BOARD OF COMMISSIONERS REGULAR WORKSHOP
TUESDAY, OCTOBER 7, 2025 – 5:00 PM
CITY HALL CHAMBERS
10451 GULF BLVD
TREASURE ISLAND, FL 33706

DRAFT AGENDA
SUBJECT TO CHANGE

A. CITY MANAGER AND CITY ATTORNEY REPORT

B. DISCUSSION

B.1 Discuss Possible Amendment to Ordinance 2025-17 to Exclude RFM-30 from Changes in Height/Density (Commissioner Dickey)

B.2 Credit Card Fees

C. PUBLIC COMMENT

D. ADJOURNMENT

For any person desiring to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based [F.S. 286.0105]. NOTE: Any transcript shall be requested and made by the individual requesting same at his or her own expense. Therefore, a court reporter may be desired or required accordingly.

Any person with a disability who needs any accommodation in order to participate in this proceeding is entitled to assistance at no cost. Please contact the Office of the City Clerk in writing at 10451 Gulf Boulevard, Treasure Island, FL, 33706 or by phone at (727) 547-4575 at least two working days prior to the meeting to advise what assistance is needed.

DRAFT

AGENDA ITEM NO. B.1

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	October 7, 2025
SUBMITTED BY:	Lisa-Marie Kennedy, Administration
ITEM TYPE:	For Consideration and Discussion
AGENDA SECTION:	DISCUSSION
SUBJECT:	Discuss Possible Amendment to Ordinance 2025-17 to Exclude RFM-30 from Changes in Height/Density (Commissioner Dickey)
BACKGROUND:	Commissioner Item
POLICY/PURPOSE:	Discuss Possible Amendment to Exclude RFM-30 Zone from Ordinance 2025-17 to Exclude RFM-30 from Changes in Height/Density (Commissioner Dickey)
STRATEGIC PLAN RELEVANCE:	Commissioner Item
ANALYSIS/DISCUSSION:	Commissioner Item
FUNDING:	Commissioner Item
MOTION:	

ATTACHMENTS:
Propopsed Amendment To Ordinance 2025-17.docx
Zoning Map.pdf

Amending Ordinance 2025-17 — Protecting Treasure Island's East Side

This amendment limits new height and density changes to the RFH-50 zone (west side of Gulf Boulevard) and excludes the RFM-30 zone. This preserves the transition between beach resorts and residential neighborhoods, protects infrastructure, and reflects resident input.

1. Planning Logic — West Side vs. East Side of Gulf Blvd

• RFH-50 (west side) is better suited for higher intensity resort uses — taller hotels and denser lodging to support tourism and beach access.
• RFM-30 (east side) protects residential character and buffers lower-density inland neighborhoods from the activity and scale of the beach resorts.
• Keeping RFM-30 excluded avoids a wall of taller, dense development across the entire city.

2. Traffic & Infrastructure Impacts

• Height and density increases on the east side would add traffic to Gulf Blvd and neighborhood streets without the same capacity, parking, or beach access.
• Utilities and stormwater systems sized for RFM-30's lower intensity could be overstressed, causing flooding and costly upgrades.
• Concentrating intensity west of Gulf Blvd supports resilience investments without overwhelming current systems.

3. Protecting Neighborhood Character & Property Values

• East side residents chose RFM-30 for its medium-scale, livable environment — condos and townhomes but still human-scaled.
• RFH-50-style height/density could cause shadowing, view obstruction, and a "canyon effect," hurting property values.
• Broad public input opposes increased height/density, so let's at least keep it west of Gulf Blvd.

4. Legal & Comprehensive Plan Consistency

• Comprehensive Plan future land use categories create intensity gradients; over-intensifying RFM-30 could conflict with the plan and invite legal challenges.

• This amendment would not affect the Thunderbird proposal and would not slow it down. We would not have to recall the plans already submitted to the State as those plans only affect the Comprehensive Plan. This amendment only affects our LDRs which are internal only.

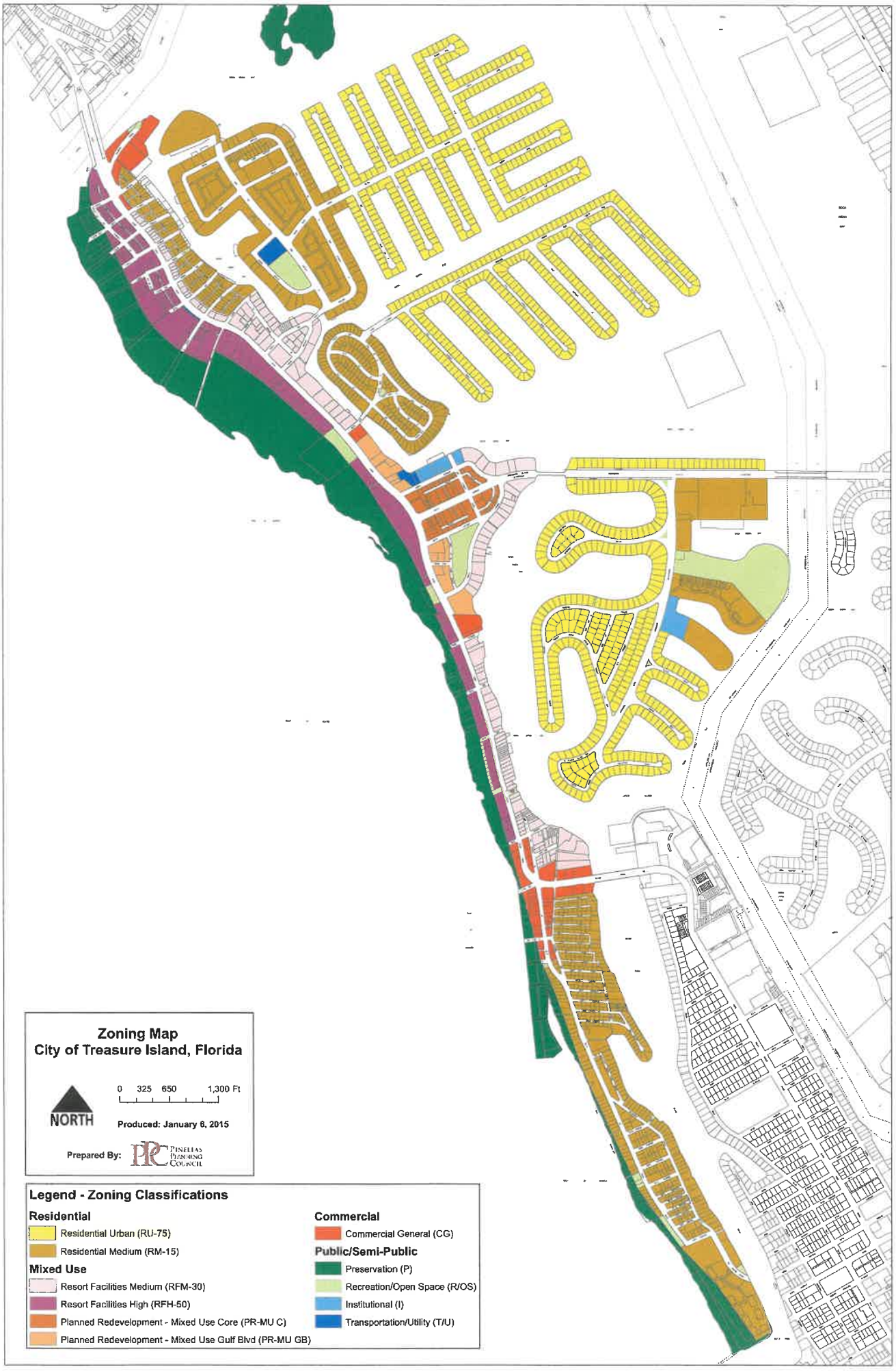
5. Strategic Economic Development

• Concentrating height/density where visitors expect it — beach hotels and resorts — strengthens the tourist economy.

• Protecting the east side keeps stable neighborhoods and supports year-round residents.
• Balanced growth protects both tourism revenue and residential appeal.

Suggested Motion Language

"I move to amend Ordinance 2025-17 to exclude the RFM-30 zone from its provisions, leaving any new height and density flexibility only within the RFH-50 zone west of Gulf Boulevard. This maintains a transition between resort intensity and residential neighborhoods, protects infrastructure capacity and stormwater resiliency, and respects resident input opposing height and density increases."


Zoning Map
City of Treasure Island, Florida
NORTH
0 325 650 1,300 Ft
Produced: January 6, 2015
Prepared By: Pinellas Planning Council
Legend - Zoning Classifications
Residential
Residential Urban (RU-75)
Residential Medium (RM-15)
Mixed Use
Resort Facilities Medium (RFM-30)
Resort Facilities High (RFH-50)
Planned Redevelopment - Mixed Use Core (PR-MU C)
Planned Redevelopment - Mixed Use Gulf Blvd (PR-MU GB)
Commercial
Commercial General (CG)
Public/Semi-Public
Preservation (P)
Recreation/Open Space (R/OS)
Institutional (I)
Transportation/Utility (T/U)