



CITY OF TREASURE ISLAND

LOCAL PLANNING AGENCY

10451 Gulf Blvd, Treasure Island, Florida 33706

(727) 547-4575

STAFF REPORT

MAY 15, 2025

SUBJECT: City initiated amendments to the Future Land Use Map of the City of Treasure Island Comprehensive Plan and the Official Zoning Map

ORDINANCE 2025-04: To amend the Future Land Use Map Designation of the City of Treasure Island Comprehensive Plan from Residential Medium (RM-15) to Recreation/Open Space (R/OS)

FLUMA-000511-2025 and RZNE-000512-2025

ORDINANCE 2025-05: To amend the Official Zoning Map of the City of Treasure Island from Residential Medium (RM-15) to Recreation/Open Space (R/OS)

FLUMA-000509-2025 and RZNE-000510-2025

**PROPERTY OWNER/
APPLICANT:** City of Treasure Island
10451 Gulf Boulevard
Treasure Island, FL 33706

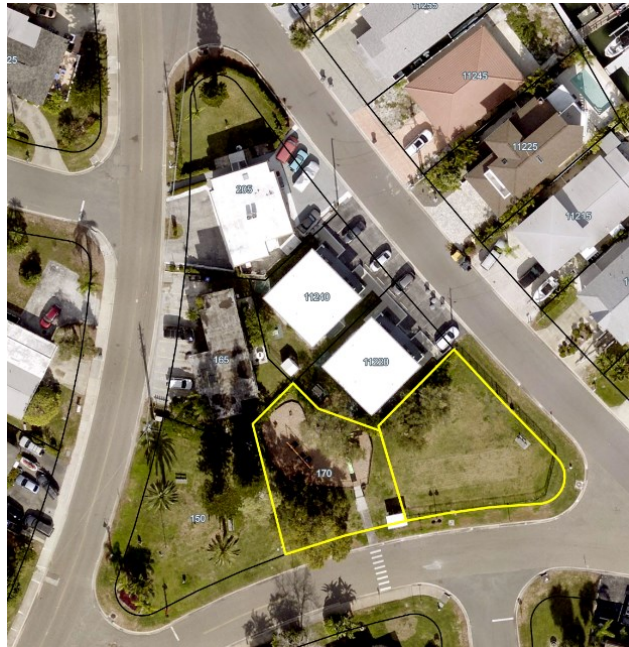
PARCEL ID #: 25-31-15-43470-003-0040

PARCEL ID #: 25-31-15-43470-003-0050

LEGAL DESCRIPTION: Lot 4, Block C, ISLE OF PALMS, according to the plat thereof recorded in Plat Book 7, Page(s) 52, Public Records of Pinellas County, Florida and Lot 5, Block C, ISLE OF PALMS, according to the Plat Book 7, Page(s) 52, Public Records of Pinellas County, Florida, LESS that portion described as: Begin at the Northeast corner of said Lot 5 as a POINT OF BEGINNING, run South 16 degrees 45' 09" East, 2.85 feet to a point on the Easterly line of said Lot 5; thence North 70 degrees 35' 26" West, 36.44 feet to an angle point on the Northerly line of said Lot 5; thence South 74 degrees 22' 50" East, 34.84 feet to the POINT OF BEGINNING.

SITE LOCATION:

Two lots associated with Isle of Palms Park also known as “Triangle Park” located on the Northeast corner of 112th Avenue A and 13th Street East (Lots 4 & 5)

**GENERAL INFORMATION FOR BOTH PARCELS:**

Current Future Land Use: RM-15 (Residential Medium)

Proposed Future Land Use: Recreation/Open Space (R/OS)

Current Zoning: RM (Residential Medium)

Proposed Zoning: Recreation/Open Space (R/OS)

Site Area: Combined approximately 0.256 acres (11,543 square feet)

Existing Use: Isle of Palms Park

Proposed Use: Isle of Palms Park

SURROUNDING ZONING AND FUTURE LAND USE:

	Land Use	Zoning	Existing Use
North	Residential Medium	Residential Medium	Residential
South	Residential Medium	Residential Medium	Residential
East	Residential Medium	Residential Medium	Residential
West	Recreation/Open Space	Recreation/Open Space	Isle of Palms Park

BACKGROUND:

This is a city-initiated amendment to the Future Land Use Map and the Official Zoning Map. The subject area is comprised of two adjacent parcels located on the Northeast corner of 112th Avenue A and 13th Street East (Lots 4 & 5) which are associated with Isle of Palms Park also known as “Triangle Park”. Maps of the subject parcels are attached.

The former owners of the property, heirs to Patricia B. Harris, Charles A Brock and his wife Jeanne Brock, expressed their desire to sell the property and in August 2018 the City Commission authorized the City Manager to sign the purchase and sale contract for the property. The property was subsequently purchased by the City in September of 2018.

In September 2018, the city submitted a grant application to the Florida Communities Trust for the Forever Florida Parks and Open Space grant program for the purchase of the Isle of Palms Park. The project was recommended on the Final Priority Funding List, however pending available funding appropriations.

In September 2022, the Florida Department of Environmental Protection notified staff that the city had been awarded a grant from the Florida Communities Trust 2018-2019 funding cycle.

On October 18, 2022, the City Commission approved Resolution 2022-11 accepting the Florida Communities Trust (FCT) 2018-2019 Funding Cycle Grant for the purchase of the Isle of Palms Park Property (Lots 4 & 5) (“Grant Agreement”). *The Grant Agreement requires the City to ensure that, following the acquisition of the property, the future land use and zoning designation assigned to the project site is for a category dedicated to open space, conservation, or outdoor recreation uses.* Acceptance of this grant requires the Isle of Palms Park to be used as open/green/recreation space in perpetuity. Therefore, the city has submitted an application to amend the Future Land Use Classification and the Official Zoning Map of the subject sites from Residential Medium (RM-15) to Recreation/Open Space (R/OS).

The proposed Future land Use Map application will also require a Countywide Plan amendment through Forward Pinellas after the City Commissions first reading. The Future land Use map amendment is a small-scale map amendment that will be transmitted to the state after adoption.

APPLICABLE REGULATIONS:

Development potential under the Residential Medium (RM-15) Land Use classification includes residential dwellings, public park and public recreation areas. home occupations, group homes, public education facilities and community residential homes. Special exception uses include essential services, private yacht clubs and religious institution uses. Maximum residential density in the RM-15 is 15 residential units per acre with a maximum impervious surface ratio (ISR) of 0.7

Development potential under the Recreation/Open Space (R/OS) Land Use classification is primarily limited to recreational uses such as public parks and public recreation areas,

golf courses, tennis courses and other outdoor ball courts, outdoor swimming pools, water related, or water dependent uses such as boat ramps, fishing docks or piers, jogging and bike trails and picnic areas. Parking lots are also permitted use. Special exception uses include essential services and temporary parking lots. R/OS has a maximum FAR of 0.25 and a maximum ISR of 0.6 (special permit required).

APPLICABLE GOALS, OBJECTIVES AND POLICIES FROM THE CITY'S COMPREHENSIVE PLAN:

The following objectives and policies from the Parks, Recreation and Open Space Element are applicable.

- **Goal:** The City shall ensure the provision, protection, and maintenance of a coordinated, efficient, and accessible system of public recreational parks and facilities and promote private recreational opportunities which shall meet the needs of current and future residents, visitors, and tourists.
- **Objective 1.1:** The City, in cooperation with other governmental agencies, shall provide and maintain a system of accessible open spaces, parks, and recreational facilities, including beaches and shores, to meet or exceed user needs.
- **Policy 1.1.2:** Land set aside by new development for parks, recreation or open space purposes shall be of a sufficient size and/or condition suitable for utilization as a park, recreation, or open space, as applicable. This shall be a criteria evaluated during the site planning process, if needed.
- **Policy 1.1.3:** The designation and acquisition of recreation and park sites shall be in accordance with long-range comprehensive plans for City development and redevelopment.
- **Policy 1.1.5:** The City shall encourage a variety of recreational activities, including the utilization of unique natural features and scenic areas.
- **Policy 1.3.1:** The City shall adopt land development regulations which include specific open space definitions and standards, provides for the protection of open space and natural vegetation, and defines appropriate uses of open space and view corridors for buffering between land uses.
- **Policy 1.3.2:** Open space shall be maintained to protect and preserve native habitats and provide passive recreation opportunities as appropriate.
- **Policy 1.3.3:** The City shall strive to use open space to buffer incompatible recreational activities or land uses.

SPECIAL INFORMATION:

According to the Florida Communities Trust grant obligations, the City of Treasure Island shall ensure that the future land use designation assigned to the subject properties is for a category dedicated to open space, conservation or outdoor recreation uses. Therefore, the city is initiating this land use change request. The grant agreement also states that the subject properties are dedicated in perpetuity to the use of the general public for conservation, outdoor recreation and related activities.

FUTURE LAND USE MAP AMENDMENT CRITERIA FOR CONSIDERATION BY THE LOCAL PLANNING AGENCY:

Future land use map amendments to the city's comprehensive plan are subject to the review criteria outlined in Section 68-121 of the Land Development Regulations as follows:

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

Levels of service standards were removed from the updated Comprehensive Plan and the Parks, Recreation and Open Space Element now references the Master Park Plan for level of service. The Master Park Plan states that the community and neighborhood parks located in Treasure Island offer sufficient recreational activities to broadly serve the immediate and surrounding communities, and the activities found within the parks meet the established level of service standards. The proposed future land use map amendment changes the land use designation of the properties, but the use of the properties will remain the same. Therefore, no negative impacts to the levels of service are anticipated.

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

The goal of the Future Land Use Element is to ensure that the residential character of the city is maintained and protected while:

- *Maximizing the potential for economic benefit resulting from the tourist trade and professional services.*
- *Maximizing the quality of life through the enjoyment of natural and man-made resources by citizens and visitors alike.*
- *Minimizing the threat to health, safety, and welfare posed by hazards, nuisances, incompatible land uses, and environmental changes.*

The proposed change to the future land use designation of the subject properties is in harmony with the comprehensive plan, protects the residential character of the neighborhood and is consistent with the existing use of the property as a neighborhood park.

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

The subject parcels have been used as a neighborhood park since 1991 and the change in the land use designation will be in perpetuity. This designation would limit the possibility for future development that might not be as favorable as a neighborhood park.

- 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.

A goal of the comprehensive plan is to ensure the provision, protection, and maintenance of a coordinated, efficient, and accessible system of public recreational parks and facilities and promote private recreational opportunities which shall meet the needs of current and future residents, visitors, and tourists. The subject parcels have been used as a neighborhood park since 1991 and such use is, and will continue to be, compatible with the surrounding uses. The change in this land use designation will not have a negative impact on property values.

REZONING AMENDMENT CRITERIA FOR CONSIDERATION BY THE LOCAL PLANNING AGENCY:

Rezoning applications are subject to the review criteria in Section 68-122 of the Land Development Regulations. The local planning agency shall evaluate each rezoning application for possible negative effects including but not limited to consideration of the following:

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

The parcels subject to the proposed rezoning are currently used as a neighborhood park. No changes to the properties are proposed and no negative impacts are anticipated.

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

The parcels subject to the proposed rezoning are currently used as a neighborhood park. No changes to the properties are proposed and no negative impacts on utilities or streets are anticipated.

- The possible overloading of the city's sewage collection facilities.

There are no restroom buildings or facilities on the subject properties. There will be no impacts to the city's sewage collection facilities from the rezoning.

- The possible overloading of the city's drainage system.

The city previously removed shuffleboard courts and two additional cement slabs to allow for additional open green space and reduce the impervious surface on the subject properties. The proposed rezoning will not overload the city's drainage system.

- The proposed change would create an isolated zoning district unrelated to adjacent and nearby zoning districts.

While the surrounding properties are predominantly designated Residential Medium, there is one adjacent property which is currently zoned Recreation/Open

Space. There the proposed rezoning will not create an isolated zoning district but will create a more cohesive district for all three parcels.

- The existence of changed or changing conditions which make the passage of the proposed rezoning necessary or appropriate.

There are no proposed changes to the subject parcels. The proposed rezoning amendment is a requirement of the Grant Agreement through the Florida Communities Trust 2018-2019 funding cycle. The Grant Agreement requires the City to ensure that, following the acquisition of the property, the future land use and zoning designation assigned to the project site is for a category dedicated to open space, conservation, or outdoor recreation uses. Acceptance of this grant requires the Isle of Palms Park to be used as open/green/recreation space in perpetuity.

- The impact of the proposed rezoning upon living conditions in the adjacent neighborhood.

The subject properties have been used as a neighborhood park for the Isle of Palms since 1991. No impacts on the living conditions of the adjacent neighborhood are anticipated from the proposed rezoning.

- The impact of the rezoning and allowable development upon the flow of light and air to adjacent areas.

No impacts upon the flow of light and air to the adjacent areas are anticipated from the proposed rezoning amendment. The rezoning of the subject parcels would primarily limit development to recreational uses such as public parks and public recreation areas, golf courses, tennis courts and other outdoor ball courts, outdoor swimming pools, water-related or water-dependent uses such as boat ramps, fishing docks or piers, jogging and bike trails, picnic areas.

- The impact of the proposed rezoning upon property values in the adjacent area.

The subject parcels have been used as a neighborhood park since 1991. No impacts to property values are anticipated from the proposed rezoning.

- The impact of the proposed rezoning upon improvement or development of adjacent property in accordance with existing regulations.

The adjacent parcel to the west is part of Isle of Palms Park and is currently zoned Recreation/Open Space. Any improvements to the park would need to meet existing regulations. There will be no impact to the development of the surrounding properties which are zoned as Residential Medium.

- The existence of other adequate sites in the city for the proposed use in districts already permitting such use.

The subject properties proposed for rezoning are currently used as a neighborhood park and the rezoning is a requirement of the grant for the purchase of the property. There are no other sites that would be adequate for this rezoning proposal.

STAFF RECOMMENDATION:

As indicated in the background section of this report, the city acquired two of the three parcels that make up Isle of Palms Park in September of 2018. The Isle of Palms Park includes a playground, exercise equipment, picnic tables and benches and a bus shelter used by Pinellas County School District students. The park also serves as a rest area for pedestrians and bicyclists enroute to nearby destinations including the Central Beach Trail, which extends for a mile along the beach front City property. The property previously included a shuffleboard court which was removed to reduce the impervious surface and enhance the open green space area.

The subject parcels currently have land use designation of Residential Medium (RM-15), which primarily allows for residential development. While the surrounding properties are also designated as Residential Medium, the subject properties have been used as a neighborhood park since 1991.

The proposed changes to the future land use map and the zoning map are consistent with the goals and objectives outlined in the City of Treasure Island Comprehensive Plan. The proposed change is also compatible and consistent with the surrounding land uses. The subject properties have been used as a public park since 1991 and as part of the grant agreement associated with the purchase of the properties the future land use and zoning designation assigned to the subject properties must be dedicated to open space, conservation, or outdoor recreation uses.

Therefore, staff finds the Future Land Use Map amendment to be consistent with the amendment procedure outlined in Section 68-121 of the City of Treasure Island Land Development Regulations. Staff also finds the requested change to the Official Zoning Map to be consistent with the Rezoning procedures outlined in Section 68-122 of the City of Treasure Island Land Development Regulations.

It is requested that the Local Planning Agency find the applications consistent with the City of Treasure Island Comprehensive Plan and recommend approval of Ordinance 2025-04 and 2025-05 to the City Commission.