BOARD OF COMMISSIONERS REGULAR WORKSHOP
TUESDAY, DECEMBER 2, 2025 – 5:00 PM
CITY HALL CHAMBERS
10451 GULF BLVD
TREASURE ISLAND, FL 33706

MEETING NOTICE AND AGENDA

A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. APPROVAL OF REGULAR AND WORKSHOP AGENDAS

D. DISCUSSION

D.1 Amend the Comprehensive Plan to add Planned Development Zoning (Vice Mayor Vasquez)
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E. PUBLIC COMMENT

F. 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.

AGENDA ITEM NO. D.1

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	December 2, 2025
SUBMITTED BY:	Lisa-Marie Kennedy, Administration
ITEM TYPE:	Resolutions
AGENDA SECTION:	DISCUSSION
SUBJECT:	Amend the Comprehensive Plan to add Planned Development Zoning (Vice Mayor Vasquez)
BACKGROUND:	Commissioner Item
POLICY/PURPOSE:	Commissioner Item
STRATEGIC PLAN RELEVANCE:	Commissioner Item
ANALYSIS/DISCUSSION:	Commissioner Item
FUNDING:	Commissioner Item
MOTION:	No action required.

ATTACHMENTS:
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St. Pete Beach Planned Development Example

The Commission then reviewed the subsequent negotiations that led to the following impressive list of "public benefits" paid for by the developer:
Seawall Repair: $350,000
Public Parking: $1,060,225
Promenade: $471,360
Additional Promenade Improvements; $8,450
Park: $452,680
Additional Park Improvements: $124,450
Plaza: $716,000
Additional Park Funds: $150,000
Docks: $1,866,000
Undergrounding: $100,000
Additional Transportation Funds: $100,000
Additional Sewer Funds: $250,000
Total of all Public Benefits is $5,649,565, with $632,900 of additional benefits negotiated in discussion since the last meeting.

These benefits include traffic calming improvements for residents south of the development, payment to fix manholes and line downstream sewers, and improvements such as a shade structure, kayak launch, and retaining 8 boat slips for public use to make the park more useful to residents.