover, any development must comply with local zoning regulations, and buffering requirements to avoid potential adverse impacts such as noise, traffic, or visual intrusion.

(4) A change in land use designation must be compatible with the current and future use of adjacent and nearby properties to justify the proposed change and will not negatively affect the property values of adjacent and nearby properties.

The intent of aligning Treasure Island's Comprehensive Plan with the Countywide maximums for the PR-MU category is to support compatible, context-sensitive redevelopment. The PR-MU framework encourages a mix of residential, commercial, and recreational uses that are consistent with the character and scale of surrounding development. By incentivizing quality redevelopment and reinvestment, the amendment is expected to enhance—not diminish—property values. It provides a regulatory foundation for coordinated growth that preserves neighborhood integrity, supports economic vitality, and ensures compatibility with adjacent and nearby uses through proper site planning and community input.

Rezoning or Land Development Regulation Text Change

Please note that applications for changes to the Zoning Map are evaluated by the Local Planning Agency and the City Commission based on the criteria outlined in Section 68-121 of the Land Development Regulations. Please describe how your application will affect the following:

(1) The existing land use pattern; compatible with the purpose and intent of the applicable comprehensive plan goals, objectives and policies

N/A

(2) The population density pattern of the area and possible increase or overtaxing of the load on public facilities such as utilities and streets

N/A

(3) The possible overloading of the city's sewage collection facilities

N/A

(4) The possible overloading of the city's drainage system

N/A

(5) The proposed change would create an isolated zoning district unrelated to adjacent and nearby zoning districts

N/A

(6) The existence of changed or changing conditions which make the passage of the proposed rezoning necessary or appropriate

N/A

(7) The impact of the proposed rezoning upon living conditions in the adjacent neighborhood

N/A

(8) The impact of the rezoning and allowable development upon the flow of light and air to adjacent areas

N/A

(9) The impact of the proposed rezoning upon property values in the adjacent area

N/A

(10) The impact of the proposed rezoning upon improvement or development of adjacent property in accordance with existing regulations

N/A

(11) The existence of other adequate sites in the city for the proposed use in districts already permitting such use

N/A

For proposed text changes to the Land Development Regulations - Please add text to be stricken and/or added (Add additional sheets as necessary)

See attached proposed text amendment.

Submittal Requirements

The following information is required to be completed or submitted with this completed application. (10 copies of each for a FLUM and Rezoning Application)

1. Pre-application meeting
2. Processing Fee
3. Legal names of each of the owners of the subject property including their business and home addresses and telephone numbers
4. If any owner is a business entity such as a partnership, corporation or joint venture, the names and business addresses of all partners and officers, as appropriate, and telephone numbers
5. The legal description of the subject property
6. If the applicant for rezoning is a representative of the owner, evidence of agency in the form of a letter, affidavit or other document satisfactory to the city attorney
7. Property survey
8. A copy of the zoning map, clearly marking the boundaries of the property being considered.
9. Attach proof of ownership (i.e. copy of the deed). Include a copy of the property record card from the property appraiser's office.
10. Written statement regarding the consistency with the City's Comprehensive Plan and Land Development Regulations for amendments (Sections 68-121 and 68-122) as applicable.
11. Proof of mailing of Public Notice. At least 10 days prior to each public hearing date (Local Planning Agency and two City Commission meetings) the applicant must send a public notice to all property owners within 200 feet (500 feet if the property is within the planned development districts) of the subject property. The Community Development Department will create the notice and mailing labels. The applicant is responsible for printing and mailing the notices and providing proof of mailing from USPS to the Community Development Department.

Proposed Text Amendment:

Policy 1.1.3: The City adopts those land use categories identified and defined in this policy as those which shall govern mixed-use development within the City.

- Planned Redevelopment-Mixed Use (PR-MU). The purpose of this category is to depict those areas that are developed with a collection of residential, office, and commercial uses, along corridors, adjacent to neighborhoods or within distinct areas that are interrelated and complementary. The category should facilitate infill and redevelopment of these areas to create a desirable mix of non-residential and residential uses but promoting aesthetically pleasing, safe environments, and buildings that are compatible with the area's character, uses, and transportation facilities.

The PR-MU in the Downtown Redevelopment Area will consist of two sub-categories:

- Planned Redevelopment-Mixed Use-Core (PR-MU-Core), with a residential density of ~~0-24~~ 90 units per acre and a tourist accommodation density of ~~0-60~~ 150 units per acre with a maximum floor ratio area (FAR) of ~~1.00~~ 3.00 and a maximum impervious surface ratio area (ISR) of .90.
- Planned Redevelopment-Mixed Use-Gulf Boulevard (PR-MU-Gulf Blvd), with a residential density of 0 to 15 units per acre and a tourist accommodation density of 0 to 60 units per acre with a maximum FAR of .55 and a maximum ISR of .90.

Within the PR-MU uses, development standards, density/intensity standards and locational characteristics associated with this category must be set forth in a special area plan.

- Shall be a minimum of ten (10) acres in size.
- Must include residential with office, and/or commercial uses, along corridors adjacent to neighborhoods or within distinct areas that are interrelated and complimentary, and
- Shall be of countywide significance.

The following uses in the PR-MU shall not exceed the respective acreage threshold designated for such uses. Any such use, alone or when added to existing contiguous like uses(s), which exceeds the designated threshold shall require a plan map amendment that shall include such use and contiguous uses:

- ~~Ancillary Non-residential; Transportation/Utility – Shall not exceed a maximum area of three (3) acres.~~
- Institutional Use (except public educational facilities which are not subject to this threshold) – Shall not exceed a maximum area of five (5) acres).

Planned Redevelopment shall require a Special Area Plan that must be approved by the City Commission. The Special Area Plan and substantive changes to an approved special area plan shall be subject to review by and approval of the Countywide Planning Authority upon recommendation of the Pinellas Planning Council. While each Special Area Plan shall establish the density, intensity, and mix of permitted uses, the maximum density and intensity permitted in any PR-MU designated area shall be a maximum permanent density of ~~24~~ 90 residential units per acre, a tourist dwelling density of ~~60~~ 150 units per acre and a maximum floor area ratio of ~~1.00~~ 3.00.

The Special Area Plan shall include at minimum, information addressing the following:
A. Plan Issues and Objectives.

a. Existing land use and related characteristics of the area.
b. Issues to be addressed by the plan.
c. Plan objectives in relationship to the City's comprehensive plan and PlanPinellas.

B. Plan Composition.

1. Permitted uses and any differentiation by location.
2. Density/intensity standards for permitted uses.
3. Design guidelines, if any, appropriate to plan.
4. Affordable housing provisions, if any, are appropriate to the plans.
5. Mixed use provisions, if any, appropriate to the plan.
6. Special provision for multimodal mobility and circulation, access management, parking, and safety.
7. Identification of and reference to land development regulations that implement the plan.
8. Public and/or private improvements, contributions and/or incentives, if any, appropriate to the plans; and,
9. The local government's plan approval process.

C. Plan Impacts.

10. Identification of water, sewer, and storm-water drainage impacts that may be anticipated based on the plan.
11. Identification of overall system characteristics.
12. An analysis of the difference between these anticipated impacts on the systems as compared to the impacts based on the current Countywide Plan Map designations.



Detail by Entity Name

Florida Limited Liability Company
PIRATE SQUARE, LLC

Filing Information

Document Number	L05000048695
FEI/EIN Number	20-2850181
Date Filed	05/16/2005
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	11/18/2009
Event Effective Date	NONE

Principal Address

11620 7th St E
TREASURE ISLAND, FL 33706

Changed: 07/26/2023

Mailing Address

11620 7th St E
TREASURE ISLAND, FL 33706

Changed: 08/15/2023

Registered Agent Name & Address

BYRNE, SHAWN L
11620 7th St E
TREASURE ISLAND, FL 33706

Name Changed: 06/01/2009

Address Changed: 02/21/2024

Authorized Person(s) Detail

Name & Address

Title MGR

BYRNE, SHAWN L
11620 7TH ST E
TREASURE ISLAND, FL 33706

Annual Reports

Report Year	Filed Date
2023	01/26/2023
2024	02/21/2024
2025	01/06/2025

Document Images

01/06/2025 -- ANNUAL REPORT	View image in PDF format
02/21/2024 -- ANNUAL REPORT	View image in PDF format
01/26/2023 -- ANNUAL REPORT	View image in PDF format
02/08/2022 -- ANNUAL REPORT	View image in PDF format
03/01/2021 -- ANNUAL REPORT	View image in PDF format
03/17/2020 -- ANNUAL REPORT	View image in PDF format
02/26/2019 -- ANNUAL REPORT	View image in PDF format
01/22/2018 -- ANNUAL REPORT	View image in PDF format
02/13/2017 -- ANNUAL REPORT	View image in PDF format
01/27/2016 -- ANNUAL REPORT	View image in PDF format
01/12/2015 -- ANNUAL REPORT	View image in PDF format
01/22/2014 -- ANNUAL REPORT	View image in PDF format
03/06/2013 -- ANNUAL REPORT	View image in PDF format
03/09/2012 -- ANNUAL REPORT	View image in PDF format
02/06/2011 -- ANNUAL REPORT	View image in PDF format
03/08/2010 -- ANNUAL REPORT	View image in PDF format
11/18/2009 -- LC Amendment	View image in PDF format
06/01/2009 -- Reg. Agent Change	View image in PDF format
02/01/2009 -- ANNUAL REPORT	View image in PDF format
01/18/2008 -- ANNUAL REPORT	View image in PDF format
01/29/2007 -- ANNUAL REPORT	View image in PDF format
04/25/2006 -- ANNUAL REPORT	View image in PDF format
10/05/2005 -- Amendment	View image in PDF format
09/29/2005 -- Amendment	View image in PDF format
09/26/2005 -- Reg. Agent Change	View image in PDF format
05/16/2005 -- Florida Limited Liabilites	View image in PDF format

CITY OF TREASURE ISLAND
LOCAL PLANNING AGENCY
10451 Gulf Blvd, Treasure Island, Florida 33706
(727) 547-4575

STAFF REPORT
AUGUST 21, 2025

GENERAL INFORMATION

REQUESTS: Ordinance 2025-20: This is a privately proposed text amendment request to amend the City of Treasure Island Comprehensive Plan (City File: 000532-2025) density and intensity standards, in alignment with the Countywide Rules.

OWNER/APPLICANT: Pirates Square LLC
11620 7th St E
Treasure Island, FL 33706

AGENT: Mark Bentley, Esq., B.C.S., AICP
400 N. Ashley Drive, Suite 3100
Tampa, FL 33602

BACKGROUND

This is a private-initiated application requesting the Local Planning Agency to make a finding of consistency with the City of Treasure Island Comprehensive Plan and recommend approval to the City Commission. If approved, the board shall also consider the second request to amend the associated Land Development Regulations accordingly.

The Countywide Plan Rules provide for a density and intensity in Activity Centers greater than the city's Comprehensive Plan. The applicant is requesting an amendment to Planned Redevelopment-Mixed Use-Core (PR-MU-Core), with a residential density of 90 units per acre and a tourist accommodation density of 150 units per acre with a maximum floor ratio area (FAR) of 3.00 and a maximum impervious surface ratio area (ISR) of .90.

The Land Development Regulations currently allow Planned Redevelopment-Mixed Use-Core (PR-MU-Core), with a residential density of 0-24 units per acre and a tourist accommodation density of 0-60 units per acre with a maximum floor ratio area (FAR) of 1.00 3 and a maximum impervious surface ratio area
(ISR) of .90

PRIVATE COMPREHENSIVE PLAN COMPREHENSIVE PLAN TEXT AMENDMENT REQUEST

SEE EXHIBIT A

STANDARDS FOR REVIEW

Section 68-121 of the City of Treasure Island Land Development Regulations states that the Local Planning Agency shall not recommend approval of a plan amendment unless it makes a positive finding based on competent evidence, on each of the following:

a. The proposed plan amendment will meet the acceptable standard of service established in the comprehensive plan.

b. The proposed plan amendment is in harmony with the general intent of the comprehensive plan.

c. A change in land use designation must be compatible with adjacent land uses, and one that will not become a potential nuisance.

d. A change in land use designation must be compatible with the current and future use of adjacent and nearby properties to justify the proposed change and will not negatively affect the property values of adjacent and nearby properties.

CONSISTENCY WITH THE COUNTYWIDE PLAN

Proposed amendments to the citywide Comprehensive Plan land development regulations are required to be consistent with the Countywide Plan Map and the criteria and standards outlined in the Countywide Rules. The proposed comprehensive plan comprehensive plan text amendment must be submitted to Forward Pinellas staff for final determination of consistency with the Countywide Rules. Please note that any requested changes from Forward Pinellas must be included in the Ordinance.

The designation of Activity Center was adopted in 2019. At that time all old central business districts were grandfathered in. The following may be required by Forward Pinellas to proceed.

- **Amended Special Area Plan**
- **Adoption of land development regulations that create transit-oriented development, consistent with the Planning and Urban Design Principles from the Countywide Plan**
- **A transportation analysis and plan to transition to multimodal transportation**

- **Justifying and mitigating the increased densities/intensities in the Coastal High Hazard Area**
- **Amendments to increase densities/intensities above what currently exists in the City's Comprehensive Plan will require the applicant to meet the current Activity Center standards in the Countywide plan**

STAFF RECOMMENDATION

Staff have evaluated the standards for review for the proposed comprehensive plan text amendment to the citywide comprehensive plan. The density and intensity are within the current limits for the Community center outlined in the Countywide Plan. Staff is in support of the implications of this comprehensive plan text amendment; however, it is our understanding that the special area plan runs concurrently with this amendment. The staff has advised the applicant of the necessary requirements set forth by Forward Pinellas.

ATTACHMENTS:
Application