



MEETING AGENDA

May 16, 2006

**CITY OF TREASURE ISLAND, FLORIDA
BOARD OF COMMISSIONERS MEETING
MAY 16, 2006
6:00 PM**

Welcome to the City of Treasure Island Commission Meeting. If you wish to speak on a topic which is on today's agenda, a speaker's form [available in the rear of the room] must be completed and given to the City Clerk. Please do not address the Commission from your seat, but rather from the podium where your comments can be heard by all and recorded as required by Florida law. Unscheduled topics may be presented under the Public Comments section of the agenda.

A. PLEDGE OF ALLEGIANCE: Led by Mayor Maloof

B. ROLL CALL:

Mayor Mary Maloof	
Commissioner Phil Collins	District 1
Commissioner Ed Gayton (Vice-Mayor)	District 2
Commissioner Richard Kraus	District 3
Commissioner Alan Bildz	District 4

C. PUBLIC COMMENTS:

D. APPROVAL OF MINUTES:

E. ITEMS OF BUSINESS:

1. Sunset Vista Trailhead Park Land Use Change (first reading & public hearing)

F. ADJOURNMENT:

Any person desiring to file an appeal to any action taken by the Commission at this meeting will need a record of the proceedings and for such purpose may be required to insure that a verbatim transcript is made. Said transcript shall be made by the appellant at his or her expense. The City maintains a tape recording of all public hearings. In the event that you wish to appeal a decision, the tape may or may not adequately insure a verbatim record of the proceedings. Therefore, you may wish to provide a court reporter at your expense.



CITY OF TREASURE ISLAND AGENDA COVER MEMORANDUM

Agenda Item #: *E-1*
Meeting Date: 5/16/2006

SUBJECT: Sunset Vista Trailhead Park Future Land Use Plan and Official Land Use Map Change from Commercial General (CG) to Recreation/Open Space (R/OS)

RECOMMENDATION: Administration recommends the approval of the proposed Future Land Use Plan and Official Land Use Map change as presented.

SUMMARY:

The Sunset Vista Trailhead Park, located at 9700 Gulf Boulevard, came into city ownership in June of 2000 through acquisition grant funding by the Florida Communities Trust (FCT) program, and in part from natural resource damage funds recovered by the Florida Department of Environmental Protection resulting from the 1993 Tampa Bay oil spill. The portion of this park that is eastward of the CCCL has a land use designation of Commercial General. As part of the acquisition grant requirements, the City must ensure that the land Sunset Vista Trailhead Park's land use designation support open space conservation, or outdoor recreation uses. Therefore, the City is initiating this land use change from Commercial General to Recreation/Open Space.

The City Commission initiated this action on January 24, 2006. On April 20, 2006, the Local Planning Agency reviewed and held public hearing on this city-initiated request. The LPA found the request to be consistent with the Comprehensive Plan and its related elements and recommended that the City Commission approve this request for land use plan change.

Upon approval by the City Commission, this proposed land use plan change would be forwarded to the appropriate review agencies, as well as the Pinellas Planning Council and the Board of County Commissioners as required by State law.

<p>Reviewed by:</p> <p>_____ Legal _____ Finance _____ Personnel _____ Public Works <input checked="" type="checkbox"/> Community Imp _____ Recreation _____ Police _____ Fire</p>	<p>Originating Dept: Community Improvement</p> <hr/> <p>User Dept: Community Improvement</p> <hr/> <p>Attachments: Staff report. Ordinance amending future land use plan. Ordinance amending official land use map.</p>	<p>Costs: Total:</p> <p>Current Fiscal Year:</p> <p>Funding Source:</p> <p><input type="checkbox"/> Capital Improvement <input type="checkbox"/> Operating <input type="checkbox"/> Other</p> <p>Appropriation Code:</p>
<p>Submitted by: Steve DeMerritt, Associate Planner</p>		



CITY OF TREASURE ISLAND CITY COMMISSION

120 - 108th Avenue, Treasure Island, Florida 33706
Telephone No. (727) 547-4575; Fax (727) 547-4584

**CASE NO. LU-2006-01
STAFF REPORT
May 16, 2006**

- STAFF REPORT:** Proposed Change of Land Use Case No. LU-2006-01
- APPLICANT:** City of Treasure Island
120 108th Avenue
Treasure Island, Florida 33706
- REPRESENTATIVE:** Ralph Stone, City Manager
120 108th Avenue
Treasure Island, Florida 33706
- DESCRIPTION:** This is a City-initiated application, requesting an amendment to the Land Use Map designation from Commercial General (CG) to Recreation/Open Space (R/OS).
- GENERAL INFORMATION:**
- A. Location:** 9700 Gulf Boulevard (Sunset Vista Trailhead Park)
- B. Existing Land Use:** Commercial-General (CG)
- C. Proposed Land Use:** Recreation/Open Space (R/OS)
- D. Adjacent Property (Use):**
- | | |
|--------|--|
| North: | Residential Condominium/Gulf Boulevard |
| South: | Residential |
| East: | West Gulf Boulevard/Commercial |
| West: | Beach/Gulf of Mexico |
- E. Site Area:** Approximately 69,696 sq. ft. /1.6 Acres total. We estimate that there is approximately 51,430 sq. ft. /1.18 acres of land in the Commercial General
- F. Flood Zone:** VE Elevation 15, VE Elevation 14, Community Number 125153 0194 G, September 3, 2003.
- G. Site Legal:** Sunset Vista Trailhead Park located at approximately 9700 Gulf Boulevard currently has a land use classification of Commercial General (CG) for that portion of the park located between Gulf Boulevard and the Coastal Construction Control Line (CCCL), and a land use classification of

Preservation (P) for that portion of the park westward of the CCCL. This request is to change the Commercial General (CG) portion of Sunset Vista Trailhead Park to Recreation/Open Space (R/OS). Therefore, this request affects that portion of the legal description of Sunset Vista Trailhead Park which is located between Gulf Boulevard and the CCCL. The legal description of Sunset Vista Trailhead Park is described as Lots 5, 6, 7, 8, 9, plus vacated 16' alley, Block 6, Sawyer and Harrell's 2nd Addition Boca Ciega Pass Subdivision; Lots 1, 2, 3, 4, 5, 6, plus west 8' of vacated alley, Block 8, Sawyer and Harrell's 2nd Addition Boca Ciega Pass Subdivision; and that portion of 50' wide right-of-way of 97th Avenue located west of Gulf Boulevard. (The Sunset Vista Trailhead Park is described in Pinellas County Property Appraiser Parcel ID Numbers 26/31/15/78804/006/0050 and 26/31/15/78804/008/0010.)

BACKGROUND:

The City of Treasure Island acquired the subject site, commonly known as Sunset Vista Trailhead Park, in 2000 through funding by the Florida Communities Trust Preservation 2000 (FCT) program. The park was dedicated to the public in June 2003. The Sunset Vista Trailhead Park is a 1.6 acre site utilized as a waterfront park and conservation area along the Gulf of Mexico, and is compiled of several coastally located parcels surrounding the 97th Avenue public beach access. The western, beachfront portion of the site is contiguous with an existing 35-mile county beach system that fronts the Gulf of Mexico, and is protected under a Preservation land-use designation as it is westward of the Coastal Construction Control Line (CCCL). The upland portion of the park that is eastward of the CCCL is currently bordered to the east by a four-lane roadway (Gulf Boulevard), to the north is a multifamily condominium development, and to the south by single-family residential development. Prior to acquisition, the site was heavily developed with a convenience store, a bait shop with an attached apartment, a detached garage, and two small paved impervious parking areas.

Although the beachfront portion of the site is designated Preservation on the City's Future Land Use Map, the remaining upland portion has a historic land use designation of Commercial General. By acquiring and managing the site the City is protecting and restoring the existing natural resources found on the beach, including the coastal dune system which provides for nesting habitats, and native vegetation which helps reduce beach erosion. Finally, the absence of previous structures has provided a view of the shoreline to the public, complementing beautification efforts along the adjacent roadway.

Likewise, the acquisition and subsequent development of the Sunset Vista Trailhead Park has provided the City and its residents the following benefits:

- Decreased development in a Coastal High Hazard Area vulnerable to damage from hurricanes and flooding;
- Protection of the property from future commercial and/or residential development, thereby reducing potential negative community impacts relating to pollution, increased water demand traffic, and solid waste removal;
- Providing additional public access to the beach by creating a natural habitat preserve and park that offers community residents passive recreational activities;
- Providing educational opportunities for the general public through information markers on the site dealing with plant and animal life;

- Ensuring the long-term protection of a portion of the beach fronting the Gulf of Mexico that will continue to provide a habitat for plant and animal life; and
- Providing the southern terminus for a potential Treasure Island Beach Trail that would extend northward to the existing Beach Trail.

The City Commission initiated this action on January 24, 2006. On April 20, 2006, the Local Planning Agency reviewed and held a public hearing on this city-initiated request. The LPA found the request to be consistent with the Comprehensive Plan and its related elements and recommended that the City Commission approve this request for land use plan change.

APPLICABLE REGULATION:

The total site area is approximately 69,696 sq. ft. in size, or 1.6 acres. We estimate that there is approximately 51,430 sq. ft. /1.18 acres of land in the Commercial General Land Use upland area.

Development potential under the current Commercial General (CG) Land Use classification includes commercial uses of varying intensity, with varying service areas, and encompassing retail and wholesale trade, personal and business services. Residential development in the CG is a Special Exception use that may be allowed. Maximum residential density in the CG is 15 units per acre.

Development potential under the Recreation/Open Space (R/OS) Land Use classification is limited to recreational uses where the predominate activities involve developed physical facilities, whether public or private. In addition, the City's Charter prevents any sale of public parkland without a public vote by the City's residents.

Compliance with applicable goals, objectives and policies from the City's Comprehensive Plan.

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

R/OS Objective 1.1: *The City shall, in cooperation with other governmental agencies, continue to provide and maintain a system of open space, parks, and recreational facilities, including access to them and to beaches and shores, which meet user needs.*

R/OS Policy 1.1.5: *The City shall encourage a variety of recreational activities, including the utilization of unique natural features and scenic areas*

R/OS Policy: 1.1.7: *The City shall create a dedicated pedestrian and bicycle trail, as feasible, which shall be coordinated with the Pinellas County Bikeways Plan.*

R/OS Policy: 1.4.4: *Public access to identified recreational sites shall be ensured and shall be designated to protect the integrity of natural features including, where present beaches and shorelines.*

R/OS Policy 1.6.2: *The City shall continue to protect beaches as recreational and open space areas.*

The following objectives and policies from the Coastal Management and Conservation Element are applicable.

Coastal Management & Conservation Objective 2.1: *The City shall limit public expenditures that support development permitted in Coastal High Hazard Area(s) except for restoration or enhancement of natural resources, or facilities determined to be an overriding public benefit.*

Coastal Management & Conservation Policy 2.2.1: *The City shall maintain or reduce allowable density within the Coastal High Hazard Area consentient with Map LU-4: Future Land Use, of the comprehensive plan.*

Coastal Management & Conservation Policy 2.2.3: *The City shall maintain its program land acquisition and management for recreation, conservation, and preservation areas.*

SPECIAL INFORMATION:

According to the Florida Communities Trust Preservation award obligations, the City of Treasure Island shall ensure that the future land use designation assigned to the project site, is a designation dedicated to open space conservation, or outdoor recreation uses. Therefore, the City is initiating this land use change request. In addition, the FCT Grant stipulates that the land cannot be sold and would require the City to refund the grant monies awarded to finance its development should the subject site ever be sold for other development purposes.

STAFF ANALYSIS:

As indicated in the background section of this report, the Sunset Vista Trailhead Park came into city ownership in June of 2000 through acquisition grant funding by the Florida Communities Trust (FCT) program. Prior to acquisition, development on the site was primarily underutilized commercial structures, along with a small paved parking area. This site along with surrounding properties eastward of the CCCL have a land use designation of Commercial General, which allows for general commercial activities and hotel/motel uses. Residential uses by special exception may be allowed. While the surrounding properties are typically characterized with commercial and residential development, the subject site has been a community park since 2003.

The Comprehensive Plan supports the re-designation of the upland area of Sunset Vista Trailhead Park from Commercial General to Recreation and Open Space. Such change is consentient and compatible with the surrounding land uses. In addition, such a change of land use will not impact Treasure Island's Recreation/Open Space system. In fact, the change of land use will support the City's established network of community parks for use by residents and tourists alike.

CONCURRENCY:

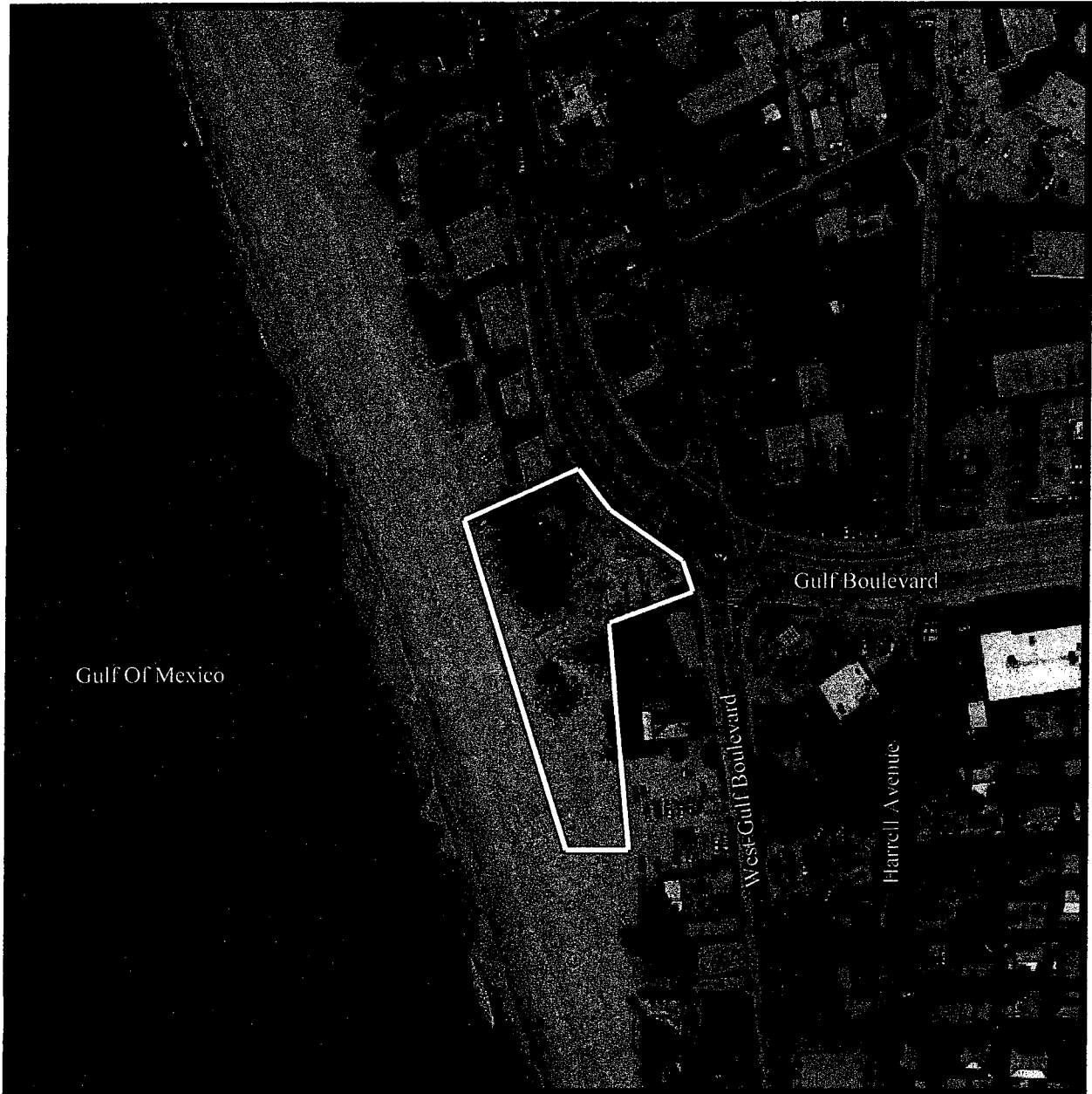
Approval of this land use plan and map change request does not affect the adopted level of service (LOS) standards for public facilities as required under concurrency planning mandates. The demand on City services for potable water, roadways, solid waste, sewer and other essential services is minimal, if not alleviated altogether, as the removal of existing commercial structures from the site and the subsequent development of the Sunset Vista Trailhead Park has lessen the land use intensity in the immediate area. Designation of the Sunset Vista Trailhead Park as R/OS will add approximately 1.18 acres to the City's existing R/OS system.

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the Future Land Use Plan Map amendment from Commercial General to Recreation/Open Space and of the Official Land Use Map amendment from Commercial General to Recreation/Open Space on the basis that the request is consistent with and supports the goals, objectives, and policies of the City's adopted Comprehensive Plan.

City Commission Action:

Approved **Denied** **Deferred** **Approved with Conditions**

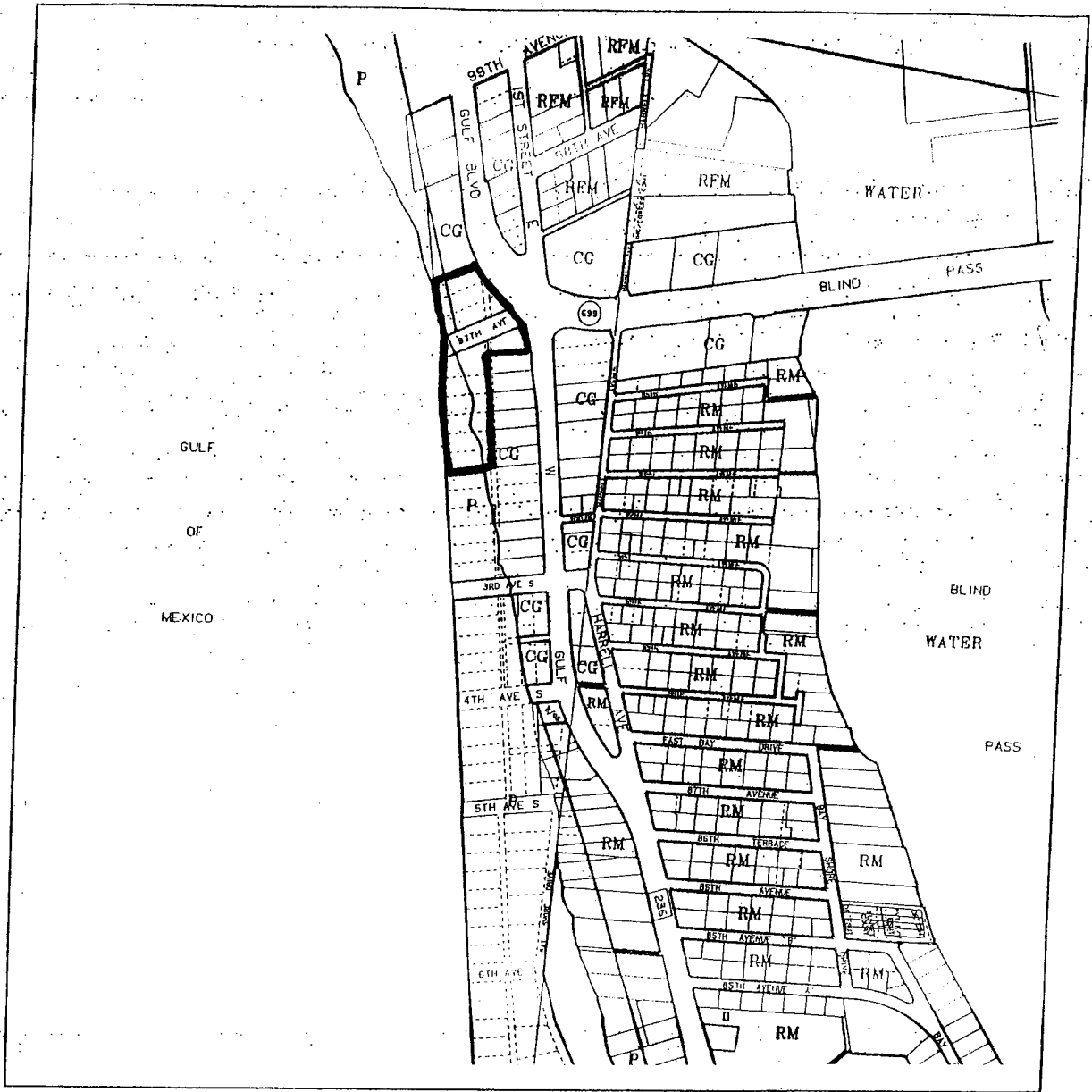


ARIEL MAP-SUNSET VISTA TRAILHEAD PARK

CASE NO. LU-2006-01

NOT TO SCALE





FUTURE LAND USE PLAN MAP

LU-2006-01

Legend:

P

Preservation

RFM

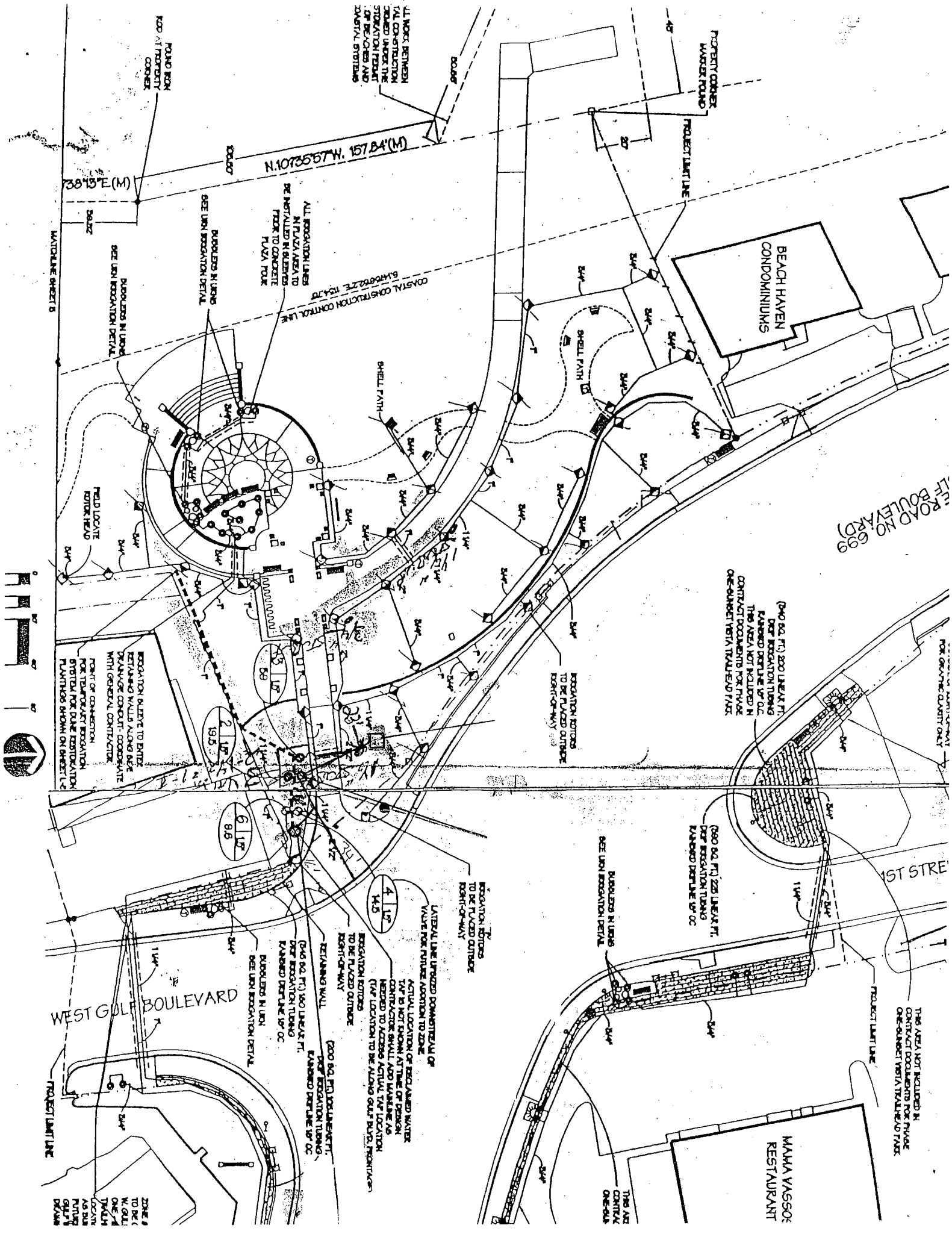
Resort Facilities Medium

CG

Commercial General

RM

Residential Medium



ALL WORK BETWEEN
VAL CONTROL LINE
STOKED UNDER THE
STOKING PERMIT
OF BEACHES AND
ZONING ORDINANCES

ALL IRRIGATION LINES
IN PLAZA AREA TO
BE INSTALLED IN CONCRETE
TYPICAL TO CONCRETE
PLAZA FLOOR

BUBBLERS IN URNS
SEE URN IRRIGATION DETAIL

BUBBLERS IN URNS
SEE URN IRRIGATION DETAIL

38' 15" E (M)

N. 107° 35' 57" W. 157' 84" (M)

BEACH HAVEN
CONDOMINIUMS

1/2 ROAD NO. 699
(TOWARD BOULEVARD)

(240 SQ FT) 200 LINEAR FT.
DEEP IRRIGATION TUBING
RANDED DEPTHLINE 10" OC.
THIS AREA NOT INCLUDED IN
CONTRACT DOCUMENTS FOR FUTURE
ONE-SHIFT VERTIA TRAILHEAD PAVIC

IRRIGATION SYSTEMS
TO BE PLACED OUTSIDE
FOOT-CURBWAY

(280 SQ FT) 225 LINEAR FT.
DEEP IRRIGATION TUBING
RANDED DEPTHLINE 10" OC

1ST STREET

THIS AREA NOT INCLUDED IN
CONTRACT DOCUMENTS FOR FUTURE
ONE-SHIFT VERTIA TRAILHEAD PAVIC

MAMA VASSO'S
RESTAURANT

WEST GOLF BOULEVARD

IRRIGATION SYSTEMS
TO BE PLACED OUTSIDE
FOOT-CURBWAY

IRRIGATION SYSTEMS
TO BE PLACED OUTSIDE
FOOT-CURBWAY

(240 SQ FT) 200 LINEAR FT.
DEEP IRRIGATION TUBING
RANDED DEPTHLINE 10" OC

(200 SQ FT) 200 LINEAR FT.
DEEP IRRIGATION TUBING
RANDED DEPTHLINE 10" OC

LATERAL LINE LINED ZONE MATERIAL OF
VALUE FOR FUTURE ACQUISITION TO ZONE.
ACTUAL LOCATION OF FIELD IRRIGATION
TUBING IS NOT SHOWN AS THERE IS
CONTRACTOR SHALL ADVISE THE
OWNER TO ADDRESS ACTUAL TUBING
LOCATION TO BE ALIGNED WITH PROPOSED
RETAINING WALL



ZONE 4
TO BE C
W. GOLF
ONE-1/4
TRAILHEAD
LOCATION
AS SHOWN
ON PLANNING
SHEET 7
DATE

CITY OF TREASURE ISLAND, FLORIDA

NOTICE OF PUBLIC HEARING TO WHOM IT MAY CONCERN

**RE: APPLICATION FOR A LAND
USE PLAN CHANGE**

City File: LU-2006-01

General Description of Subject Property:

The subject property known as Sunset Vista Trailhead Park and located at 9700 Gulf Boulevard currently has a land use classification of Commercial General (CG) for that portion of the park located between Gulf Boulevard and the Coastal Construction Control Line (CCCL), and a land use classification of Preservation (P) for that portion of the park westward of the CCCL. This request is to change the Commercial General (CG) portion of Sunset Vista Trailhead Park to Recreation/Open Space (R/OS). Therefore, this request affects that portion of the legal description of Sunset Vista Trailhead Park which is located between Gulf Boulevard and the CCCL. The legal description of Sunset Vista Trailhead Park is described as Lots 5, 6, 7, 8, 9, plus vacated 16' alley, Block 6, Sawyer and Harrell's 2nd Addition Boca Ciega Pass Subdivision; Lots 1, 2, 3, 4, 5, 6, plus west 8' of vacated alley, Block 8, Sawyer and Harrell's 2nd Addition Boca Ciega Pass Subdivision; and that portion of 50' wide right-of-way of 97th Avenue located west of Gulf Boulevard. (The Sunset Vista Trailhead Park is described in Pinellas County Property Appraiser Parcel ID Numbers 26/31/15/78804/006/0050 and 26/31/15/78804/008/0010.)

Request: This is a City-initiated application requesting an amendment to the Future Land Use Element of the Comprehensive Plan and an amendment to the Official Land Use Map designation from Commercial General (CG) to Recreation/Open Space (R/OS).

Purpose: The City Commission formally initiated this Land Use Plan change on January 24, 2006, through Resolution No. 06-14. The City Commission is requesting this change to the existing land use in accordance with the contract relating to the State grant that allowed the purchase of the Sunset Vista Trailhead Park.

The City Commission will hold a **first reading and PUBLIC HEARING** to consider ordinances for the Land Use Plan change for the above referenced property that will take place on **Tuesday, May 16, 2006 at 6:00 p.m.** or as soon thereafter as may be heard in the City Hall Auditorium, 120-108th Avenue, Treasure Island, Florida.

The City Commission will hold a **second reading and PUBLIC HEARING** to consider ordinances for the Land Use Plan change for the above referenced property that will take place on **Tuesday, June 6, 2006 at 6:00 p.m.** or as soon thereafter as may be heard in the City Hall Auditorium, 120-108th Avenue, Treasure Island, Florida.

Ownership records indicate that you own, or are an owner of, property within 200 feet of the land in question. If you have any questions concerning this application or wish to register comments for the record, please visit, write, or call this office: Community Improvement Department, 120-108th Avenue, Treasure Island, Florida, 33706. Telephone: 727-547-4575, ext. 241. Please refer to City File LU-2006-01. The staff comments and other correspondences may also be viewed at the Community Improvement Department office.

Communications between City Commission members and public. Because ex-parte communications are presumptively prejudicial (as they are inherently improper to quasi-judicial proceedings), all oral communications concerning the case between a Commission member and the applicant or the public are discouraged by Federal Law, unless made at the hearing on the case. In the event a Commission member receives a written ex-parte communication, the Commission member shall immediately submit written communication to city staff so that it can be placed on file any interested party can have an opportunity to review its contents.

Any person desiring to file an appeal to the decision made will need a record of the proceedings and for such purposes may be required to insure that a verbatim transcript is made. Said transcripts shall be made by the appellant at his or her expense. The City maintains a tape recording of all public hearings. In the event that you wish to appeal a decision, the tape may or may not adequately insure verbatim record of the proceedings. Therefore, you may wish to provide a court reporter at your expense.


Lynn M. Rosetti, AICP, City Planner
Community Improvement Department

ORDINANCE NO. 06-

AN ORDINANCE AMENDING THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN FOR THE CITY OF TREASURE ISLAND, FLORIDA; CHANGING THE LAND USE DESIGNATION ON PROPERTY GENERALLY LOCATED BETWEEN THE COASTAL CONSTRUCTION CONTROL LINE AND GULF BOULEVARD, AND COMMONLY KNOWN AS SUNSET VISTA TAILHEAD PARK LOCATED AT 9700 GULF BOULEVARD; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES AND PORTIONS THEREOF; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 163, Florida Statutes, established the Local Government Comprehensive Planning and Land Development Regulation Act; and

WHEREAS, the City of Treasure Island Comprehensive Plan and Future Land Use Element are required by law to be consistent with the Countywide Comprehensive Plan and Future Land Use Plan.

WHEREAS, The City of Treasure Island acquired the Sunset Vista Trailhead Park in 2000, with Florida Communities Trust Preservation 2000 program funds, and developed it into a public park; and

WHEREAS, the grant agreement requires the City of Treasure Island to change the official Future Land Use Element of the Comprehensive Plan for the City of Treasure Island for the subject site from Commercial General to Recreation/Open Space; and

WHEREAS, The City Commission authorized the initiation of this amendment to the Future Land Use Element of the Comprehensive Plan on January 24, 2006; and

WHEREAS, The Planning and Zoning Board, acting as the Local Planning Agency, has reviewed this amendment to the Future Land Use Element and finds that such change is appropriate and consistent with the City of Treasure Island Future Land Plan; and

WHEREAS, The Local Planning Agency finds that this proposed Treasure Island Future Land Use Land Use Element amendment is consistent with the corresponding Countywide Future Land Use Map amendment requested; and

WHEREAS, the Treasure Island City Commission has considered and finds the proposed Treasure Island Future Land Use Element amendment is consistent with the corresponding Countywide Future Land Use Element amendment requested.

THE CITY OF TREASURE ISLAND DOES ORDAIN:

SECTION 1. Pursuant to the provisions of the Local Government Comprehensive Planning and Land Development Act, as amended, and pursuant to all applicable provisions of law, the Future Land Use Element of the City of Treasure Island Comprehensive Plan is amended by placing the hereinafter described property in the land use category as follows:

Property

Sunset Vista Trailhead Park located at approximately 9700 Gulf Boulevard currently has a land use classification of Commercial General (CG) for that portion of the park located between Gulf Boulevard and the Coastal Construction Control Line (CCCL), and a land use classification of Preservation (P) for that portion of the park westward of the CCCL. This request is to change the Commercial General (CG) portion of Sunset Vista Trailhead Park to Recreation/Open Space (R/OS). Therefore, this request affects that portion of the legal description of Sunset Vista Trailhead Park which is located between Gulf Boulevard and the CCCL. The legal description of Sunset Vista Trailhead Park is described as Lots 5, 6, 7, 8, 9, plus vacated 16' alley, Block 6, Sawyer and Harrell's 2nd Addition Boca Ciega Pass Subdivision; Lots 1, 2, 3, 4, 5, 6, plus west 8' of vacated alley, Block 8, Sawyer and Harrell's 2nd Addition Boca Ciega Pass Subdivision; and that portion of 50' wide right-of-way of 97th Avenue located west of Gulf Boulevard.

Land Use Category

To change the official Future Land Use Element of the Comprehensive Plan for the City of Treasure Island for the subject site from Commercial General (CG), to Recreation/Open Space (R/OS).

SECTION 2. All ordinances or portions in conflict with or inconsistent with this ordinance are hereby repealed to the extent of such inconsistency or conflict.

SECTION 3. This ordinance shall become effective upon the approval of the required Land Use Plan change by the Pinellas County Board of County Commissioners and upon issuance of a final order determining this amendment to be in compliance by the Department of Community Affairs (DCA) or until the Administration Commission issues a final order determining the amendment to be in compliance, pursuant to Section 163.3189, F.S.

**FIRST READING
SECOND READING
FIRST PUBLIC HEARING
SECOND PUBLIC HEARING
PUBLISHED**

ATTEST:

MAYOR, MARY MALOOF

Dawn Foss, City Clerk

ORDINANCE NO. 06-

AN ORDINANCE AMENDING THE OFFICIAL LAND USE MAP OF THE CITY OF TREASURE ISLAND, FLORIDA, BY CHANGING THE LAND USE ON PROPERTY GENERALLY LOCATED BETWEEN THE COASTAL CONSTRUCTION CONTROL LINE AND GULF OF MEXICO, COMMONLY KNOWN AS SUNSET VISTA TRAILHEAD PARK AND LOCATED AT 9700 GULF BOULEVARD; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND PORTIONS THEREOF; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 163, Florida Statutes, established the Local Government Comprehensive Planning and Land Development Regulation Act; and

WHEREAS, The City of Treasure Island Official Land Use Map is required by law to be consistent with the Countywide Official Land Use Map;

WHEREAS, The City of Treasure Island acquired the Sunset Vista Trailhead Park in 2000, with Florida Communities Trust Preservation 2000 program funds, and developed it into a public park; and

WHEREAS, the grant agreement requires the City of Treasure Island to change the Official Future Land Use Map of the City of Treasure Island for the subject site from Commercial General to Recreation/Open Space; and

WHEREAS, The City Commission authorized the initiation of this amendment to the Future Land Use Map of the Comprehensive Plan on January 24, 2006; and

WHEREAS, The Planning and Zoning Board, acting as the Local Planning Agency, has reviewed this amendment to the Future Land Use Map of the City of Treasure Island and finds that such change is appropriate and consistent with the City of Treasure Island Future Land Plan and Map; and

WHEREAS, The Local Planning Agency finds that this proposed change to the Official Land Use Map amendment is consistent with the corresponding Countywide Future Land Use Map amendment requested; and

WHEREAS, the Treasure Island City Commission has considered and finds the proposed Treasure Island Land Use Map amendment is consistent with the corresponding Countywide Future Land Use Map amendment requested.

THE CITY OF TREASURE ISLAND DOES ORDAIN:

SECTION 1. Pursuant to the provisions of the Local Government Comprehensive Planning and Land Development Act, as amended, and pursuant to all applicable provisions of law, the Future Land Use Map of the City of Treasure Island is amended by placing the hereinafter described property in the land use category as follows:

Property

Sunset Vista Trailhead Park located at approximately 9700 Gulf Boulevard currently has a land use classification of Commercial General (CG) for that portion of the park located between Gulf Boulevard and the Coastal Construction Control Line (CCCL), and a land use classification of Preservation (P) for that portion of the park westward of the CCCL. This request is to change the Commercial General (CG) portion of Sunset Vista Trailhead Park to Recreation/Open Space (R/OS). Therefore, this request affects that portion of the legal description of Sunset Vista Trailhead Park which is located between Gulf Boulevard and the CCCL. The legal description of Sunset Vista Trailhead Park is described as Lots 5, 6, 7, 8, 9, plus vacated 16' alley, Block 6, Sawyer and Harrell's 2nd Addition Boca Ciega Pass Subdivision; Lots 1, 2, 3, 4, 5, 6, plus west 8' of vacated alley, Block 8, Sawyer and Harrell's 2nd Addition Boca Ciega Pass Subdivision; and that portion of 50' wide right-of-way of 97th Avenue located west of Gulf Boulevard.

Land Use Category

To change the Official Future Land Use Map of the City of Treasure Island for the subject site from Commercial General (CG), to Recreation/Open Space (R/OS).

SECTION 2. All ordinances or portions of ordinances in conflict with or inconsistent with this ordinance are hereby repealed to the extent of such inconsistency or conflict.

SECTION 3. This ordinance shall become effective upon the approval of the required Land Use Plan change by the Pinellas County Board of County Commissioners and upon issuance of a final order determining this amendment to be in compliance by the Department of Community Affairs (DCA) or until the Administration Commission issues a final order determining the amendment to be in compliance, pursuant to Section 163.3189, F.S.

**FIRST READING
SECOND READING
FIRST PUBLIC HEARING
SECOND PUBLIC HEARING
PUBLISHED**

Attest:

Mary Maloof, Mayor

Dawn Foss, City Clerk